

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA**

JULY 9, 2020

**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. Zone Map Change- PUD Zoning, Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011, Submitted by Long Beach LLC, Charles Gant.
2. Variance- 0 Park Row, Tax Parcel 06110-01-016.001, Submitted by Mary Levens. (See Certificate of Resubdivision Application below)

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. June 25, 2020

VI. UNFINISHED BUSINESS

1. Discussion- Tree Ordinances 364, 490 and 491

VII. NEW BUSINESS

1. Certificate of Resubdivision- 0 Park Row, Tax Parcel 06110-01-016.001, Submitted by Mary Levens.
2. Certificate of Resubdivision- 620 East 5th Street, Tax Parcel 0612A-01-061.000, Submitted by PX3 Investments, LLC, Johnnie Page.

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 July 21, 2020.

**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.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Be it remembered that two (2) 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 9th day of July 2020, 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: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Larry Ward, Kevin McKenzie, Junior Husband, Marcia Kruse, City Consultant Bill Hessel, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Public Hearings were Commissioners Jeff Hansen and Eddie Seal.

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 Zone Map Change for property located at Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011 , submitted by Long Beach, LLC, Charles Gant as follows:

MINUTES OF JULY 9, 2020
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 6-15-20
Zoning G-2 & R-1
Agenda Date 7-9-20
Check Number 1001

- I. TYPE OF CASE: ZONE CHANGE REQUEST
- II. Advalorem Tax Parcel Number(s): See attached
- III. Address of Property Involved: _____
- IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Request PUD zoning for subject property

V. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). 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.** If the proposed amendment would require a change in the Zoning Map, 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. **Development schedule.** The time schedule for the beginning and completion of development planned by the applicant in the area, if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.
- D. **Effect of Amendment.** A report giving the nature, description and effect of the proposed amendment, if the proposed amendment would require a change in the Zoning Map, description of the probable effect on the surrounding land uses and properties.
- E. **Error.** The error in the Ordinance that would be corrected by the proposed amendment, if the intent is to correct an error.
- F. **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.
- G. **Fee.** Attach a check in the amount of \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

VI. OWNERSHIP AND CERTIFICATION:

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

Long Beach LLC.
Name of Rightful Owner (PRINT)

Charles Gant
Name of Agent (PRINT)

14397 Creosote Rd
Owner's Mailing Address

14397 Creosote Road
Agent's Mailing Address

Gulfport MS 39503
City State Zip

Gulfport MS 39503
City State Zip

228-206-5599
Phone

228-669-7071
Phone

[Signature]
Signature of Rightful Owner Date 6/15/2020

[Signature]
Signature of Agent Date 6-15-2020

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

BOOK 1435 PAGE 225- United States of America
State of Mississippi Page 1 of 2
County of Harrison December 21, 1981

Deed For Transfer of Pineville Property
Sellers, Gary L. Boland and Diane L. Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand to, and
deliver with full warranty of title in fee
simple absolute all of their right, title,
and interest to Kurt C. Boland, who,
hereinafter is referred to as the Buyer, do
accept, pay, and acknowledge taking
and possession thereof, all of the
following described property, to wit:
"That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatrice
Roads and being more particularly described as
follows, to wit: Two Parcels of land.

"Starting at a point of beginning 593 feet west of
the North-East Section line corner of the SE 1/4 of the said
Section 9, Township 8 South, Range 12 West, Harrison County,
Mississippi thence run 900 feet South to a point of beginning;
thence run west 350 feet; thence run South 1290 feet;
thence run East 350 feet; thence run North 1290 feet to the
Point of beginning. Also Starting at a point of beginning 1690 feet
South of the North-East Section line corner of the SE 1/4 of the
said, same Section, Township, & Range in Harrison County said
point being the point of beginning of property conveyed, thence run
West 593 feet; thence run South 205 feet; thence run East
593 feet; thence run North 205 feet to the point of beginning."

The sale is made and accepted for
and in consideration of the price and
sum of \$ 18,150.00 Dollars, and other valuable

BOOK 1435 PAGE 226

Page 2 of 2
Deed Transfer

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, C. H. Burman, SRA (Phillips, Memphis
Mr. Burman affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

all agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs, successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on this 21st
of December, 1981

Prepared by and

Sellers
Gary L. Boland
and
Diane L. Boland
5776 Forsythia Lane
Baton Rouge, La. 70808
504-766-1679
Buyer
Kurt C. Boland
5776 Forsythia
Baton Rouge, La. 70808
504-766-1525

STATE OF MISSISSIPPI
OFFICE OF THE CLERK OF THE SUPREME COURT
NOTICE: THE STATE OF MISSISSIPPI HAS ADOPTED THE
UNIFORM REAL PROPERTY ACT, WHICH IS EFFECTIVE
JANUARY 1, 1982. THE ACT IS INTENDED TO
SIMPLIFY AND UNIFY REAL PROPERTY LAW IN
MISSISSIPPI. IT IS THE POLICY OF THE STATE
TO ENCOURAGE THE USE OF THIS ACT. THE
ACT IS APPLICABLE TO ALL REAL PROPERTY
TRANSACTIONS OCCURRING ON OR AFTER
JANUARY 1, 1982. THE ACT DOES NOT
AFFECT REAL PROPERTY TRANSACTIONS
OCCURRING BEFORE JANUARY 1, 1982.
FOR MORE INFORMATION, CONTACT THE
OFFICE OF THE CLERK OF THE SUPREME COURT,
300 NORTH GADSDEN AVENUE, JACKSON,
MISSISSIPPI 39201.

Instrument No. 4527

STATEMENT OF FEES	
Recording Fee	\$6.00
Transfer Tax	\$1.00
Ad Valorem Tax	
Notary Fee	
Other	

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I HEREBY CERTIFY THAT THE FOREGOING WAS PROPERLY FILED FOR RECORD IN THE
OFFICE OF THE CLERK OF THE SUPREME COURT OF MISSISSIPPI ON
DEC 22 1981 AT 10:48 AM IN BOOK 1435 PAGE 226
AND RECEIVED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT
ON 12 22 1981

JOHN W. BULLOCK, CLERK OF THE SUPREME COURT
J. W. Bulluck, Clerk

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

United States of America
State of Mississippi
County of Harrison
Page 2 of 2
December 21, 1981

Deed For Transfer of Immovable Property
Sellers, Gary L. Boland and Diane L. Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever standen, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Yvonne K. Boland, who
hereinafter is referred to as the Buyer, who
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:

That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pinerville and Beatrice
Roads and being more particularly described as
follows, to wit: Two parcels of land

(1) Starting at a point of beginning 933 feet west of the
North East Section line corner of the SE 1/4 of the said
Section 9, Township 8 South, Range 12 West, Harrison County,
Mississippi thence run South 700 feet to a point of
beginning. From said point of beginning thence run west
350 feet; thence run South 1290 feet; thence run
East 350 feet; thence run North 1290 feet to the said
point of beginning. (2) Also starting at a point of
beginning 1885 feet South of the North East Section line
corner of the SE 1/4 of some SE 1/4 above said point being
the point of beginning of survey conveyed, thence run
West 583 feet; thence run South 205 feet; thence run
East 583 feet; thence run North 205 feet to the
point of beginning.

This sale is made and accepted for
and in consideration of the price and
sum of \$18,150.00 Dollars, and other valuable

Page 2 of 2
Cash Transfer

BOOK 1435 PAGE 228

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and great full
acquittance and discharge thereof the sale is based on
the market value of the described property, determined by
independent appraiser, O. H. Burns, SRA, Hattiesburg, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not exceeding 1% of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have a good hold the described
property in full ownership.

Done and signed by the parties on this 21st
of December, 1981

Prepared by and
Sellers
Gary L. Boland
and
Diane L. Boland
5776 Forsyth Ave
Baton Rouge, La. 70808
1-504-766-1529

Buyer
Yvonne K. Boland
5776 Forsyth Ave
Baton Rouge, La. 70808
1-504-766-1529

STATE OF MISSISSIPPI
NOTARY PUBLIC
I, J. L. BROWN, do hereby certify that on this 21st day of December, 1981,
before me, the undersigned Notary, duly commissioned and
qualified in and for the State of Mississippi, appeared the
persons named in the foregoing instrument, who acknowledged the above
and foregoing instrument on the day and in the year therein
mentioned and for the purposes therein stated.

Instrument No. 9528

STATEMENT OF FEES

Recording Fee	\$1.00
Revenue Market	\$1.00
Addressing Fee	\$1.00
Municipal Fee	\$1.00
Other	\$0.00
TOTAL FEES COLLECTED	\$4.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received - no fee for record in \$11.00000
and 51 on 11 at 11:00 AM on 12/21/81 AD 15925
and recorded on 12/21/81 in Record of Deeds
Date 12/21/81 Page 227-228
J. L. BROWN, Notary Public

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

United States of America
State of Mississippi
County of Harrison
December 21, 1981

Deed For Transfer of Innowell Property
Sellers, Gary F. Boland and Deane L. Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Yvonne K. Boland, who
hereinafter is referred to as the Buyer, does
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:

"that certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pennington and Beatrice
Roads and being more particularly described as
follows, to wit: Two Parcels of land

① Starting at a point of beginning 933 feet west of the
North East Section line corner of the SE 1/4 of the said
Section 9, Township 8 South, Range 12 West, Harrison County,
Mississippi thence run South 900 feet to a point of
beginning. From said point of beginning thence run West
350 feet, thence run South 1270 feet; thence run
East 350 feet, thence run North 1290 feet to the said
point of beginning. ② Also starting at a point of
beginning 1885 feet South of the North East Section line
corner of the SE 1/4 of some SE 1/4 above said point being
the point of beginning of property conveyed, thence run
West 583 feet, thence run South 205 feet, thence run
East 583 feet, thence run North 205 feet to the
point of beginning."

This sale is made and accepted for
and in consideration of the price and
sum of \$18,150.00 Dollars, and other valuable

Page 2 of 2
Cash Transfer

BOOK 1435 PAGE 228

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and good full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, C. H. Burns, S. R. A. Shuffert, Missisipi.
Mr. Burns advised that he arrived at fair market value by
analyzing sales of comparable properties. He advised he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not coming out of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

all agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on this 21st
of December, 1981

STATE OF LOUISIANA
PARISH OF EAST BAYOU BOCKE
BEFORE ME, the undersigned authority, on this 21st day of December, 1981,
before me, personally appeared Gary F. Boland and Deane L. Boland, known to me to be the persons whose names are subscribed to the foregoing instrument, on the day and in the year therein mentioned and for the purposes therein recited.

Gary F. Boland
Deane L. Boland
Notary Public
Mississippi

Prepared by and
Sellers
Gary F. Boland
and
Deane L. Boland
5776 Forsyth Ave.
Baton Rouge, La. 70808
1-504-766-1529

Buyer
Yvonne K. Boland
5776 Forsyth Ave.
Baton Rouge, La. 70808
1-504-766-1529

Instrument No. 9528

STATEMENT OF FEES
Recording Fee \$2.00
Notary Public Fee \$1.00
Miscellaneous Fee \$1.00
Total \$4.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT.
I hereby certify that this instrument was recorded and paid for record at \$4.00
on the 21st day of December, 1981, at 10:00 AM, AD 79
and that the same is a true and correct copy of the original as filed in my office.
Date 12/21/81 Page 228-228

Charles B. Miller DE
Notary Public

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

United States of America
State of Mississippi
County of Harrison

BOOK 1435 PAGE 231

Deed For Transfer of Immoveable Property
Sellers, Gary L Boland and Deane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever alienate, and
deliver with full warranty of title in fee
simple absolute all of their right, title,
and interest to Gracinda Katrina Boland, who
hereinafter is referred to as the Buyer, do
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 west, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatrice
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1, 283 feet
west of the North East Section Line corner
of the SE 1/4 of the said Section 9, Township
8 South, Range 12 west, Harrison County,
Mississippi, thence run South 800 feet,
thence run west 347 feet to a point of beginning
of the property conveyed, thence from said
point of beginning run west 347 feet, thence
South 1, 290 feet, thence run East 347
feet, thence run North 1, 290 feet to the
point of beginning of the property conveyed."

This sale is made and accepted for
and in consideration of the price cash
sum of Ten Dollars \$10.00, and other valuable

Pay 2 of 2
Cash Sale

BOOK 1435 PAGE 232

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and great full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA Memphis, Missisipi.
Mr. Burns advised that he arrived at fair market value by
analyzing sales of comparable properties. He advised he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs, successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on December 17,
1987

Deposited by and
Sellers
Deane L Boland
and
Gary L Boland
5776 Fourteen Avenue
Baton Rouge, La. 70802
1-504-766-1529

Buyer
Gracinda K Boland
5776 Fourteen Avenue
Baton Rouge, La. 70802
1-504-766-1529

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BE IT ORDERED, that on this 17th day of November, 1987,
before me, the undersigned authority, duly commissioned,
qualified, and acting in and to the County of Harrison and State
of Mississippi, to me known to be the legal parties who acknowl-
edged and requested that they execute the above and foregoing
instrument, that they executed the same and foregoing
instrument for the purposes and purposes herein stated.

Notary Public
Diane B. Burman

Instrument No. 4532

STATEMENT OF FEES

Recording Fee	\$6.00
Notary Fee	\$1.00
State Tax	\$1.00
Other	\$1.00
TOTAL	\$9.00

STATE OF MISSISSIPPI COUNTY OF HARRISON FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was received and filed for record at 11:00 AM on 12/17/87 and was recorded on 12/17/87 in Period of Death Book 1435 Page 231-232

JOHN MACIAS, District Clerk

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

BOOK 1435 PAGE 233 United States of America
State of Mississippi
County of Harrison Page 1 of 2
Book 14, 1992

Deed For Transfer of Immovable Property
Sellers, Gary F. Boland and Diane L. Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Kurt Cameron Boland, who
hereinafter is referred to as the Buyer, who
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County Mississippi, lying
at the intersection of Pineville and Beatrice
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1977 feet west of the
North East Section line corner of the South East 1/4
of the said Section 9, Township 8 South, Range 12
West, Harrison County Mississippi thence run
South 400 feet to a point of beginning; thence
run west 438 feet; thence run South 1690 feet;
thence run East 439 feet; thence run
North 1690 feet to the point of beginning of the
property conveyed."

This sale is made and accepted for
and in consideration of the price and
sum of ten Dollars + 00/100, and other valuable

Page 2 of 2
Cash sale

BOOK 1435 PAGE 234

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA, Gulfport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on 16th day
of December, 1992.

STATE OF MISSISSIPPI
OFFICE OF EAST TOWNE NOTARY
NOTARY PUBLIC
I, Notary Public, do hereby certify that on this 16th day of December, 1992,
before me, personally appeared Gary F. Boland and
Diane L. Boland, known to me to be the persons whose names
are subscribed to the foregoing instrument in the city and in the year therein men-
tioned and for the purposes therein stated.

Witnesses:
[Signatures]
Notary Public
STATE OF MISSISSIPPI
OFFICE OF EAST TOWNE NOTARY
NOTARY PUBLIC
I, Notary Public, do hereby certify that on this 16th day of December, 1992,
before me, personally appeared Gary F. Boland and
Diane L. Boland, known to me to be the persons whose names
are subscribed to the foregoing instrument in the city and in the year therein men-
tioned and for the purposes therein stated.

Received by
Sellers
Gary F. Boland
and
Diane L. Boland
5776 Forey Road
Baton Rouge, La. 70808
1-504-766-1529
Buyer
Kurt C. Boland
5776 Forey Road
Baton Rouge, LA 70808
1-504-766-1529

Instrument No. 9581
STATEMENT OF FEES
Recording Fee \$6.00
Notary Fee \$1.00
Abstract Fee \$1.00
Marginal Fee \$1.00
Total Fees Collected \$9.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record at 11:00am
and 54 minutes of the day of Dec AD 1992
and received in the records of the County of Harrison, Mississippi
Book 1435 Page 233-234
APRIL MCDONALD, Secretary of State
Mississippi, U.S.A.

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1435 PAGE 235 United States of America
State of Mississippi Page 1 of 2
County of Harrison Book 1435

Deed For Transfer of Innowell Property
Sellers, Gary & Boland and Diane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand as, and
believe with full warranty of title in fee
simple absolute all of their right, title,
and interest to Ysande K Boland, who
hereinafter is referred to as the Buyer, who
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"that certain piece or parcel of land
situated in the SE 4 of Section 9, Township
8 South, Range 12 west, First judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatrice
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1,977 feet west of
the North East Section line corner of the
South East 4 of said Section 9, Township 8
South, Range 12 west, Harrison County, Missisipi,
thence run South 400 feet; thence run west
438 feet to a point of beginning of the
property conveyed; thence commence from the
said point of beginning run west 439 feet;
thence run South 1,690 feet; thence run
East 439 feet; thence run North 1,690
feet to the point of beginning of the property
conveyed."

This sale is made and accepted for
and in consideration of the price and
sum of Ten Dollars (\$10.00), and other valuable

Page 2 of 2
Cash Sale

BOOK 1435 PAGE 236

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA/Buffport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on this 14th
day of December, 1982

Prepared by and

Sellers
Diane L Boland
and
Gary J Boland
5776 Longthorn Lane
Baton Rouge, La. 70808
504-766-1529

Buyer
Ysande K. Boland
5776 Longthorn Lane
Baton Rouge, La. 70808
504-766-1529

STATE OF MISSISSIPPI
COUNTY OF HARRISON
BEFORE ME, the undersigned authority, on this 14th day of November, 1982,
Diane L. Boland and Gary J. Boland, known to me to be the persons whose names are subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office this 14th day of November, 1982.
Notary Public
Brimm Beckwith

Instrument No. 4532

STATEMENT OF FEES

Recording Fee	\$6.00
Notary Public Fee	\$1.00
Abstract Fee	\$1.00
Map Fee	\$1.00
Other	
TOTAL FEES COLLECTED	\$9.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record at 11:00 AM
on 55 NOVEMBER 21, 1982, in Book 1435
and recorded here 23 19 82 in Record of Deeds
Book 1435 Page 235, 236

JOHN McLAUGHLIN, County Clerk

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

BOOK 1435 PAGE 237

United States of America
State of Mississippi page 1 of 2
County of Harrison December 15, 1980

Deed For Transfer of Immovable Property
Sellers, Gary & Boland and Diane L. Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand on, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Kurt Cannon Boland, who,
hereinafter is referred to as the Buyer, do's
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"that certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 west, First Judicial
District of Harrison County Mississippi, lying
at the intersection of Pineville and Beatline
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 583 feet west of
the Northeast Section line corner of the SE 1/4 of
the said Section 9, Township 8 South, Range 12
West, Harrison County Mississippi said point also
being the point of beginning of the property herein conveyed;
thence run west 697 feet, thence run South 800
feet, thence run East 697 feet; thence run North
800 feet to the point of beginning.

This sale is made and accepted for
and in consideration of the price and
sum of Ten Dollars + 00/100, and other valuable

BOOK 1435 PAGE 238

Page 2 of 2
Cash Sale

consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA, Gulfport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer. Mr. Burns appraised this property for \$17,250.00.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on this 15th
day of December, 1980.

STATE OF MISSISSIPPI
OFFICE OF THE CLERK OF THE SUPREME COURT
IN IT HEREBY certifies on this 15th day of November, 1999,
having reviewed the underlying records, duly certified and
qualified, particularly those and appears that the persons who
executed the foregoing instrument are duly qualified persons who
accompanied me and certified that they executed the above and
for the purposes therein stated.

[Signatures]
Diane L. Boland
Gary L. Boland
Kurt Cannon Boland
Notary Public

[Signatures]
Sellers
Gary & Boland
and
Diane L. Boland
5776 Forsythia Ave
Baton Rouge, La. 70808
601-766-1529
Buyer
Kurt C. Boland
5776 Forsythia Ave
Baton Rouge La. 70808
601-766-1529

Instrument No. 9533

STATEMENT OF FEES

Recording Fee	\$6.00
Notary Fee	\$1.00
Advertising Fee	\$1.00
Other Fees	\$0.00
TOTAL FEE COLLECTION	\$8.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that the instrument was recorded and paid for taxes of \$1.00
and \$2.00 on the 15th day of Dec. A.D. 1980
and returned on the 22nd day of Dec. A.D. 1980
Book 1435 Page 227-235
JOHN MADAME, Clerk of the Court
[Signature]

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

United States of America
State of Mississippi
County of Harrison
Page 1 of 2
December 15, 1980

Book 1435 Page 239
In Transfer of Immovable Property
Sellers, Gary J Boland and Diane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Yvonne K Boland, who
hereinafter is referred to as the Buyer, who
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatline
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1580 feet west
of the North east corner line corner of the SE 1/4 of
the said Section 9, Township 8 South, Range 12
West, Harrison County, Mississippi and point also being
the point of beginning of the property here
conveyed, thence run West 677 feet; thence
run South 800 feet; thence run East 697 feet;
thence run North 800 feet to the point of beginning.

This sale is made and accepted for
and in consideration of the price and
sum of Ten dollars + ^{00/100}, and other valuable

... of ...
Cash Transfer

BOOK 1435 PAGE 240

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA Gulfport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analogy sale of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer. Mr. Burns appraised this property for \$17,250.00.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on 15th day
of December, 1980.

Prepared
by

Sellers
Gary J Boland
and
Diane L Boland
5776 Forsythia Ave
Baton Rouge, La. 70808
504-766-1529

Buyer
Yvonne K Boland
5776 Forsythia Ave
Baton Rouge, La
70808
504-766-1529

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

BE IT KNOWN, that on this 15th day of November, 1980,
before me, the undersigned authority, duly commissioned and
sworn, the following persons, to-wit: Gary J Boland and
Diane L Boland, known to me to be the identical persons
who acknowledged and ratified that they executed the above
and foregoing instrument on the day and in the year therein
mentioned and for the purposes therein stated.

[Signatures]
Notary Public
M. L. ...
Notary Public

Instrument No. 4524

STATEMENT OF FEES

Recording Fee	\$6.00
Record Mailing Fee	\$1.00
Abstract Mailing Fee	\$1.00
Notary Fee	\$1.00
Other	\$0.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT.

I hereby certify that this instrument was received and filed for record at 11 o'clock
and 52 minutes A. M. on 21 day of Dec. A.D. 1980
and recorded in Book 1435 Page 239-240

Book 1435 Page 239-240

Judi McAdams, Clerical Clerk

[Signature]

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

United States of America Page 1 of 2
State of Mississippi Date: 12/27/1993
County of Harrison

BOOK 1435 PAGE 229
Deed For Transfer of Immoveable Property
Sellers, Harry L Boland and Deane L Boland, husband and wife, do hereby sell, grant, convey, transfer, assign, set over, forever shandon, and deliver with full warranty of title in fee simple absolute all of their rights, title, and interest to Kurt Connor Boland, who hereinafter is referred to as the Buyer, who accept, pay, and acknowledge delivery and possession thereof, all of the following described property, to wit:
"That certain piece or parcel of land situated in the SE 1/4 of Section 9, Township 8 South, Range 12 west, East judicial District of Harrison County, Mississippi, lying at the intersection of Pineville and Beatrice Roads and being more particularly described as follows, to wit:

Starting at a point of beginning 1,293 feet west of the North East Section line corner of the SE 1/4 of the said Section 9, Township 8 South, Range 12 west, Harrison County, Mississippi, thence run South 800 feet to a point of beginning of the property conveyed, thence from said point of beginning run West 347 feet, thence run South 1,290 feet, thence run East 347 feet, thence run North 1,290 feet to the said point of beginning of the property conveyed."

This sale is made and accepted for and in consideration of the price and sum of Ten Dollars + ⁰⁰/₁₀₀, and other valuable

Page 2 of 2
Cash Sale

BOOK 1435 PAGE 230

Consideration which the Buyer has well and truly paid, in ready and current money to the said Sellers, who hereby acknowledge the receipt thereof and grant full acquittance and discharge thereof. The sale is based on fair market value of the described property determined by independent appraiser, C. H. Burns, SRA Gulfport, Missisipi. Mr. Burns affirmed that he arrived at fair market value by analyzing sales of comparable properties. He affirmed he had no interest or future interest in the property, that he personally inspected the property, and that his fee for the appraisal was not contingent of the value of the property, and the fee was paid equally by the Sellers and the Buyer.

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs successors, and assigns of the respective parties, and the Buyer their heirs and assigns shall have and hold the described property in full ownership.

Done and signed by the parties on December 27, 1993.

Prepared by and
Sellers
Deane L Boland
and
Harry L Boland
5776 Forsyth
Baton Rouge, La. 70808
504-766-1529
Buyer
Kurt C Boland
5776 Forsyth
Baton Rouge, La. 70808
504-766-1529

STATE OF MISSISSIPPI
OFFICE OF THE CLERK OF COURTS
BE IT REMEMBERED, that on this 27th day of December, 1993, before me, the undersigned authority duly commissioned and qualified in and to the State of Mississippi, personally appeared Deane L Boland and Harry L Boland, known to me to be the identical persons and acknowledged and ratified that they executed the foregoing instrument on the day and date therein stated, to the purposes therein stated.

[Signatures of Deane L Boland, Harry L Boland, and Kurt C Boland]
Deane Boland
Harry Boland
Kurt Boland

Instrument No. 4529

STATEMENT OF FEES
Recording Fee \$6.00
Revenue from Stamp Tax \$1.00
Ad Valorem Tax \$0.00
Mortgage Tax \$0.00
Other \$0.00
TOTAL FEES COLLECTED \$7.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and has been recorded in 11 of book 52 pages 11 to 12 on 27 day of DEC A.D. 19 93 and recorded in 11 of 76 in Records of Deeds.
Book 1435 page 229, 230
John Madames, Clerical Clerk

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

To act on the behalf of Sellers, Charlies Gant, or his assigns for Subdivision Development Application to the City Long Beach, MS 39560.

PROPERTY DESCRIPTION:

Parcels Harrison County, MS:

0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003,
0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007,
0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011

Attached is Plat tax parcels (red mark pin)

Street Address: 0 Beatline Rd and Pineville Rd, Long Beach MS 39560

Property Agent: Charlie Gant, or his Assigns action on behalf of the Sellers

We certify that We are the Owners of the above referenced property. As such, We hereby authorizes Charlie Gant to act on our behalf and as our agent to take all actions necessary for the processing, issuance and acceptance of this application or certification and any and all standard and special conditions, Change of Use Application with the City of Long Beach Development – Planning Division.

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge for Charlies Gant, or his assigns.


Date: 4-23-20
Seller: Ysonde K. Boland, Estate of Diane L. Boland
Heirs at Law


Date: _____
Seller: Kurt Cameron Boland, Estate of Diane L. Boland
Heirs at Law

Page 1 of 2

To act on the behalf of Sellers, Charlies Gant, or his assigns for Subdivision Development Application to the City Long Beach, MS 39560.

PROPERTY DESCRIPTION:

Parcels Harrison County, MS:

0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003,
0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007,
0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011

Attached is Plat tax parcels (red mark pin)

Street Address: 0 Beatline Rd and Pineville Rd, Long Beach MS 39560

Property Agent: Charlie Gant, or his Assigns action on behalf of the Sellers

We certify that We are the Owners of the above referenced property. As such, We hereby authorizes Charlie Gant to act on our behalf and as our agent to take all actions necessary for the processing, issuance and acceptance of this application or certification and any and all standard and special conditions, Change of Use Application with the City of Long Beach Development – Planning Division.

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge for Charlies Gant, or his assigns.

Date: _____
Seller: Ysonde K. Boland, Estate of Diane L. Boland
Heirs at Law


Date: April 23, 2020
Seller: Kurt Cameron Boland, Estate of Diane L. Boland
Heirs at Law

Page 1 of 2

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Memorandum

To: Tina Dahl
From: Bill Hessel
Subj.: PUD Proposal
Date: June 19, 2020

I wanted to provide additional information about the request of Charles Gant. Mr. Gant wants to build a residential subdivision that would incorporate small lots (60 feet fronts) and standard R-1 lots of 75 feet. The project is proposed in an R-1 District which requires 75 feet frontage.

For background purposes, I was contacted by an Alderman inquiring about a development that someone wanted to build which included substandard lots. He asked about using a Planned Unit Development (PUD) to accomplish compliance with the Ordinance. At this time, I did not know the exact location or had not seen a proposed plan. I told the Alderman that I thought a PUD might be used if it met Section 98 of the Ordinance. I also talked with the City Attorney about this project and we discussed the same issues and concerns.

Last Thursday at the Planning Commission meeting, I saw for the first time the proposed subdivision layout and the exact location. After reviewing the plan and talking with Planning Commission members, I believe that my initial response to the project was in error. Since the proposal presented at the meeting has no commercial use proposed and is located in an R-1 District, it is my opinion that the project as presented does not meet Section 98.

Mr. Gant will need to revise his PUD plan to comply with the Ordinance or build the subdivision meeting the R-1 regulations. Prior to advertising for a zone change, I would have Mr. Gant resubmit a new plan for Commission review or proceed with an R-1 subdivision.

I am sorry for any confusion in this matter.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that one hundred twenty-eight (128) 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 ZONING MAP CHANGE.

Long Beach, LLC, Charles Gant, 14397 Creosote Road, Gulfport, MS, 39503, has filed an application for a Zone Map Change in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant(s) is requesting to change the zoning classification from an R-1, Single Family Residential, and C-2, General Commercial, zones to develop A Planned Unit Development District (PUD), as described in Ordinance 598, Section 98. The Tax Parcel Numbers are: 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, and 0511N-01-004.011.

Legal descriptions are as follows:

- 18 AC(C) S 550 FT OF W 1452 FT OF SE ¼ OF SEC 9-8-12
- 2.5 AC(C) BEG 1660 FT M/L S OF INTER OF W MAR OF BEATLINE RD & S MAR OF PINEVILLE RD S ALONG BEATLINE RD 205 FT M/L W 558 FT M/L N 205 FT M/L E 558 FT M/L TO POB BEING PART OF SE ¼ OF SE ¼ OF SEC 9-8-12
- 2.5 AC(C) BEG 1855 FT M/L S OF INTER OF W MAR OF BEATLINE RD & S MAR OF PINEVILLE RD S ALONG BEATLINE RD 205 FT M/L W 558 FT M/L N 205 FT M/L E 558 FT M/L TO POB BEING PART OF SE ¼ OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 583 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 350 FT M/L S 1290 FT M/L E 350 FT M/L N 1290 FT M/L TO POB BEING PART OF E ½ OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 933 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 350 FT M/L S 1290 FT M/L E 350 FT M/L N 1290 FT M/L TO POB BEING PART OF E ½ OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 1283 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 347 FT M/L S 1290 FT M/L E 347 FT M/L N 1290 FT M/L TO POB BEING PART OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 1630 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 347 FT M/L S 1290 FT M/L E 347 FT M/L N 1290 FT M/L TO POB BEING PART OF W 1/2 OF SE ¼ OF SEC 9-8-12
- 13.4 AC(C) BEG 1977 FT M/L W & 400 FT S OF NE COR OF SE ¼ OF SEC 9 W 438 FT M/L S 1690 FT E 438 FT M/L N 1690 FT TO POB BEING PART OF W ½ OF SE ¼ OF SEC 9-8-12

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

- 13.4 AC(C) BEG 2415 FT M/L W & 400 FT S OF NE COR OF SE ¼ OF SEC 9 W 439 FT M/L S 1690 FT E 439 FT M/L N 1690 FT TO POB BEING PART OF W ½ OF SE ¼ OF SEC 9-8-12
- 12.1 AC(C) BEG 583 FT W & 25 FT M/L S OF NE COR OF SE ¼ OF SEC 9 ON S MAR OF PINEVILLE RD W ALONG RD 697 FT M/L S 775 FT M/L E 697 FT M/L N 775 FT M/L TO POB BEING PART OF NE ¼ OF SE ¼ OF SEC 9-8-12
- 12.1 AC(C) BEG 1280 FT M/L W & 25 M/L S OF NE COR OF SE ¼ OF SEC 9 ON S MAR OF PINEVILLE RD W ALONG RD 697 FT M/L S 775 M/L E 697 FT M/L N 775 FT M/L TO POB BEING PART OF N ½ OF SE ¼ OF SEC 9-8-12
- 4.8 AC(C) BEG AT INTER OF W LINE OF SE ¼ OF SEC 9 & S MAR OF PINEVILLE RD S ALONG SEC LINE 375 FT M/L E 877 FT M/L N 375 FT M/L TO RD & E MAR OF BAYOU FELICE SWLY & WLY ALONG BAYOU 551.5 FT N 209.1 FT TO RD WLY ALONG RD 287 FT M/L TO POB BEING PART OF NW ¼ OF SE ¼ OF SEC 9-8-12

A Public Hearing to consider the above Zone Map Change will be held in the City of Long Beach, Mississippi 39560, Thursday, July 9, 2020 at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

MINUTES OF JULY 9, 2020 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, depose and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on June 16, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 139 (one hundred thirty nine) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.000, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011, notifying them that a Public Hearing will be held, July 9, 2020 to consider an application for a Variance.

Given under my hand this the 16th day of June 2020.


STACY DAHL, AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 16th day of June 2020.


NOTARY PUBLIC

-My Commission Expires-



Jake's Mule Barn 3160 Kutak Road Ft Myers, FL 33916	Olaetha Safety Storage LLC ETAL 1101 Pamela Blvd Suite C Grain Valley, MO 64029	Lagniappa Real Estate Holdings, LLC 606 Charleston Lane Long Beach, MS 39560
J Levens Builders Inc PO Box 779 Long Beach, MS 39560	Gulf Concrete Technology LLC PO Box 1052 Sabana Seca, PR 009521052	Harrison County 4739 West Oreck Road Long Beach, MS 39560
Alexandra Land and Development LLC PO Box 6917 Metairie, LA 70002	Harrison County Dev Comm PO Drawer 569 Gulfport, MS 39502	Onwuzurika, Nkechi 7260 Ten Hill Drive West Bloomfield, MI 48322
Spychalski, Stephen E and Elizabeth A 11501 Coleman Road Gulfport, MS 39503	Sandoz, Rodney Leonce II and Mena Ford 127 Mt Bass Long Beach, MS 39560	Young, Bryan K 4514 Beatline Road Long Beach, MS 39560
Spence, Joseph H 5011 Plantation Drive Long Beach, MS 39560	Jones, Jason Charles and Melissa N 5002 Plantation Drive Long Beach, MS 39560	Hilderbrand, Gloria Harshbarger 5001 Plantation Drive Long Beach, MS 39560
Coffey, Paula -Trustee- 5018 Beatline Road Long Beach, MS 39560	Kimball, Barbara 5024 Beatline Road Long Beach, MS 39560	Morrow, Robert V and Connie R 5028 Beatline Road Long Beach, MS 39560
Hymel, Steven Joseph and Lauren Sprink 112 Yucca Drive Long Beach, MS 39560	Riley, Michaelia and Green Lawrence J 5035 Beatline Road Long Beach, MS 39560	Jones Builders 604 Parkwood Drive Long Beach, MS 39560
Kearns, Susan and Dauenhaver, Mark PO Box 912 Long Beach, MS 39560	Quattlebaum, Bernie J ETAL 5052 Beatline Road Long Beach, MS 39560	Cardona, Rene M and Aitagracia J 2 Northwood Drive Long Beach, MS 39560
Rowell, Peggy M 4 Northwood Drive Long Beach, MS 39560	Mauffray, Robert J and Marla G 6 Northwood Drive Long Beach, MS 39560	Joest, James E and WF 4 Northwood Circle Long Beach, MS 39560
McCaughan, Marie H 5 Northwood Circle Long Beach, MS 39560	Loba, Sherry Lynn 6 Northwood Circle Long Beach, MS 39560	Smith, Wayne T Jr 1 Northwood Drive Long Beach, MS 39560
Harshbarger, Marie S 3 Northwood Drive Long Beach, MS 39560	Reid, A H Jr and Meadows J -Trustees- 5 Northwood Drive Long Beach, MS 39560	Gay, William R and Shirley M 8 Pecan Circle Long Beach, MS 39560
Marotta, James and Lynne M 32 Pecan Drive Long Beach, MS 39560	Vonderbruegge, Charles R III and Rani 4 Pecan Circle Long Beach, MS 39560	Peak, William Anthony and Philips EMI 3 Pecan Circle Long Beach, MS 39560
French, Robert L and Shelley A 1 Pecan Circle Long Beach, MS 39560	Bosch, Brian G 26 Pecan Drive Long Beach, MS 39560	Fitzgerald, Michael H 5124 Gates Avenue Long Beach, MS 39560
Jones, Catherine 22 Pecan Drive Long Beach, MS 39560	Jones, J P 22 Pecan Drive Long Beach, MS 39560	Curry, Caleb Q and Taryn B Hendren 20211 Pineville Road Long Beach, MS 39560
S&P Properties, Inc PO Box 1405 Long Beach, MS 39560	Strasser, Elizabeth D -L/E- 5096 Beatline Road Long Beach, MS 39560	Huey, Andrew K and Anita V 5092 Beatline Road Long Beach, MS 39560
Peno, Gregory Paul and Sarah Jean 5090 Beatline Road Long Beach, MS 39560	Cassibry, Ann-Marie and Mary-Ann Miller Q 2 Pecan Circle Long Beach, MS 39560	Daniels, Karen A Dochery and Christopher Daniels 5076 Beatline Road Long Beach, MS 39560
Hill, Christopher C 5072 Beatline Road Long Beach, MS 39560	Daughdrill, Ronald E and Joane M-L/E- 5068 Beatline Road Long Beach, MS 39560	Carrubbs, John J 5065 Beatline Road Long Beach, MS 39560
Johnson, Jim W ETAL 9071 Scenic River Drive Biloxi, MS 39532	Memorial Hospital at Gulfport 90 Box 1810 Gulfport, MS 39502	Malley, Richard J and Laurel A 20168 Lovers Lane Long Beach, MS 39560
Savarese, Jeff and Debra 723 Briarwood Drive Long Beach, MS 39560	GCCC LLC 225 Cowan Road Gulfport, MS 39507	Deen, Lori C 504 Dynsmore Place Long Beach, MS 39560
Hight, Marjorie S and John L 500 Dynsmore Place Long Beach, MS 39560	Duke, John S 506 Dynsmore Place Long Beach, MS 39560	Verboom, Ronald Albert 535 Dynsmore Place Long Beach, MS 39560

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Patterson, Charles T Jr and Mary Ann 531 Dynsmore Place Long Beach, MS 39560	Pumford, David A and Victoria 538 Dynsmore Place Long Beach, MS 39560	Crosby, Jason Matthew and Shea W 536 Dynsmore Place Long Beach, MS 39560
McNamara, David and Joan 534 Dynsmore Place Long Beach, MS 39560	Schultz, Theresa Clea and Ryan J 532 Dynsmore Place Long Beach, MS 39560	Rodriguez, Krystal Lynn and Victor G 530 Dynsmore Place Long Beach, MS 39560
Kirkpatrick, Randy 21074 Pineville Road Long Beach, MS 39560	Redo, William E and WF 21078 Pineville Road Long Beach, MS 39560	Bonney, Linda R 21082 Pineville Road Long Beach, MS 39560
Shaver, Anna L 21086 Pineville Road Long Beach, MS 39560	Bissell, John and Mary S 647 Pass Road Long Beach, MS 39560	Tagulno, Linda N -Trustee- 775 Moanna Lua Way Diamondhead, MS 39525
Davis, Keith O and Anne C -Trustees- 5015 Live Oak Drive Long Beach, MS 39560	Little, Michael J E and Luz, Maria 508 Mockingbird Drive Long Beach, MS 39560	Bass, Lynda L PO Box 837 Long Beach, MS 39560
White, Gerald G and WF 512 Mockingbird Drive Long Beach, MS 39560	McCormick, Joseph A and WF 21098 Pineville Road Long Beach, MS 39560	Sisters of Mercy of St. Louis Region 101 Mercy Drive Belmont, NC 28012
McCarthy, Constance W 21106 Pineville Road Long Beach, MS 39560	Yarbrough, Joshua Lee 21108 Pineville Road Long Beach, MS 39560	Wedworth, James Q, III and Sandra E 21110 Pineville Road Long Beach, MS 39560
Orozco, Benito and Amber Lowe 578 Mockingbird Drive Long Beach, MS 39560	May, Betty Roy 582 Mockingbird Drive Long Beach, MS 39560	Purcell, Mary T Byrnes 584 Mockingbird Drive Long Beach, MS 39560
Vogt, Lawrence J and Deanna 21093 Pineville Road Long Beach, MS 39560	Joplin, Donna E 21085 Pineville Road Long Beach, MS 39560	Boisvenue, Joseph M and Bonita F 21081 Pineville Road Long Beach, MS 39560
Hancock Bank 11700 Preston Road Suite 660 # 193 Dallas, TX 75230	KGS Investments -H LLC and BTS Investments LLC 2304 Boradmoor Place Gulfport, MS 39501	Ward, Lynn -Trustees- 43 Shoreline Lane Gulfport, MS 39503
Gatlan, H Neal and Ann Thomas 5061 Mitchell Road Long Beach, MS 39560	Lott, Bobby G and Sandra K 5075 Beatline Road Long Beach, MS 39560	Daughdrill, Ronald and Joane -Trustees 5068 Beatline Road Long Beach, MS 39560
Rutledge, Ronald L and WF 5065 Beatline Road Long Beach, MS 39560	Woodfield, John V and Virginia L 5059 Beatline Road Long Beach, MS 39560	Browne, Lance and Kristi L 5053 Beatline Road Long Beach, MS 39560
Searcy, Gloria Urrutia C/O Don Kingsbury PO Box 900 Corpus Christi, TX 78403	Heinrichs, Jacob E and Sherri E 5043 Beatline Road Long Beach, MS 39560	Burwell, Susan M 7372 Live Oak Way Pass Christian, MS 39560
Klemm, Dale PO Box 547 Pass Christian, MS 39571	Loflin, David and Lindy 5002 Live Oak Drive Long Beach, MS 39560	Spieles, David A and Pamela L 5003 Live Oak Drive Long Beach, MS 39560
Guinther, Joyce -L/E- 5004 Live Oak Drive Long Beach, MS 39560	Abrams, Natalie -EST- 14 Pecan Drive Long Beach, MS 39560	Dykes, David H and Karen L 5006 Live Oak Drive Long Beach, MS 39560
Dana Donald M Jr and Ola Mae 5007 Live Oak Drive Long Beach, MS 39560	Walters, Kim C and Klemm, Dale L PO Box 547 Pass Christian, MS 39571	Craig, Steven and Rachel H 5009 Live Oak Drive Long Beach, MS 39560
Flanary, Kelly Anne and Gary Shawn 5021 Beatline Road Long Beach, MS 39560	Dulaney, Timothy G and Sandi Sawyer 5023 Beatline Road Long Beach, MS 39560	Sawyer, Lenwood S III and Heather L 5027 Beatline Road Long Beach, MS 39560
Simon, Steven R and Rachel M 5010 Live Oak Drive Long Beach, MS 39560	Smith, Donald G 5011 Live Oak Drive Long Beach, MS 39560	Lensford, Thomas M and Gina L 5012 Live Oak Drive Long Beach, MS 39560
Nazaretian, George L -L/E- 5013 Live Oak Drive Long Beach, MS 39560	Heath, Donna J 5014 Live Oak Drive Long Beach, MS 39560	Davis, Keith O and Anne C -Trustees- 5015 Live Oak Drive Long Beach, MS 39560
Fox, Bardo N and Stacy P 5016 Live Oak Drive Long Beach, MS 39560	Carpenter, Thomas L Jr and Michelle L 5017 Live Oak Drive Long Beach, MS 39560	Hughey, Robert C and Johanna D 5019 Live Oak Drive Long Beach, MS 39560
Shores, Jennifer 5018 Live Oak Drive Long Beach, MS 39560	Thurtell, Daniel D and Penney A 5003 Oak Court Long Beach, MS 39560	Larosa, David Sr and Doris P 5004 Live Oak Drive Long Beach, MS 39560
Hillman, James Burton Sr and Shirley A 5005 Oak Court Long Beach, MS 39560	Bricker, Bruce B and Cynthia M 5006 Oak Court Long Beach, MS 39560	Long, John A and Amanda H 5007 Oak Court Long Beach, MS 39560
Clark, David L and Diane P -Trustees- 5008 Oak Court Long Beach, MS 39560	Broadway, JanaLuisa L and Tonie L Sr 4511 Beatline Road Long Beach, MS 39560	

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

**MINUTES OF JULY 9, 2020
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- Cindy Bricker, 5006 Oak Court, had questions regarding where the main entrance to the development would be located. She stated that the traffic is already heavy on Pineville and Beatline Road and she does not feel the roads can handle more traffic.
- Steve Craig, 5009 Live Oak, stated his concerns about drainage. He believes that the zero lot line and commercial development has higher impact on flooding.
- Tom Carpenter, 5017 Live Oak Drive, spoke with concerns regarding the value of homes and drainage in the proposed development. He believes a formal drainage plan should be made available to calm concerned citizens.
- Shawn Flanary, 5021 Beatline Road, stated his concerns regarding the flooding that the development may cause. He spoke about his property already holding water. He does not believe the City is prepared to handle the extra traffic that the development would bring.

Mr. Gant reiterated his application stating the proposed development will consist of lot numbers 134-157 to be a designated Zero Lot Line Development. He then spoke regarding the sizes and value of the homes proposed, stating the larger homes, 3500 square feet, would be in the range of \$400,000 and the smaller homes, 1500 square feet, would be in the range of \$260,000. He then stated that he is ready to battle the drainage concerns and meet with City Officials to resolve any issues.

Building Official, Mike Gundlach spoke stating he has been contacted by citizens with concerns regarding substandard sized lots.

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

After considerable discussion, Commissioner Husband made motion, seconded by Commissioner Kruse and unanimously carried to table the Zone Map Change application subject to the applicant providing a more detailed plat indicating that the 60 foot lots be limited to 150 lots with the exception of the zero lot line lots, showing development phases, and identifying zero lot line development lots and commercial lots.

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The second Public Hearing to consider a Variance request for property located at
0 Park Row Avenue, Tax Parcel 06110-01-016.001, submitted by Mary Levens, as follows:



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

Office use only
Date Received 6-4-20
Zoning R-2
Agenda Date 7-9-20
Check Number 115

VARIANCE REQUEST

- I. Tax Parcel Number(s): 06110.01.016.001
- II. Address of Property Involved: 353 / 355 Park Row
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary)
Want to have 2. 50 ft lots x 200 ft deep
Consist with 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?
to house adjoin property on 50 ft lots
South of this location.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.
the original property was sub divided
into 50 ft lots.
- 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?
to other house West side on 50' ft lots
Want to continue with the neighborhood 50 ft lots
- 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.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$100.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

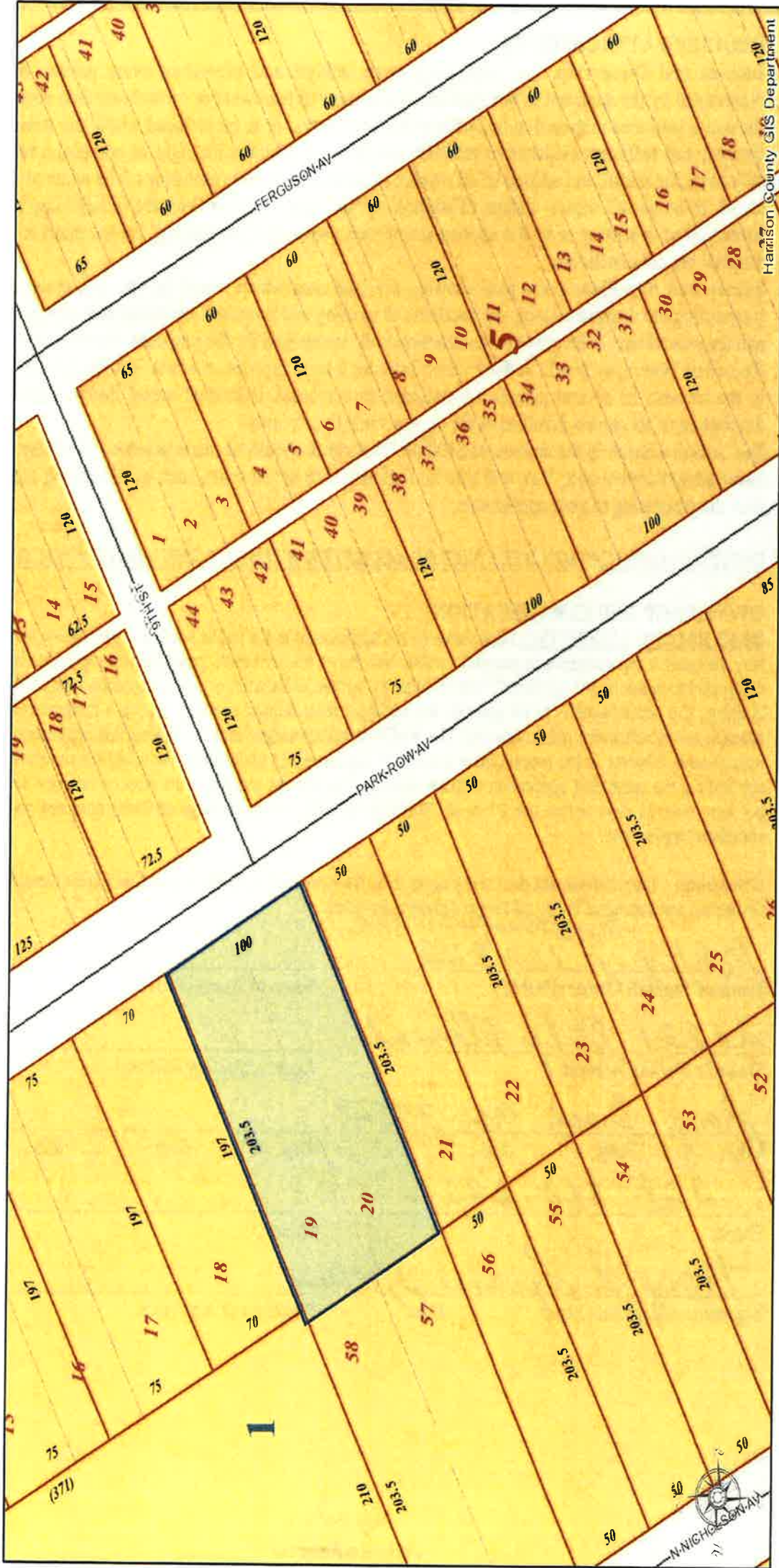
READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written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

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

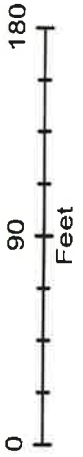
<u>MARY J LEVENS</u> Name of Rightful Owner (PRINT)			<u>Mary J Levens LLC</u> Name of Agent (PRINT)		
<u>20231 Cliff Alford</u> Owner's Mailing Address			<u></u> Agent's Mailing Address		
<u>Long Beach</u> City	<u>Ms.</u> State	<u>39560</u> Zip	<u></u> City	<u></u> State	<u></u> Zip
<u>228-860-6956</u> Phone			<u></u> Phone		
<u>Mary J Levens</u> Signature of Rightful Owner		<u>5/18/2020</u> Date	<u></u> Signature of Applicant		<u></u> Date

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

06110-01-016.001



Harrison County GIS Department



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: June 4, 2020



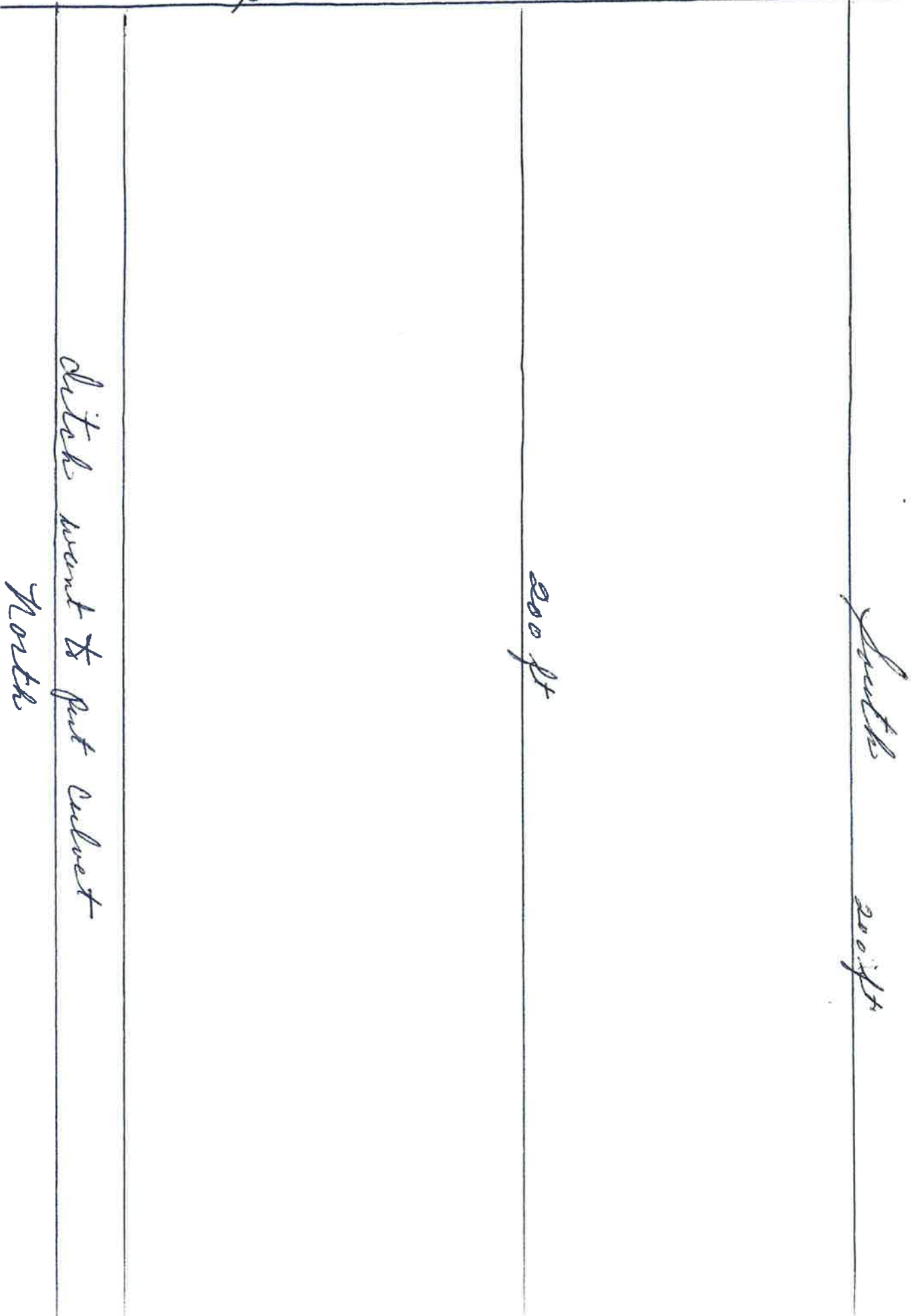
MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

401

Park Row

50'

50'



**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED  1st Judicial District
Instrument 2020 1034 D -21
Filed/Recorded 12/29/2020 09:21 A
Total Fees \$ 26.00
2 Pages Recorded

REVIEWED

Prepared by and Return to: Owen R. McNally Law Offices of Owen McNally P.L.L.C. 4011 Bearline Rd. Long Beach, MS 39560 228-900-2500 MS Bar No. 104777	Grantor: Owen R. McNally 29055 Commission Rd. Apt. C Long Beach, MS 39560 228-365-2500	Grantee: MSL Properties II, LLC 1601 30 th Ave Gulfport, MS 39501 228-860-6956
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INDEXING INSTRUCTIONS: Long View S/D Lots 19 & 20
STATE OF MISSISSIPPI
COUNTY OF HARRISON

CORRECTION WARRANTY DEED

IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I,

Owen R. McNally ("Grantor"), do hereby warrant and convey unto **MSL PROPERTIES II, LLC** ("Grantee"), the following described land and property located, lying and being situated in Harrison County, Mississippi, to-wit:

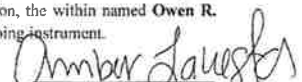
Lots 19 and 20 of LONG VIEW SUBDIVISION according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 17 at Page 39.

WITNESS MY SIGNATURE, this the 30 day of January 2020.


Owen R. McNally
1 of 2

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 30 day of January 2020, within my jurisdiction, the within named **Owen R. McNally**, who acknowledged that he signed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires: 6-24-21



The Clerk reported that seventeen (17) notices of Public Hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; Said notice was ordered as part of these proceedings:

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

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

Mary Levens, 20231 Cliff Allen Road, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting a Variance to build two residential homes on lots with a 50 feet lot width. The lot width minimum requirement is 75 feet. The address is 0 Park Row Avenue, Tax Parcel Number is 06110-01-016.001. The legal description is as follows:

LOTS 19 & 20 LONG VIEWSUBD SEC 12-2-12

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, July 9, 2020 at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF JACKSON
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, DINA M. DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach, and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on June 16, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 17 (seventeen) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 06110-01-016.001, notifying them that a Public Hearing will be held, July 9, 2020 to consider an application for a Variance.

Given under my hand this 16th day of June 2020.

Stacey Dahl
STACEY DAHL, AFFYANT

SWORN TO AND SUBSCRIBED before me on this 16th day of June 2020.

Kew Duncanson
NOTARY PUBLIC

My Commission Expires:



Morin, Jaime and Alejandra
351 Park Row Avenue
Long Beach, MS 39560

Franco, Reymundo and Bianca
349 Park Row Avenue
Long Beach, MS 39560

Knot To Be Properties, LLC
69200 6th Avenue
Covington, LA 70433

Fouche, Antwon ETAL
310 Park Row Avenue
Long Beach, MS 39560

Swarek, Gabriel Thomas
12477 Fisherman's Trail
Gulfport, MS 39503

Swanier, Oliver G and Pamela P
PO Box 481
Long Beach, MS 39560

Brown, Chad M and Lynette D
908 Park Row Avenue
Long Beach, MS 39560

Hincks, William G Jr
910 Park Row Avenue
Long Beach, MS 39560

Rubi Ronald and Thuhong Truong
909 Park Row Avenue
Long Beach, MS 39560

Morgan, Clarence H and Joyce D
415 Fox Meadow Road
Queen Anne, MD 21657

Flora, Michael L
913 Park Row Avenue
Long Beach, MS 39560

Magee, Lynnwood Jr
19241 Ervin Road
Gulfport, MS 39503

Griffin, Gary N and Kelly M
731 North Nicholson Avenue
Long Beach, MS 39560

Levens, James Matthew
733 North Nicholson Avenue
Long Beach, MS 39560

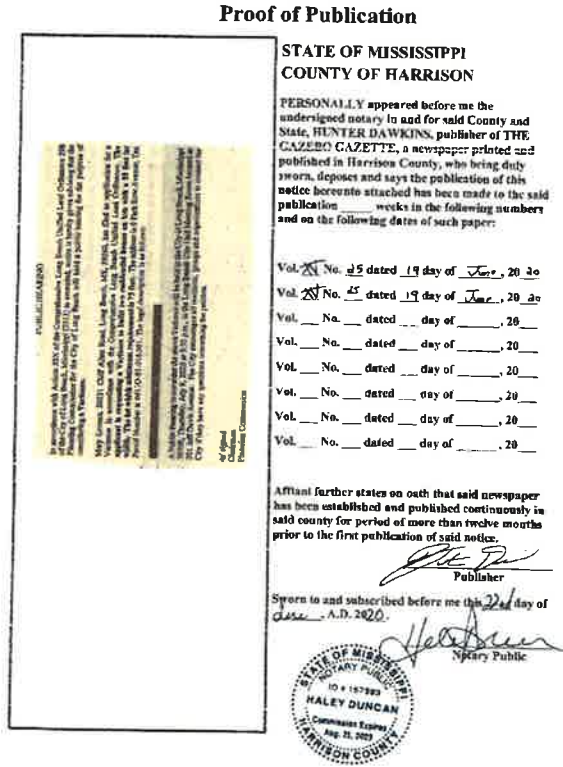
Levens, Cabrina
729 B North Nicholson Avenue
Long Beach, MS 39560

Nguyen, Lienny Thanh
727 North Nicholson Avenue
Long Beach, MS 39560

Franco, Denise and Luis O Cruz Lopez
347 Park Row Avenue
Long Beach, MS 39560

MINUTES OF JULY 9, 2020
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 and Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:



Due to the applicant not being present, this item was tabled until the next scheduled Planning and Development Commission Meeting.

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 9th day of July 2020, 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, Commissioners Shawn Barlow, Mark McMillan, Larry Ward, Kevin McKenzie, and Junior Husband, Marcia Kruse, City Consultant Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Jeff Hansen and Eddie Seal.

MINUTES OF JULY 9, 2020
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 Barlow made motion, seconded by Commissioner Ward and unanimously carried to approve the Regular Meeting minutes of June 25, 2020, as submitted.

It came for discussion under Unfinished Business, Tree Ordinances 364, 490 and 491, as follows:

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The Mayor and Board of Aldermen of the City of Long Beach, Mississippi, took up the matter of providing for the protection and removal of trees within said City. Whereupon Alderman Walker introduced in writing the following Ordinance

ORDINANCE 364

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, REGULATING THE PLANTING AND REMOVAL OF STREET TREES AND TREES ON PRIVATE PROPERTY WITHIN SAID CITY, REQUIRING A PERMIT FOR THE REMOVAL OF CERTAIN TREES FROM PRIVATE PROPERTY, PROVIDING FOR THE PROTECTION OF TREES FROM ABUSE AND MUTILATION, PROVIDING FOR PENALTIES FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE, AND FOR RELATED PURPOSES.

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

SECTION 1. Short Title

This Ordinance shall be known, and may be cited, as "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi.

SECTION 2. Intent and Purpose

The intent and purpose of this Ordinance is, through the preservation and planting of trees and removal thereof, to: aid in the stabilization of soil by the prevention of erosion and sedimentation; reduce storm water runoff and the costs associated therewith and replenish ground water supplies; aid in the removal of carbon dioxide and generation of oxygen in the atmosphere; provide a buffer and screen against noise pollution; provide protection against severe weather; aid in the control of drainage and restoration of denuded soil subsequent to construction or grading; provide a haven for birds which in turn assist in the control of insects; protect and increase property values; conserve and enhance the City's physical and aesthetic environment; and generally protect and enhance the quality of life and the general welfare of the City.

SECTION 3. Definitions

(a) In addition to any words and terms or phrases elsewhere defined herein, the following words, terms and phrases shall have the following meanings, unless some other meaning is plainly intended

"Caliper" shall mean the diameter of any tree trunk six (6) inches above ground level.

"City" shall mean the City of Long Beach, Mississippi.

"Governing Body" shall mean the Mayor and Board of Aldermen of the City of Long Beach, Mississippi.

"Mayor" shall mean the Mayor of the City

"Building Official" shall mean the Building Official of the City.

"Person" shall mean an individual, partnership, corporation, society, trust or any unincorporated organization, association, or other combination of individuals whether legal or natural, and any agency, department or subdivision of the City.

MINUTES OF JULY 9, 2020
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"Planning Commission" shall mean the Planning Commission of the City.

"Public Works Department" shall mean the Public Works Department of the City.

"Removal" shall mean the ultimate destruction or removal of any shrub, or tree through cutting, land fill, drainage, poison, fire, explosion, damaging, or any other direct or indirect action resulting in the death of such shrub, shrubs, tree or trees.

"Street Tree" or "street shrub" shall mean any tree or shrub in a public place.

"Tree Worthy of Preservation" shall mean any tree which can reasonably be determined by the Planning Commission of the City to have a remaining life span equal to or greater than that of a proposed structure included in a site plan or subdivision plat, or any tree which is unique by reason of age, size, rarity or status as a landmark or species specimen, or other outstanding quality.

SECTION 4. STREET TREES/STREET SHRUBS--JURISDICTION.

(a) The Planning Commission, subject to the approval of the Governing Body of the City, shall have exclusive jurisdiction and supervision over all trees, shrubs and grassy areas planted or growing in public places. The Public Works Department of the City, with the direction of the Planning Commission, shall have the duty to plant, trim, spray, treat, preserve, remove trees, shrubs and grassy areas in public places to insure safety or preserve the symmetry and beauty of such public places.

(b) It shall be unlawful for any person to hinder, prevent, delay or interfere with the Planning Commission, the Public Works Department, or any agent or employee thereof, in the exercise of the powers and duties in the carrying out of the provisions hereof. This section shall not be construed to prohibit the pursuit of any legal or equitable remedy in a court of competent jurisdiction for the protection of personal or property rights by any property owner in the City of Long Beach, Mississippi.

(c) There is excluded from the provisions of this section, public places in the median of U. S. Highway 90 within jurisdiction of the Harrison County Park Commission.

(d) All actions of the Planning Commission and/or the Public Works Department in carrying out the provisions of this Section are subject to the prior approval of the Governing Body of the City which may provide for such actions, in its discretion, to be carried out by contract with private persons.

SECTION 5. PERMIT REQUIRED FOR REMOVAL OF TREE FROM PRIVATE PROPERTY.

(a) It shall be unlawful for any person to remove or cause or assist in the removal of any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without first having obtained a valid tree removal permit. For the purpose of this Section, a tree is any self-supporting 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.

(b) Any person desiring a permit for removal of any Live Oak or Magnolia tree, as required by this Ordinance, shall submit a written application, together with a filing fee of \$10.00 for each tree proposed to be removed. The application, together with the filing fee, shall be submitted to the Zoning Enforcement Officer of the City, and shall include the following information:

- (1) Name and address of the applicant and status of legal entity.
 - (2) Status of applicant with respect to the land upon which such tree or trees is or are located.
 - (3) Written consent of the owner and mortgagee of the land if the applicant is not the owner.
 - (4) 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.
 - (5) Name and address of the person preparing any map, drawing or diagram submitted with the application.
 - (6) Location of the property, including a street number and address and lot number as shown on the official assessor's map of the City.
 - (7) A true copy of the deed or other muniment of title evidencing ownership of the subject property.
 - (8) Location of all trees on the property and identification of size and species.
 - (9) Designation of all diseased and/or damaged trees.
 - (10) Designation of any trees endangering any roadway, pavement, or utility line.
 - (11) Any proposed grade changes that might adversely affect or endanger any trees on the site and specifications of how to maintain them.
 - (12) Designation of trees to be removed and trees to be maintained.
 - (13) Purpose of tree removal (construction, street or roadway, recreation area, patio, parking lot, diseased tree not worthy of preservation, etc.)
 - (14) Location of existing and/or proposed structures.
 - (15) A statement of the applicant that no person, not a party to the application, has any interest in the title in or to the property.
- (c) The Zoning Enforcement Officer, in addition may require the applicant to furnish, and the applicant shall thereupon supply any of the following documentation:
- (1) A site plan specifying the methods to be used to preserve all remaining trees and their root system and the means of providing water and nutrients to their root systems.
 - (2) A topographical survey of the land if development, construction, or subdivision will result in change in elevation, or if the land is more than one acre in area.
 - (3) Plat or survey of the land drawn to scale by a registered land surveyor or professional engineer.
 - (4) Location of all existing and proposed utilities.
 - (5) Grading and drainage requirements.
 - (6) The extent, description and time frame which will be used by applicant and/or owner to replenish the flora occasioned by the removal of any Live Oak and/or Magnolia trees.
 - (7) Location and description of all existing or proposed structures, improvements and site uses, properly dimensioned and referenced to property lines, drawn to scale.

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SECTION 6. PLANNING COMMISSION REVIEW OF PERMIT APPLICATION.

The Zoning Enforcement Officer shall refer the application for tree removal permit and supporting documents to the Planning Commission of the City for review and determination whether the permit should be granted or denied and appropriate recommendations to the Governing Body of the City for final action. In determining whether or not a Tree Removal Permit should be granted and making its recommendation to the Governing Body of the City, the Planning Commission shall consider the following:

- (a) The condition of the tree or trees proposed to be removed with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interference with utility services.
- (b) The necessity of removing the tree or trees in order to construct the proposed improvements or structures to allow reasonable economic use of the property.
- (c) The effect of removal on erosion, soil moisture retention, flow of surface waters and coordination with the drainage system plan of the City of Long Beach, Mississippi.
- (d) The number and density of trees in the area and the effect of tree removal on property values of the neighborhood and other existing vegetation.
- (e) Whether any tree proposed to be removed is worthy of preservation.
- (f) Impact upon the urban and natural environment, including:
 - (1) Whether tree removal would substantially alter the water table or affect the stability of ground and surface water.
 - (2) Whether tree removal would affect water quality and aquifer recharge by reducing the natural assimilation of nutrients, chemical pollutants, heavy metals and other substances from ground and surface waters during the movement of water towards an aquifer or natural stream.
 - (3) Whether tree removal would have an adverse impact upon existing biological and ecological systems.
 - (4) Whether tree removal would affect noise pollution by increasing source noise levels to such a degree that a public nuisance or violation of noise control would occur.
 - (5) Whether tree removal will affect air movement by significantly reducing the ability of existing vegetation to reduce wind velocities.
 - (6) Whether tree removal will affect air quality by significantly affecting the natural cleansing of the atmosphere by vegetation.
 - (7) Whether tree removal will affect wildlife habitat by significantly reducing the habitat available for wildlife existence and reproduction or causing the emigration of wildlife from adjacent or associated eco-systems.
- (g) The ease with which the applicant can alter or revise the proposed development of improvement to accommodate existing trees.
- (h) The economic hardship that would be imposed upon the applicant were the permit denied.
- (i) The heightened desirability of preserving tree cover in densely developed or densely populated areas.

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- (j) The need for visual screening in transitional zones or relief from glare, blight, commercial or industrial ugliness or any other visual affront.
- (k) Whether the continued presence of the tree or trees is likely to cause danger to a person or property.
- (l) Whether the topography of the area in which the tree or trees is located is of such a nature to be damaging or injurious to trees.
- (m) Whether the removal of the trees is for the purpose of thinning a heavily wooded area where some trees will remain.
- (n) These provisions shall not apply to:
 - (a) The removal of trees from commercial or horticultural properties such as farms, nurseries, or commercial forests. This exception shall not be interpreted to include lumber harvesting incidental to imminent development of the land.
 - (b) The removal of trees on public rights-of-ways conducted by or on behalf of a Federal, State, County, Municipal, or other governmental agency in pursuance of its lawful activities or functions in the construction or improvement of public rights-of-ways.
 - (c) The removal of a tree which has become or threatens to become a danger to human life or property.
- (o) In submitting its recommendations to the Governing Body of the City, the Planning Commission shall state its reasons for either a recommendation for granting or denying the application for the Tree Removal Permit.

SECTION 7. FINAL APPROVAL OF GOVERNING BODY REQUIRE FOR TREE REMOVAL PERMIT.

- (a) At its next regular meeting following the receipt the recommendations of the Planning Commission concerning an application for Tree Removal Permit, or at such meeting to which the same may be recessed or adjourned, the Mayor and Governing Body of the City shall take final action in granting or denying the application for Tree Removal Permit. The underlying facts and circumstances for granting or denying the application shall be spread upon the minutes of the Mayor and Governing Body. Any person feeling aggrieved at the findings and decisions of the Mayor and Governing Body of the City shall have the right to appeal by bill of exceptions to the Circuit Court in and for the First Judicial District of Harrison County, Mississippi, in the manner provided by Laws of the State of Mississippi.
- (b) 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.

SECTION 8. REMOVAL OF TREE, PENALTIES.

- (a) 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 \$ 1,000.00 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.

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(b) If any person shall remove any Live Oak or Magnolia tree from any property within the City of Long Beach, Mississippi, without first having obtained a valid Tree Removal Permit, and have any permit granted for the construction, remodeling or demolition of any building, improvement or structure on such property, or for the subdivision of such property, such person shall be in violation of the provisions of this Ordinance; and upon such finding of such violation of this Ordinance, the Governing Body of the City shall revoke such permit for construction, remodeling or property or for the subdivision of such property; and such person so violating the provisions of this ordinance shall not be granted any new permit for the construction, remodeling or demolition of any building, improvement or structure on such property or for the subdivision of such property for a period of not less than six (6) months nor more than nine (9) months from the date of such revocation of such permit. This penalty is in addition to the penalties set forth in sub-section a of this section above.

SECTION 9. HEADINGS, CATCH PHRASES.

The headings and catch phrases of each section of this ordinance or for easy reference and research and shall not be construed to affect the meaning of any of such sections.

SECTION 10. EMERGENCIES.

In the event of emergencies involving, but not limited to, hurricanes, windstorms, floods, freezes or other civil disasters, the requirements of this Ordinance may be temporarily waived or suspended by proclamation of the Mayor of the City of Long Beach, Mississippi, filed with the City Clerk of said City.

SECTION 11. SEPARABILITY.

If any section, subsection, sentence, clause or phrase of this Ordinance, or the application thereof to any person or circumstance, shall be held invalid, or unconstitutional, by any court of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application; and so that end, the provisions of this ordinance, and each section, subsection, sentence, clause or phrase are hereby declared to be severable.

SECTION 12. EFFECTIVE DATE.

For good cause shown, and the public health and safety being the intent and purpose of this ordinance, and the immediate preservation of order and public welfare so requiring it, this Ordinance shall be in full force and effect from and after its adoption, the same nevertheless to be published and enrolled as required by law.

The above and foregoing Ordinance No. 364 having been introduced in writing, was first read and considered section by section and then as a whole. Alderman Walker moved the adoption of the ordinance and Alderman Lawless seconded the motion to adopt the same; and after discussion, the question being put to a roll call vote, the result as to each section and as to the whole of said ordinance was as follows:

Alderman Sal Giuffria voted Yea
Alderman Miriam Graves voted Yea
Alderman Mike Lawless voted Yea

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Alderman Donald Logan voted Yea
Alderman Wayne O'Neal voted Absent and not voting
Alderman Michael Rutledge voted Yea
Alderman Fred Walker voted Yea

The motion having received the affirmative vote of a majority of the aldermen present, the Mayor declared the motion carried and said Ordinance No. 364 adopted and approved this 21st day of October, 1986.

APPROVED:

Glenn W. Mitchell
Glenn W. Mitchell, Mayor

ATTEST:

Jeritza A. Pell
Jeritza A. Pell, City Clerk

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CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, the undersigned, Jeritza A. Pell, City Clerk within and for the City of Long Beach, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of Ordinance #364 adopted by the Mayor and Board of Aldermen of the City of Long Beach at a regular meeting duly convened and held on the 21st day of October, 1986, as the same appears of record in my office at the City Hall in said City.

Given under my hand and the official seal of my office this the 22nd day of October, 1986.

Jeritza A. Pell
Jeritza A. Pell, City Clerk

(SEAL)

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**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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ORDINANCE NO. 490

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AMENDING ORDINANCE NO. 364, ENTITLED, "AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, REGULATING THE PLANTING AND REMOVAL OF STREET TREES AND TREES ON PRIVATE PROPERTY WITHIN SAID CITY, REQUIRING A PERMIT FOR THE REMOVAL OF CERTAIN TREES FROM PRIVATE PROPERTY, PROVIDING FOR THE PROTECTION OF TREES FROM ABUSE AND MUTILATION, PROVIDING FOR PENALTIES FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE, AND FOR RELATED PURPOSES" TO INCREASE THE FILING FEE FOR APPLICATION TO REMOVE TREES AND TO MAKE SAME APPLICABLE FOR EACH PARCEL AND TO ESTABLISH PERMIT FEES FOR TREE REMOVAL, AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen (the "Governing Body") of the City of Long Beach, Mississippi, (the "Municipality") having made due investigation therefore, do now find, determine, adjudicate and declare as follows:

1. That in order to more effectively fulfill the purpose and intent of the City's "Tree Ordinance", being Ordinance No. 364, and equitably assess the cost of application and enforcement of same, it is necessary to amend the permit application fee and establish permit fees for trees permitted to be removed pursuant to the said ordinance. Now therefore,

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

SECTION 1 Section 5 of Ordinance No. 364 of the City of Long Beach, Mississippi, entitled, "AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, REGULATING THE PLANTING AND REMOVAL OF STREET TREES AND TREES ON PRIVATE PROPERTY WITHIN SAID CITY, REQUIRING A PERMIT FOR THE REMOVAL OF CERTAIN TREES FROM PRIVATE PROPERTY, PROVIDING FOR THE PROTECTION OF TREES FROM ABUSE AND MUTILATION, PROVIDING FOR PENALTIES FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE, AND FOR RELATED PURPOSES" be and it is hereby amended to read as follows:

"SECTION 5 PERMIT REQUIRED FOR REMOVAL OF TREE FROM PRIVATE PROPERTY.

(a) It shall be unlawful for any person to remove or cause or assist in the removal of any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without first having obtained a valid tree removal permit. For the purpose of this section, a tree is any self-supporting 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.

(b) Any person desiring a permit for removal of any Live Oak or Magnolia tree, as required by this ordinance, shall submit a written application, together with a filing fee of \$25 per parcel of land to which such application pertains. The application, together with the filing fee, shall be submitted to the Zoning Enforcement Officer of the City, and shall include the following information:

- (1) Name and address of the applicant and status of legal entity
- (2) Status of applicant with respect to the land upon which such tree or trees is or are located

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- (3) Written consent of the owner and mortgagee of the land if the applicant is not the owner
 - (4) 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
 - (5) Name and address of the person preparing any map, drawing or diagram submitted with the application
 - (6) Location of the property, including a street number and address and lot number as shown on the official assessor's map of the City
 - (7) A true copy of the deed or other muniment of title evidencing ownership of the subject property
 - (8) Location of all trees on the property and identification of size and species
 - (9) Designation of all disease and/or damaged trees
 - (10) Designation of any trees endangering any roadway, pavement, or utility line
 - (11) Any proposed grade changes that might adversely affect or endanger any trees on the site and specifications of how to maintain them
 - (12) Designation of trees to be removed and trees to be maintained
 - (13) Purpose of tree removal (construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.)
 - (14) Location of existing and/or proposed structures
 - (15) A statement of the applicant that no person, not a party to the application, has any interest in the title in or to the property
- (c) The Zoning Enforcement Officer, in addition may require the applicant to furnish, and the applicant shall thereupon supply any of the following documentation:
- (1) A site plan specifying the methods to be used to preserve all remaining trees and their root system and the means of providing water and nutrients to their root systems
 - (2) A topographical survey of the land if development, construction, or subdivision will result in change in elevation, or if the land is more than one acre in area
 - (3) Plat or survey of the land drawn to scale by registered land surveyor or professional engineer
 - (4) Location of all existing and proposed utilities
 - (5) Grading and drainage requirements
 - (6) The extent, description and time frame which will be used by the applicant and/or owner to replenish the flora of occasioned by the removal of any Live Oak and/or Magnolia trees
 - (7) Location and description of all existing or proposed structures, improvements and site uses, properly dimensioned and referenced to property lines, drawn to scale.

SECTION 2 Section 7 of said Ordinance No. 364 of the City of Long Beach, Mississippi, be and it is hereby amended to read as follows:

"SECTION 7 FINAL APPROVAL OF GOVERNING BODY REQUIRED FOR TREE

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REMOVAL PERMIT

(a) And its next regular meeting following the receipt of the recommendations of the Planning Commission concerning an application for Tree Removal Permit, or at such meeting to which the same may be recessed or adjourned, the Mayor and Governing Body of the City shall take final action in granting or denying the application for Tree Removal Permit. The underlying facts and circumstances for granting or denying the application shall be spread upon the minutes of the Mayor and Governing Body. Any person feeling aggrieved at the finding and decisions of the Mayor and Governing Body of the City shall have the right to appeal by bill of exceptions to the Circuit Court in and for the First Judicial District of Harrison County, Mississippi, in the manner provided by the Laws of the State of Mississippi.

(b) 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.

(c) Upon issuance of a Tree Removal Permit, the permit fees will be as follows:

\$45.00 per tree permitted to be removed"

SECTION 3. Severability

If any section, subsection, sentence, clause or phrase of this Ordinance, or the application thereof, be held by any court of competent jurisdiction to be invalid or unconstitutional, such holding shall not affect the remaining portions of this Ordinance.

SECTION 4. Effective Date

This ordinance shall take effect and be in force thirty (30) days after its adoption, publication and enrollment thereof as provided by law.

The above and foregoing Ordinance No. 490 was introduced in writing by Alderman Ponthieux who moved its adoption. Alderman Bennett seconded the motion to adopt the Ordinance, and after discussion, no member of the Board of Aldermen having requested the Ordinance to be read by the City Clerk, and the question being put to a roll call vote, the result was as follows:

Alderman Jimmy Levens	voted Nay
Alderman Jerry Rouse	voted Aye
Alderman Gay Ponthieux	voted Aye
Alderman Richard Bennett	voted Aye
Alderman Billy Skeltie	voted Nay
Alderman Allen D. Holder, Jr	voted Nay
Alderman Joseph McNary	voted Aye

The question having received the affirmative vote of a majority the Alderman present and voting, the Mayor declared the motion carried in the said Ordinance adopted and approved this the 21st day of October, 2003.

APPROVED:


ROBERT E. BASS, JR., MAYOR

ATTEST:


REBECCA E. SCHRUFF, CITY CLERK

CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, the undersigned, Rebecca E. Schruoff, City Clerk within and for the City of Long Beach, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of that certain Ordinance #490 of the City of Long Beach, Mississippi adopted by the Mayor and Board of Aldermen at a regular meeting duly held and convened on the 21st day of October, 2003, as the same appears of record in Ordinance Book #6, pages 498-501, inclusive, in my office at the City Hall in said City.

Given under my hand and the official seal of my office this the 22nd day of October, 2003.

(SEAL)


Rebecca E. Schruoff, City Clerk

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**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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ORDINANCE NO. 491

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AMENDING ORDINANCE NO. 364, AS AMENDED, ENTITLED, "AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, REGULATING THE PLANTING AND REMOVAL OF STREET TREES AND TREES ON PRIVATE PROPERTY WITHIN SAID CITY, REQUIRING A PERMIT FOR THE REMOVAL OF CERTAIN TREES FROM PRIVATE PROPERTY, PROVIDING FOR THE PROTECTION OF TREES FROM ABUSE AND MUTILATION, PROVIDING FOR PENALTIES FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE, AND FOR RELATED PURPOSES" TO REDUCE PERMIT FEES FOR TREE REMOVAL WHERE REMOVAL IS REQUIRED BY DAMAGE CAUSED BY THE SUBJECT TREE OR TREES TO PERMANENT IMPROVEMENTS ON THE PARCEL OF LAND WHERE THE SUBJECT TREE IS SITUATED, AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen (the "Governing Body") of the City of Long Beach, Mississippi, (the "Municipality") having made due investigation therefore, do now find, determine, adjudicate and declare as follows:

1. That in order to more effectively fulfill the purpose and intent of the City's "Tree Ordinance", being Ordinance No. 364, and equitably assess the cost of application and enforcement of same, particularly in those instances where removal of a 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, it is necessary to amend the permit fees for trees permitted to be removed pursuant to the said ordinance. Now therefore,

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

SECTION 1. Section 7 of said Ordinance No. 364 of the City of Long Beach, Mississippi, entitled, "AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, REGULATING THE PLANTING AND REMOVAL OF STREET TREES AND TREES ON PRIVATE PROPERTY WITHIN SAID CITY, REQUIRING A PERMIT FOR THE REMOVAL OF CERTAIN TREES FROM PRIVATE PROPERTY, PROVIDING FOR THE PROTECTION OF TREES FROM ABUSE AND MUTILATION, PROVIDING FOR PENALTIES FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE, AND FOR RELATED PURPOSES" as amended, be and it is hereby amended to read as follows:

SECTION 7. FINAL APPROVAL OF GOVERNING BODY REQUIRED FOR TREE REMOVAL PERMIT.

(a) And its next regular meeting following the receipt of the recommendations of the Planning Commission concerning an application for Tree Removal Permit, or at such meeting to which the same may be recessed or adjourned, the Mayor and Governing Body of the City shall take final action in granting or denying the application for Tree Removal Permit. The underlying facts and circumstances for granting or denying the application shall be spread upon the minutes of the Mayor and Governing Body. Any person feeling aggrieved at the finding and decisions of the Mayor and Governing Body of the City shall have the right to appeal by bill of exceptions to the Circuit Court in and for the First Judicial District of Harrison County, Mississippi, in the manner provided by the laws of the State of Mississippi.

(b) 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.

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(c) Upon issuance of a Tree Removal Permit, the permit fees will be as follows:

1) 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;

2) For Removal of all other trees, a fee of \$45.00 per tree permitted to be removed."

SECTION 2. Severability

If any section, subsection, sentence, clause or phrase of this Ordinance, or the application thereof, be held by any court of competent jurisdiction to be invalid or unconstitutional, such holding shall not affect the remaining portions of this Ordinance.

SECTION 3. Effective Date

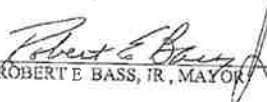
This ordinance shall take effect and be in force thirty (30) days after its adoption, publication and enrollment thereof as provided by law.

The above and foregoing Ordinance No. 491 was introduced in writing by Alderman Rouse who moved its adoption. Alderman Ponthieux seconded the motion to adopt the Ordinance, and after discussion, no member of the Board of Aldermen having requested the Ordinance to be read by the City Clerk, and the question being put to a roll call vote, the result was as follows:

Alderman Jimmy I evens	voted	Aye
Alderman Jerry Rouse	voted	Aye
Alderman Gary Ponthieux	voted	Aye
Alderman Richard Bennett	voted	Aye
Alderman Billy Skellie	voted	Aye
Alderman Allen D. Holder, Jr	voted	Aye
Alderman Joseph McNary	voted	Aye

The question having received the affirmative vote of all the Aldermen present and voting, the Mayor declared the motion carried in the said Ordinance adopted and approved this the 17th day February, 2004.

APPROVED:


ROBERT E. BASS, JR., MAYOR

ATTEST:


REBECCA E. SCHIRUFF, CITY CLERK

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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, the undersigned, Rebecca E. Schruoff, City Clerk within and for the City of Long Beach, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of that certain Ordinance #491 of the City of Long Beach, Mississippi, adopted by the Mayor and Board of Aldermen at a regular meeting duly held and convened on March 17, 2004, as the same appears of record in Ordinance Book #6, Pages 502-504, inclusive, in my office at the City Hall in said City

Given under my hand and the official seal of my office this the 18th day of March, 2004

(SEAL)


Rebecca E. Schruoff, City Clerk

It was the consensus of the Commission to carry this item over to the next agenda for further discussion.

It came on for discussion under New Business, a Certificate of Resubdivision for property located at 0 Park Row Avenue, Tax Parcel 0611O-01-016.001, submitted by Mary Levens, as follows:

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 6-4-20
Zoning R-2
Agenda Date 7-9-20
Check Number 115

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

II. ADVALOREM TAX PARCEL NUMBER(S): 06110.01.016.001

III. GENERAL LOCATION OF PROPERTY INVOLVED:

353 / 355 Park Row Avenue, L.B.

IV. ADDRESS OF PROPERTY INVOLVED: Lot 19-20 - Long View Subd.

V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of

Into 2-50 ft lots - 200 ft deep

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 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

MARY S LEVENS
Name of Rightful Owner (PRINT)

20231 Cliff Allen rd
Owner's Mailing Address

Long Beach Ms 39560
City State Zip

228-860-6956
Phone

Mary S Levens 5/18/2020
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2020 1034 D -J1
Filed/Recorded 1/30/2020 09:21 A
Total Fees \$ 26.00
2 Pages Recorded

REVIEWED

Prepared by and Return to:
Owen R. McNally
Law Offices of Owen McNally
PLLC
4011 Beatline Rd.
Long Beach, MS 39560
228-900-2500
MS Bar No. 104777

Grantor:
Owen R. McNally
20065 Commission Rd.
Apt. C
Long Beach, MS 39560
228-365-2500

Grantee:
MSL Properties II, LLC
1601 30th Ave
Gulfport, MS 39501
228-860-6956

INDEXING INSTRUCTIONS: Long View S/D Lots 19 & 20
STATE OF MISSISSIPPI
COUNTY OF HARRISON

CORRECTION WARRANTY DEED

IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Owen R. McNally** ("Grantor"), do hereby warrant and convey unto **MSL PROPERTIES II, LLC** ("Grantee"), the following described land and property located, lying and being situated in Harrison County, Mississippi, to-wit:

Lots 19 and 20 of LONG VIEW 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 17 at Page 39.

WITNESS MY SIGNATURE, this the 30 day of January 2020.

Owen R. McNally
Owen R. McNally

1 of 2

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 30 day of January 2020, within my jurisdiction, the within named **Owen R. McNally**, who acknowledged that he signed the above and foregoing instrument.

Amber LaCuesta
NOTARY PUBLIC

My Commission Expires: 6-24-21



**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF A 20,303.97 SQUARE FEET PARCEL KNOWN AS LOTS 19 AND 20, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO ORIGINAL LOTS 19 AND 20. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 06110-01-016.001

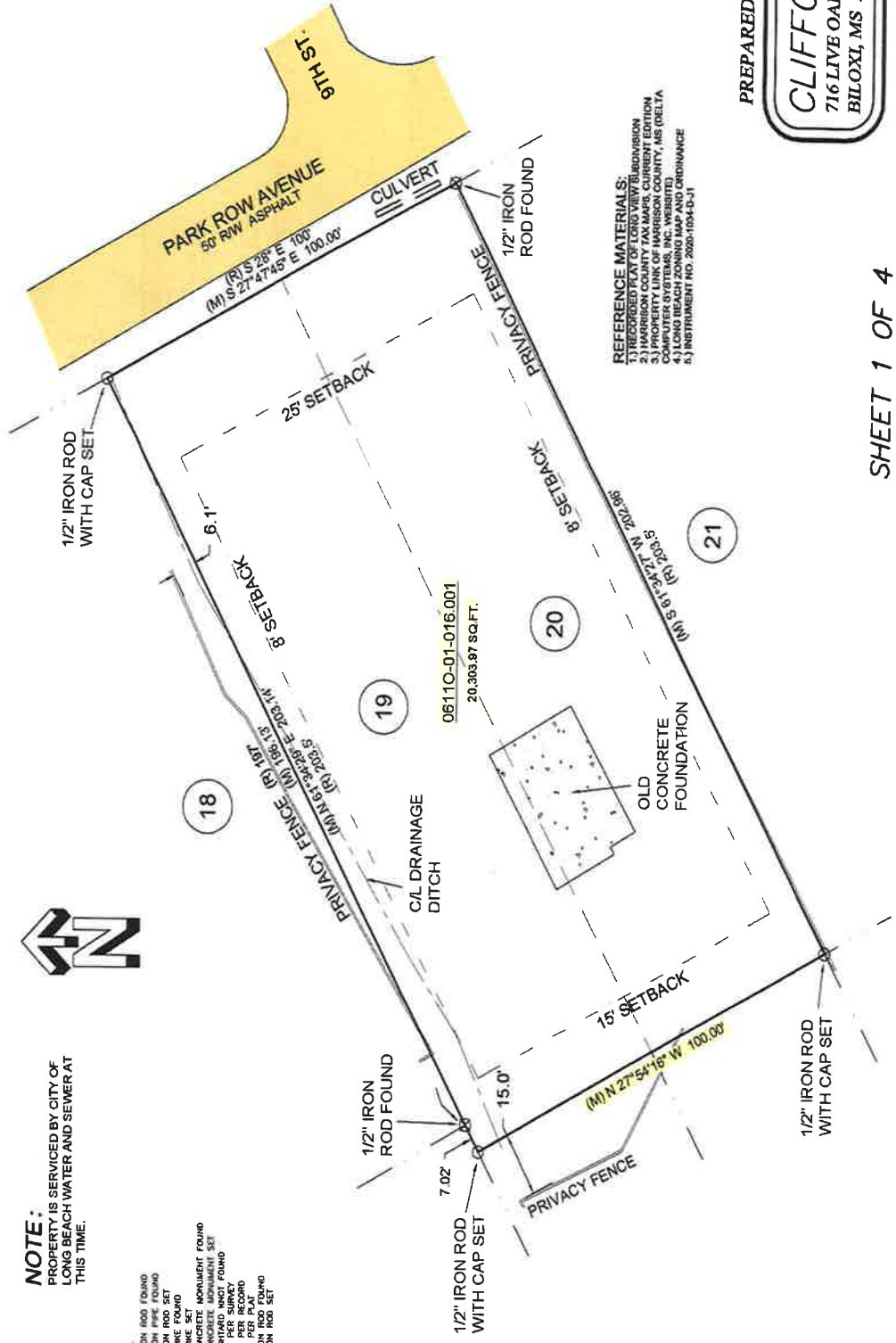
EXISTING

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



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

- LEGEND:**
- IRON ROD FOUND
 - IRON ROD SET
 - IRON ROD SET
 - SPINE SET
 - MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - LIGHTWAD NOT FOUND
 - AS PER SURVEY
 - AS PER PLAN
 - IRON ROD FOUND
 - IRON ROD SET



- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON NAD 83 DATUM.
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY:
 - GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO:

GPS OBSERVATION NOTE
DATE OF FIELD WORK: 05/21/2020
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 ZONE "X" ACCORDING TO MAP NUMBER 28047C0367G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE-FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 16 FEET

- REFERENCE MATERIALS:**
- 1.) RECORDED PLAN OF LONG VIEW SUBDIVISION
 - 2.) HARRISON COUNTY TAX MAP, CURRENT EDITION
 - 3.) MISSISSIPPI ZONING MAP, HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. INSTRUMENT NO. 2020-1054-D-1)
 - 4.) LONG BEACH ZONING MAP AND ORDINANCE
 - 5.) INSTRUMENT NO. 2020-1054-D-1

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 5/21/2020
DRAWN BY: CAC
JOB NUMBER: 20164.dwg

PREPARED BY:

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

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF A 20,303.97 SQUARE FEET PARCEL KNOWN AS LOTS 19 AND 20, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO ORIGINAL LOTS 19 AND 20. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 061110-01-016.001

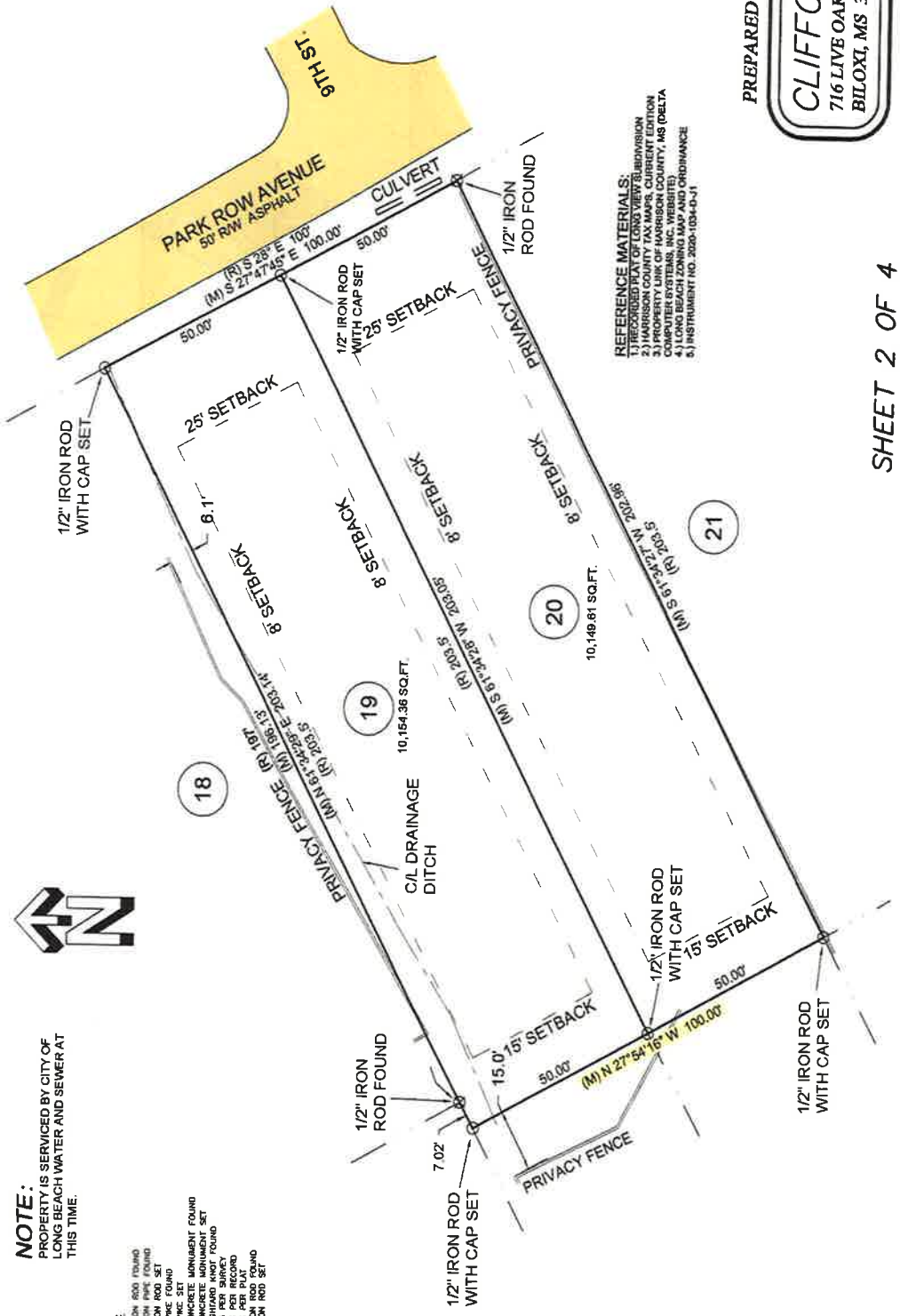
PROPOSED

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

- 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. RTK NETWORK, AND ARE BASED ON NAD 83 (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.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

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

- LEGEND:**
- ⊗ IRON ROD FOUND
 - ⊙ HIGH PIPE FOUND
 - ⊖ IRON ROD SET
 - ⊕ SPARK FOUND
 - ⊘ CONCRETE MONUMENT FOUND
 - ⊙ LIGHT BOLT FOUND
 - ⊖ AS PER RECORD
 - ⊕ AS PER PLAT
 - ⊘ IRON ROD SET



**GPS OBSERVATION
NOTE**

DATE OF FIELD WORK: 06/21/2020
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZED THE EARL DUDLEY, INC. REAL-TIME NETWORK

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0097G, DATED JUNE 16, 2008. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 28 FEET
SIDE YARD - 8 FEET
REAR YARD - 16 FEET

- REFERENCE MATERIALS:**
- 1.) MISSISSIPPI DEPARTMENT OF REVENUE SUBDIVISION
 - 2.) MISSISSIPPI DEPARTMENT OF REVENUE SUBDIVISION
 - 3.) HARRISON COUNTY TAX MAP
 - 4.) PROPERTY LINK OF HARRISON COUNTY, MS (PCLT)
 - 5.) COMPUTER SYSTEMS, INC. (WEBSITE)
 - 6.) LONG BEACH ZONING MAP AND ORDINANCE
 - 7.) PLAT NO. 2008-1034-05-1

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 5/21/2020
DRAWN BY: CAC
JOB NUMBER: 20164.dwg

PREPARED BY:

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

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*A RESUBDIVISION OF A 20,303.97 SQUARE
FEET PARCEL KNOWN AS LOTS 19 AND 20,
LONG VIEW SUBDIVISION, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI, INTO
ORIGINAL LOTS 19 AND 20. SAID PARCEL
BEING REFERRED TO AS TAX PARCEL NO.
06110-01-016.001*

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (06110-01-016.001) into (two) lots. The subject property is generally described as being located (on west side of Park Row Avenue, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

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

LOTS 19 AND 20, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF THE TWO PROPOSED PARCELS:

LEGAL DESCRIPTION of (LOT 19):

LOT 19, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION of (LOT 20):

LOT 20, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 5/21/2020
DRAWN BY: CAC
JOB NUMBER: 20164.dwg

PREPARED BY:

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

SHEET 3 OF 4

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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.

MSL PROPERTIES II, LLC

Mary Levens
SIGNED BY: MARY LEVENS

6/4/2020
DATE

Subscribed and sworn to before me, in my presence this 4 day of June 2020, a Notary Public in and for the County of Harrison, State of Mississippi.

Ronald Andrew Marion Jr.
NOTARY PUBLIC

My Commission Expires: _____



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. 2020-0001034-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 4th day of June, 2020.

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



PLANNING COMMISSION

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

Planning Commission Chairman _____

Date _____

ACCEPTANCE

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

ADOPT: _____

ATTEST: _____

MAYOR _____

CITY CLERK _____

PREPARED BY:

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

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 5/21/2020
DRAWN BY: CAC
JOB NUMBER: 20164.dwg

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

419

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

June 11, 2020

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

RE: Certificate of Subdivision - Tax Parcel No. 06110-01-016.001

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property which has 100 feet frontage on the west side of Park Row Ave. The proposed subdivision proposes to divide the parcel into two equal parcels, each with 50 feet of frontage on Park Row Ave.

The proposed width of the parcels doesn't meet the requirements of the ordinance with regard to lot width; however, it is our understanding that the Owner has already applied for a variance for this issue. Besides the lot width, we see no other issues with the proposed changes or with the Certificate of Subdivision itself.

If the City chooses to allow the creation of these narrow lots, 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 JULY 9, 2020
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 355 PARK ROW

Date: 06-16-20

SEWER AND WATER TAP

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
2	FT	6" T wyes	\$27.30	\$54.60
1	EA	6" CAPS	\$6.80	\$6.80
1	EA	6x1 TAP SADDLE	\$25.00	\$25.00
2	EA	8" FERNCO	\$12.00	\$24.00
1	EA	1" CORP STOP	\$37.93	\$37.93
2	EA	1" CURB STOP	\$37.93	\$75.86
1	EA	METER BOX	\$35.00	\$35.00
10	EA	1" TUFF TUBE	\$0.35	\$3.50
14	EA	6" SDR 26	\$2.46	\$34.44
TOTAL MATERIAL COST				\$297.13

EQUIPMENT:

QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$21.00	\$168.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
TOTAL EQUIPMENT COST				\$608.00

LABOR:

	LABOR	TOTAL
		\$520.26
TOTAL LABOR COST		\$520.26

FUEL:

	TOTAL
TOTAL MATERIAL COST	\$297.13
TOTAL EQUIPMENT COST	\$608.00
TOTAL LABOR COST	\$520.26
TOTAL	\$1,425.39
5% FUEL COST	\$71.27

PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:

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

\$905.13

PLEASE REMIT LABOR & FUEL COST TO:

Utility Partners, LLC
P.O. Box 591
Long Beach, MS 39560

\$591.53

TOTAL WATER TAP FEE COST **\$1,496.66**

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Due to the applicant not being present, this item was tabled until the next scheduled Planning and Development Commission Meeting.

It came for discussion under New Business, a Certificate of Resubdivision for property located at 620 East 5th Street, Tax Parcel 0612A-01-061.000, submitted by PX3 Investments, LLC, Johnnie Page, as follows:

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554
(228) 863-1558 FAX

Date received 7-13-20
Zoning R-1
Agenda Date 7-9-20
Check Number 1129

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

AD VALOREM TAX PARCEL NUMBER(S): 0612A'01'061,000

I. GENERAL LOCATION OF PROPERTY INVOLVED: E Fifth St.

✓ ADDRESS OF PROPERTY INVOLVED: 620 E. Fifth St. Long Beach MS, 39560

GENERAL DESCRIPTION OF REQUEST: Resubdivision of Re-subdivision of lots 5+6
Into Separate Parcel ID's (2 Separate lots)

I. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

PX3 Investments LLC / Jennie Page
Name of Rightful Owner (PRINT)

19450 LA Hwy 16
Owner's Mailing Address

Port Vincent LA 70726
City State Zip

225-317-2303
Phone

PX3 Investments LLC Jennie Page 1-31-20
Signature of Rightful Owner Date

Amarda Cumberland
Name of Agent (PRINT)

P.O. Box 701
Agent's Mailing Address

Long Beach, MS 39560
City State Zip

(228) 806-5049
Phone

Amarda Cumberland 1/31/20
Signature of Applicant Date

Chk# 1129

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared By and Recm To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 852-8550

Indexing Instructions: Original
Long Beach Block 13 All of Lot 6,
Pt. Lots 4 & 5

File# 192363

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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,

Kathleen C. O'Neil
117 Janette Drive
Bay St. Louis, MS 39520
(228) 342-2457

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

PX3 INVESTMENTS, LLC
and A Louisiana Limited Liability Company
19450 Highway 16
Port Vincent, LA 70726

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:

SEE ATTACHED EXHIBIT " A "

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

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

computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 13th day of December, 2019.


Kathleen C. O'Neil

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the
jurisdiction aforesaid, Kathleen C. O'Neil, 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 13th day of December, 2019.


NOTARY PUBLIC

(S E A L)

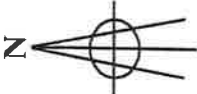
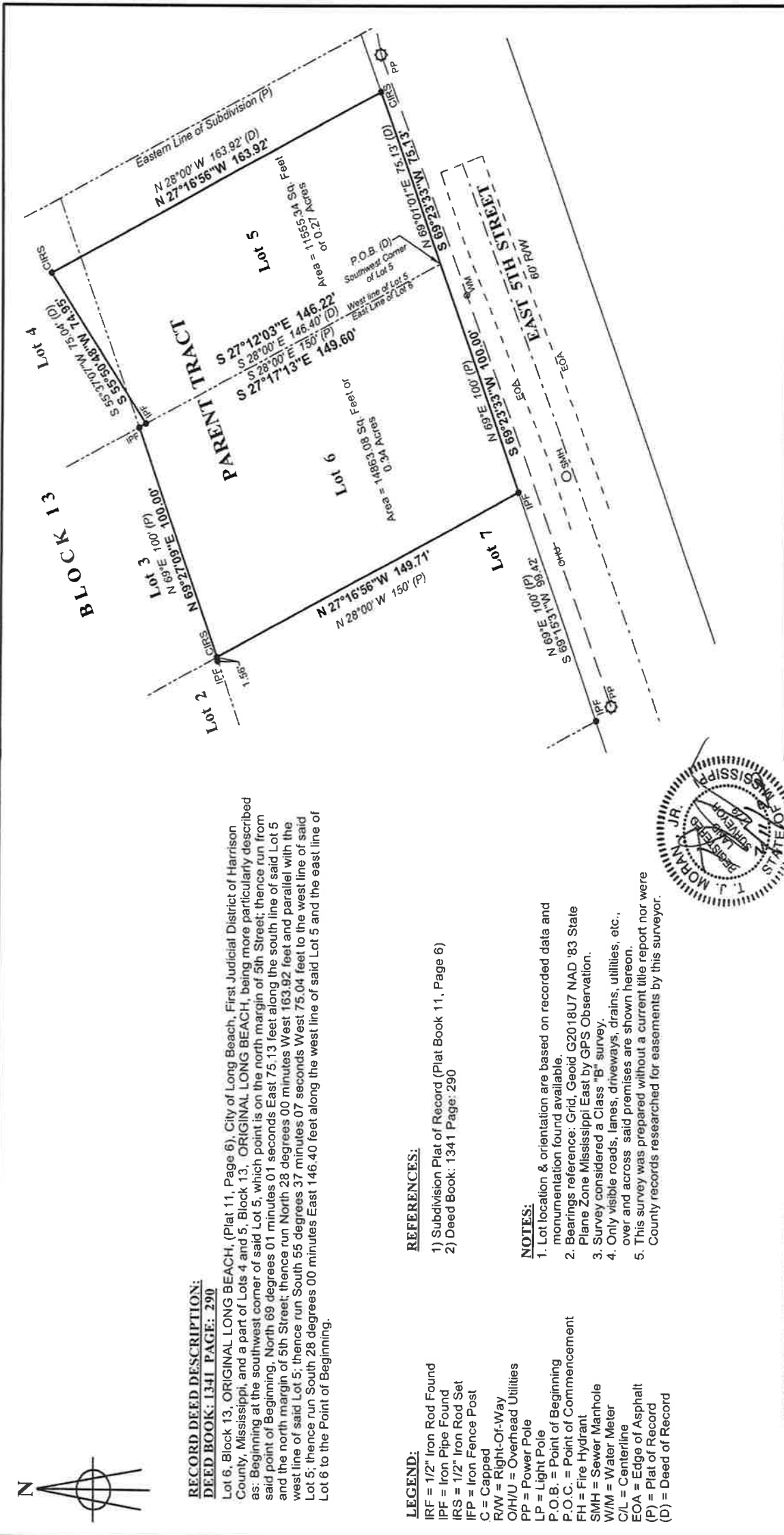
My Commission Expires:



EXHIBIT " A "

Lot 5, BLOCK 13, ORIGINAL LONG BEACH (Plat 11, Page 6), City
of Long Beach, First Judicial District of Harrison County,
Mississippi, and a part of Lots 4 and 5, Block 13, ORIGINAL
LONG BEACH, being more particularly described as: Beginning
at the southwest corner of said Lot 5, which point is on the
north margin of 5th Street; thence run from said Point of
Beginning, North 69 degrees 01 minutes 01 seconds East 75.13
feet along the south line of said Lot 5 and the north margin
of 5th Street; thence run North 28 degrees 00 minutes West
163.92 feet and parallel with the west line of said Lot 5;
thence run South 55 degrees 37 minutes 07 seconds West 75.04
feet to the west line of said Lot 5; thence run South 28
degrees 00 minutes East 146.40 feet along the west line of
said Lot 5 and the east line of Lot 6 to the Point of
Beginning.

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**RECORD DEED DESCRIPTION:
DEED BOOK: 1341 PAGE: 290**

Lot 6, Block 13, ORIGINAL LONG BEACH, (Plat 11, Page 6), City of Long Beach, First Judicial District of Harrison County, Mississippi, and a part of Lots 4 and 5, Block 13, ORIGINAL LONG BEACH, being more particularly described as: Beginning at the southwest corner of said Lot 5, which point is on the north margin of 5th Street; thence run from said point of Beginning, North 69 degrees 01 minutes 01 seconds East 75.13 feet along the south line of said Lot 5 and the north margin of 5th Street; thence run North 28 degrees 00 minutes West 163.92 feet and parallel with the west line of said Lot 5; thence run South 55 degrees 37 minutes 07 seconds West 75.04 feet to the west line of said Lot 5; thence run South 28 degrees 00 minutes East 146.40 feet along the west line of said Lot 5 and the east line of Lot 6 to the Point of Beginning.

LEGEND:

- IRF = 1/2" Iron Rod Found
- IPF = Iron Pipe Found
- IRS = 1/2" Iron Rod Set
- IFP = Iron Fence Post
- C = Capped
- RW = Right-Of-Way
- O/H/U = Overhead Utilities
- PP = Power Pole
- LP = Light Pole
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- FH = Fire Hydrant
- SMH = Sewer Manhole
- W/M = Water Meter
- C/L = Centerline
- EOA = Edge of Asphalt
- (P) = Plat of Record
- (D) = Deed of Record

REFERENCES:

- 1) Subdivision Plat of Record (Plat Book 11, Page 6)
- 2) Deed Book: 1341 Page: 290

NOTES:

- 1. Lot location & orientation are based on recorded data and monumentation found available.
- 2. Bearings reference: Grid, Geoid G2018U7 NAD '83 State Plane Zone Mississippi East by GPS Observation.
- 3. Survey considered a Class "B" survey.
- 4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
- 5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.



SURVEYOR'S CERTIFICATION:

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

T.J. Moran, Jr.
T.J. Moran, Jr., PLS
Date: 2/11/20

Rev. # 3 Date:
Rev. # 2 Date:
Rev. #1: 02/09/2020
Date: 01/17/2020
Scale: 1" = 40'
Drawn by: dmr

JAMES J. CHINICHE, PA, INC.
Engineering
Surveying

OFFICE: 412 Hwy. 90, Suite 4
Bay St. Louis, MS 39520
(228) 467-6755

A RESUBDIVISION OF
TAX PARCEL NUMBER: 06120-01-061.000
A PARCEL OF LAND SITUATED AND BEING IN
LOT 6 AND PART OF LOTS 4 AND 5, BLOCK 13,
ORIGINAL LONG BEACH,
FIRST JUDICIAL DISTRICT,
HARRISON COUNTY, MISSISSIPPI

Job #: 2020-011 Sit. 1 of 4 For: PAGE

**MINUTES OF JULY 9, 2020
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 ALDERMAN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL NUMBER: 06120-01-061.000 INTO TWO NEW PARCELS. THE SUBJECT PROPERTIES ARE GENERALLY DESCRIBED AS BEING LOCATED ON TRAUTMAN AVENUE.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:

LEGAL DESCRIPTION DEED BOOK: 1341 PAGE: 290 (PARENT TRACT)

Lot 6, Block 13, ORIGINAL LONG BEACH, (Plat 11, Page 6), City of Long Beach, First Judicial District of Harrison County, Mississippi, and a part of Lots 4 and 5, Block 13, ORIGINAL LONG BEACH, being more particularly described as: Beginning at the southwest corner of said Lot 5, which point is on the north margin of 5th Street; thence run from said point of Beginning, North 89 degrees 01 minutes 01 seconds East 75.13 feet along the south line of said Lot 5 and the north margin of 5th Street; thence run North 28 degrees 00 minutes West 163.92 feet and parallel with the west line of said Lot 5; thence run South 55 degrees 37 minutes 07 seconds West 75.04 feet to the west line of said Lot 5; thence run South 28 degrees 00 minutes East 146.40 feet along the west line of said Lot 5 and the east line of Lot 6 to the Point of Beginning.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION (AS PER SURVEY)

A PARCEL OF LAND SITUATED AND BEING IN LOT 6 AND PART OF LOTS 4 AND 5, BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI and being more particularly described as follows: BEGINNING at a found iron pipe for the southwest corner of Lot 6; thence along the west line of said Lot 6, N 27°16'56"W 149.71 ft. to a set capped 1/2" iron rod for the northwest corner of said Lot 6; thence along the north line of said Lot 6, N 69°27'09"E 100.00 ft. to a found iron pipe for the northeast corner of said Lot 6; thence S 31°00'26"E 3.39 ft. to a found iron pipe; thence N 55°50'48"E 74.95 ft. set capped 1/2" iron rod; thence S 27°16'56"E 163.92 ft. set capped 1/2" iron rod on the northerly margin of East 5th Street; thence thence along said margin, S 69°23'33"W 175.13 ft. to the POINT OF BEGINNING; Containing 26434.88 Sq. Feet or 0.61 Acres, more or less, and being LOT 6 AND PART OF LOTS 4 AND 5, BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI

LEGAL DESCRIPTION OF PARCEL 1:

A PARCEL OF LAND SITUATED AND BEING IN LOT 6, BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI and being more particularly described as follows: BEGINNING at a found iron pipe for the southwest corner of Lot 6; thence along the west line of said Lot 6, N 27°16'56"W 149.71 ft. to a set capped 1/2" iron rod for the northwest corner of said Lot 6; thence along the north line of said Lot 6, N 69°27'09"E 87.56 ft. to a set capped 1/2" iron rod; thence S 27°17'11"E 149.62 ft. to a set capped 1/2" iron rod on the northerly margin of East 5th Street; thence along said margin, S 69°23'33"W 87.56 to the POINT OF BEGINNING; Containing 13014.69 Sq. Feet or 0.30 Acres, more or less, and being part of LOT 6, BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI

LEGAL DESCRIPTION OF PARCEL 2:

A PARCEL OF LAND SITUATED AND BEING IN LOTS 4, 5, AND 6, BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI and being more particularly described as follows: COMMENCING at a found iron pipe for the southwest corner of Lot 6; thence along the northerly margin of East 5th Street, N 69°23'33"E 87.56 to a set capped 1/2" iron rod for the POINT OF BEGINNING; thence N 27°17'11"W 149.62 ft. to a set capped 1/2" iron rod on the north line of said Lot 6; thence along said north line, N 69°27'09"E 12.44 ft. to a found iron pipe; thence S 31°00'26"E 3.39 ft. to a found iron pipe; thence N 55°50'48"E 74.95 ft. to a set capped 1/2" iron rod; thence S 27°16'56"E 163.92 ft. to a set capped 1/2" iron rod on the northerly margin of East 5th Street; thence thence along said margin, S 69°23'33"W 87.57 ft. to the POINT OF BEGINNING; Containing 13420.19 Sq. Feet or 0.31 Acres, more or less, and being PART OF LOTS 4, 5, AND 6, BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI

Rev. # 3 Date:	
Rev. # 2 Date:	
Rev. #1:02/09/2020	
Date:01/17/2020	
Scale: 1" = 40'	
Drawn by: dmr	

JAMES J. CHINCHE, PA, INC.
Engineering
Surveying



Office: 412 Hwy. 90, Suite 4
Bay St. Louis, MS 39520
(228) 467-8755

A RESUBDIVISION OF
TAX PARCEL NUMBER: 06120-01-061.000
A PARCEL OF LAND SITUATED AND BEING IN
LOT 6 AND PART OF LOTS 4 AND 5, BLOCK 13,
ORIGINAL LONG BEACH,
FIRST JUDICIAL DISTRICT,
HARRISON COUNTY, MISSISSIPPI

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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.

George RBCC
Owner

6-5-20
Date

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 5th DAY OF June, 2020 A NOTARY PUBLIC IN AND FOR THE COUNTY

OF Harrison, STATE OF Mississippi
Annette M. Rishel
NOTARY PUBLIC



MY COMMISSION EXPIRES: Oct. 23, 2022

Certificate of Survey and Accuracy:

I hereby certify that this map drawn under my supervision from an actual survey made under my supervision from a deed description recorded in Deed Book: 1341 Page: 290 in the Harrison County Courthouse, was prepared in accordance with all applicable codes and ordinance. Witness my original signature, registration number and seal this 11th day of Feb, 2020

[Signature]
Registered Land Surveyor
LS-1779
Registration Number



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. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this Certificate has been approved by the Mayor and Board of Alderman subject to it being recorded in the Harrison County Courthouse within 60 days of the date below.

Date _____ Mayor, City of Long Beach

PLANNING COMMISSION:

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULARLY SCHEDULED MEETING ON THE _____ DAY OF _____, 2020.

APPROVAL:

SUBMITTED TO AND ACCEPTED BY THE CITY OF LONG BEACH, BOARD OF ALDERMAN, AT THE REGULARLY SCHEDULED MEETING OF SAID BOARD OF ALDERMAN HELD ON THE _____ DAY OF _____, 2020.

PLANNING COMMISSION CHAIRMAN

ATTEST:

ADOPT:

CITY CLERK

MAYOR

Rev. # 3 Date:
Rev. # 2 Date:
Rev. # 1: 02/09/2020
Date: 01/17/2020
Scale: 1" = 40'
Drawn by: dmr

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A RESUBDIVISION OF
TAX PARCEL NUMBER: 06120-01-061.000
A PARCEL OF LAND SITUATED AND BEING IN
LOT 6 AND PART OF LOTS 4 AND 5, BLOCK 13,
ORIGINAL LONG BEACH,
FIRST JUDICIAL DISTRICT,
HARRISON COUNTY, MISSISSIPPI

MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

June 11, 2020

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

RE: Certificate of Subdivision - Tax Parcel No. 0612A-01-061.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced parcel which has existing frontage on E. 5th St., east of S. Nicholson Ave. The subdivision proposes to divide the parcel into two parcels, each having approximately 87.5 feet of frontage on E. 5th. The subdivision Certificate itself appears to contain all appropriate certifications; however, the title block on all 4 pages of the survey indicates the tax parcel as "0612O-01-061.000". We believe the correct tax parcel is "0612A-01-061.000", which is probably a relatively minor error but should be easy enough to correct.

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

Sincerely,

David Ball, P.E.

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: East 5th. Street				
Date: 06-16-20				
SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
2	FT	6" T wyes	\$27.30	\$54.60
2	EA	6" CAPS	\$6.80	\$13.60
1	TONS	ASPHALT	\$59.00	\$59.00
1	TONS	LIMESTONE	\$27.00	\$27.00
42	EA	6" SDR 26	\$2.46	\$103.32
TOTAL MATERIAL COST				\$257.52
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
6	HRS	161-TRACK HOE	\$21.00	\$126.00
6	HRS	DUMP TRUCK/ Trailer	\$45.00	\$270.00
2	HRS	ASPHALT TRUCK	\$43.00	\$86.00
2	HRS	ROLLER	\$21.00	\$42.00
4	HRS	CREW TRUCK	\$10.00	\$40.00
TOTAL EQUIPMENT COST				\$564.00
LABOR:				
LABOR				TOTAL
				\$363.29
TOTAL LABOR COST				\$363.29
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$257.52
TOTAL EQUIPMENT COST				\$564.00
TOTAL LABOR COST				\$363.29
TOTAL				\$1,184.81
5% FUEL COST				\$59.24
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$821.52</u>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$422.53</u>
Utility Partners, LLC				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$1,244.05

**MINUTES OF JULY 9, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and recommendation made by the City Engineer, Commissioner Ward made motion, seconded by Commissioner McMillan and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

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

APPROVED:

Commission Chairman Frank Olaivar

DATE: _____

ATTEST:

Tina M. Dahl, Minutes Clerk