

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

**AGENDA
FEBRUARY 24, 2022
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

- 1. Short-Term Rental- 102 South Island View Avenue, Tax Parcel 0612E-02-117.000, Submitted by Jarret and Katie Winkelman (owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).
- 2. Short-Term Rental- 200 Greenwood Avenue, Tax Parcel 06110-04-035.000, Submitted by Stacy LaMarche and Brent Bellini (owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).
- 3. Short-Term Rental- 18030 Allen Road, Tax Parcel 06111-02-003.013, Submitted by Phillip Hoang (owner) and Mai Nguyen (property manager).
- 4. Variance- 18590 Ray Road, Tax Parcel 0611J-01-034.002, Submitted by Jerry Paige.
- 5. Variance- 5134 Beatline Road, Tax Parcel 0511J-03-033.006, Submitted by Beatline Road Mini Storage, LLC (owner) and Micah McNally (agent).

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. February 10, 2022

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Certificate of Resubdivision- Tax Parcel 0511N-01-004.011, Submitted by Long Beach Holdings, LLC.
- 2. Certificate of Resubdivision- 5130 Beatline Road, Tax Parcel 0511J-03-033.007, Submitted by Nenita Crayden Richards (owner) and Micah McNally (agent).
- 3. Discussion- Medical Cannabis.

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 March 1, 2022.

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

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

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

Absent the Public Hearings were Commissioners Sawyer Walters and Jennifer Glenn.

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

The first public hearing to consider a Short-Term Rental for property located at 102 South Island View Avenue, Tax Parcel 0612E-02-117.000, submitted by Jarret and Katie Winkelman (owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager), as follows:

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CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>102 S Islandview Ave</u>		Tax Parcel # <u>0612e-02-117.000</u>					
(Location of Short-Term Rental)							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Jarret & Katie Winkelman</u>							
Property Owner's Address: <u>3024 Rabbitts Tail Dr Leander, TX 78641</u>							
Property Owner's Mailing Address, if different from above:							
_____ City State Zip							
Property Owner's Phone No: <u>303-944-2877</u>		Email Address: <u>jarretwinkelman@me.com</u>					
Is there a homeowner's association for the neighborhood? <u>NO</u> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Kristin Stachura Allen - Property Management Division of Busch Realty Group</u>							
Property Manager's Address: (Must be a local contact)							
_____ City State, Zip							
Property Manager's Phone No.: <u>228-697-1155</u>		Email Address: <u>vacation@br-gulfcoast.com</u>					
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>47-4933398</u> • Recorded Warranty Deed • Parking Rules & Plan • Trash Management Plan • Copy of Proposed Rental Agreement • Proof of Liability Insurance, which included short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 							
AFFIDAVIT							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.							
<u>Kristin Stachura Allen</u> PRINT NAME	 SIGNATURE	<u>1/31/22</u> DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>10</u>				
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.							
Building Official Signature: _____		Date: _____					
Fire Inspector Signature: <u>Sammy Darden</u>		Date: <u>2/9/2022</u>					
COMMENTS: _____							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Date Received: <u>1-31-22</u></td> </tr> <tr> <td style="padding: 2px;">Agenda Date: <u>2-24-22</u></td> </tr> <tr> <td style="padding: 2px;">Amount Due/Paid: <u>200.00</u></td> </tr> <tr> <td style="padding: 2px;">Check #: <u>2173</u></td> </tr> </table>				Date Received: <u>1-31-22</u>	Agenda Date: <u>2-24-22</u>	Amount Due/Paid: <u>200.00</u>	Check #: <u>2173</u>
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Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Marcel Properties, LLC,
a Mississippi limited liability company
1808 2nd St.
Gulfport, MS 39503
(228) 324-7918

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

Grantees:
Jarret S. Winkelman
Katie J. Winkelman
102 S. Island View Ave.
Long Beach, MS 39560
(303) 944-2877

File No. Z210676N

INDEXING INSTRUCTIONS: Lots 82 & 83, Homeland Add., 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Marcel Properties, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto Jarret S. Winkelman and Katie J. Winkelman, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 82 & 83, Homeland Addition, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, MS, in Book 13, at Page 5, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Marcel Properties, LLC, a Mississippi limited liability company by Warranty Deed recorded in Instrument No. 2017-2029-D-J1, Land Deed Records of Harrison County, Mississippi.

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

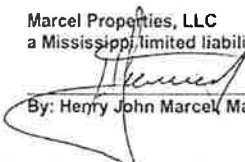
Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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

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

WITNESS MY SIGNATURE, on this the 11 day of January, 2022.

Marcel Properties, LLC
a Mississippi limited liability company


By: Henry John Marcel, Managing Member

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON


PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Henry John Marcel, the duly appointed Managing Member of Marcel Properties, LLC, a Mississippi limited liability company, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid company, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 11 day of January, 2022.

(AFFIX SEAL)



My commission expires:


NOTARY PUBLIC

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Once Upon a Tide

Parking Rules

- Parking in **ONLY** allowed in the driveway and under the carport.
- **DO NOT** park in the street or on the grass. If you park in the street or on the grass, your vehicle is subject to being towed at your expense.

Garbage Pickup

- Garbage pickup is every Monday morning.
- Recycle pickup is every Monday afternoon.
- Place cans at the end of the driveway, as close to the road as possible, without the cans being in the road, on Sunday night.
- **DO NOT** place cans close to any mailboxes, landscaping, or anything else that would prevent the garbage company from being able to empty the cans.
- Once cans have been emptied, bring them in and place them back up under the house.
- During inclement weather, please ensure that cans and any loose items are secured.

Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL of my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

Responsible Guest	Date	Property Manager	Date
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*Busch Realty Group is a licensed Real Estate Brokerage the State of Mississippi. The MS Real Estate Commission requires us to disclose that you that our relationship with you is as a customer, not as a client. Please sign the attached form. Working with a Real Estate Broker. as a customer.



Once Upon A Tide

Rental Agreement and House Rules:

Check In: Check in for arriving guest will be 4:00pm.
Check Out: Check out for departing guests will be 10:00am.

- Absolutely **NO SMOKING** inside the property! Please dispose of cigarette butts safely and do not leave them on the grounds of the property. **IF YOU OR ANY OF YOUR GUESTS SMOKE INSIDE OF THE PROPERTY, A \$500 FEE WILL BE ASSESSED. PRIMARY GUEST IS RESPONSIBLE FOR ALL COSTS INCURRED WITH DAMAGES AND MITIGATION IF COSTS EXCEED \$500.**
- **NO PARTIES OR EVENTS OF ANY KIND** are to be held at this property. Unauthorized parties or events will be assessed a **\$500 FINE!**
- **MAX NUMBER OF GUESTS ALLOWED IS 10.** NO overnight guest other than those listed on your guest registration when your reservation was made. If you have any overnight guests, other than those listed on your reservation, they will be required to leave, and **you will be fined \$100 per guest** that is not listed on our registration.
- The City of Long Beach noise ordinance states that **QUIET HOURS** are between 10:00pm – 8:00am. This simply means no loud music or high-energy activity outside during these hours.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **ALL GUESTS** are subject to removal from the property, by Property Management, for violating any terms of this agreement. **NO REFUNDS** will be given.
- Parking is **ONLY** allowed in the driveway and under the carport. **NO PARKING** is allowed on the street or grass.
- **NO** sandy or dirty beach items, towels, etc. are allowed inside the property. Please use the hose to rinse off all sandy/dirty items. Shake out towels and clothing and remove sandy shoes prior to entry.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **DO NOT** move furniture from its current location. No inside furniture is to be moved outside. No outside furniture is to be moved inside.
- **NO** wet towels or clothing items on any of the furniture, beds, flooring, or carpet/rugs.
- **NO** trailers, boats or RV's are permitted without prior approval.
- When checking out, please follow the check-out instructions at the property.
- Any loss/damages are to be reported **IMMEDIATELY.** You are responsible for any loss or damage to items, apart from normal wear-and-tear items such as light bulbs, etc. Any damages or missing items during your visit will forfeit or be deducted from your security deposit.

Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

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Palomar Specialty Insurance Company D-BILL: LOANDEPOT.COM LLC PAGE: 1
 PO Box 357965, Gainesville, FL 32635 NEW POLICY

CABRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965	PRODUCER: 801160 (228) 215-0484 GLOBAL GREEN INSURANCE AGENCY 6204 WASHINGTON AVE OCEAN SPRINGS, MS 39564-2653																																												
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** IMPORTANT ** THE LIMIT OF LIABILITY FOR THIS STRUCTURE (COVERAGE A) IS BASED ON AN ESTIMATE OF THE COST TO REBUILD YOUR HOME, INCLUDING AN APPROXIMATE COST FOR LABOR AND MATERIALS IN YOUR AREA, AND SPECIFIC INFORMATION THAT YOU HAVE PROVIDED ABOUT YOUR HOME.																																																																																	
Date Issued: 01/19/22 * CONTINUED * Countersigned by: Authorized Representative																																																																																	

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

Palomar Specialty Insurance Company E-BILL: LOANDEPOT.COM LLC PAGE: 3
 PO Box 357965, Gainesville, FL 32635 ADDITIONAL INFORMATION
 Phone: 352-224-2820

CABRILLO COASTAL GENERAL INS AGENCY PO BOX 377963 GAINESVILLE, FL 32635-7965		PRODUCER:801760 (228) 315-0484 GLOBAL GREEN INSURANCE AGENCY 6204 WASHINGTON AVE OCEAN SPRINGS, MS 39564-2652	
NAMED INSURED KATIE WINKELMAN JARRRET WINKELMAN 3024 RABBITS TAIL DR LEANDER, TX 78641		LOCATION OF RESIDENCE PREMISES (If different from Insured address) 102 S ISLAND VIEW AVE LONG BEACH, MS 39560 COUNTY: HARRISON	
POLICY NO: MS00000687		Policy Period: 1/11/2022 to 1/11/2023	
DWELLING DECLARATIONS 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.			
Mortgagee: Loan Nbr: 400735292		2nd Mortgagee: Loan Nbr:	
LOANDEPOT.COM LLC PO BOX 7114 TROY, MI 48067			
TENANT OCC Units/Families: 1		Construction: 1953/FRAME Class: 2 Program: DP3 DWELL Terr: 701	
<p>FRAUD STATEMENT: ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME, AND SUBJECTS THE PERSON TO CRIMINAL & CIVIL PENALTIES</p> <p>** IMPORTANT ** THIS POLICY CONTAINS A FLOOD EXCLUSION. FLOOD COVERAGE MAY BE PURCHASED SEPARATELY FROM THE NATIONAL FLOOD INSURANCE PROGRAM, IF AVAILABLE IN YOUR AREA.</p> <p>** IMPORTANT ** THIS POLICY CONTAINS AN EARTHQUAKE EXCLUSION. CONTACT YOUR AGENT FOR INFORMATION CONCERNING THE AVAILABILITY OF EARTHQUAKE COVERAGE.</p> <p>** IMPORTANT ** THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR WINDSTORM OR HAIL LOSSES WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.</p> <p>LST: LOAN NO: 400735292 MEG: LOANDEPOT.COM LLC ISACA/ATIMA PO BOX 7114 TROY, MI 48007</p>			
Date Issued: 01/19/22		* END OF POLICY DECLARATIONS *	
		Countersigned by: Authorized Representative	

The Clerk reported that twenty-two (22) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

421

MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
 City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

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

Jarrei and Katie Winkelman, 3024 Rabbits Tail Drive, Leander, TX, 78641, 303-944-2877, (owner) and Kristin Stachura Allen, Busch Realty Group, 1715 25th Avenue, Gulfport, MS, 39501, 228-697-1155, (property manager), have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 102 South Island View Avenue, Long Beach, MS, 39560, Tax Parcel 0612E-02-117.000. Legal description is as follows:

LOTS 82 & 83 HOMELAND ADD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, February 24, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
 Chairman
 Planning Commission

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

- | | | |
|---|---|--|
| <p>Strange Kurt and Dana
 114 South Island View Avenue
 Long Beach, MS 39560</p> | <p>Larsen Lynne Mengay
 112 South Island View Avenue
 Long Beach, MS 39560</p> | <p>Ward Emma
 110 South Island View Avenue
 Long Beach, MS 39560</p> |
| <p>Allen John
 98 South Island View Avenue
 Long Beach, MS 39560</p> | <p>Malley Rentals LLC
 1079 Tina Ladner Vic Faye Road
 Pass Christian, MS 39571</p> | <p>Martensen Bertha Nell -L/E-
 113 South Island View Avenue
 Long Beach, MS 39560</p> |
| <p>Beany Charles E and Anaise
 115 South Island View Avenue
 Long Beach, MS 39560</p> | <p>Metcalfe R Duane and Susan W
 2793 Vista View Drive
 Lewisville, TX 75060</p> | <p>Darling Joyce
 5503 Autumn Ash Lane
 Rosharon, TX 77583</p> |
| <p>Bell Gretchen D
 123 South Island View Avenue
 Long Beach, MS 39560</p> | <p>Amato-Micelle John Marc
 124 South Island View Avenue
 Long Beach, MS 39560</p> | <p>Waller Mark
 120 South Island View Avenue
 Long Beach, MS 39560</p> |
| <p>Barnes Rosanna B
 118 South Island View Avenue
 Long Beach, MS 39560</p> | <p>Hansen Daniel T Sr and Beth
 202 Boggs Circle
 Long Beach, MS 39560</p> | <p>Spradlin Sandra L
 200 Boggs Circle
 Long Beach, MS 39560</p> |
| <p>Jones Russell L II and Patricia A
 116 Boggs Circle
 Long Beach, MS 39560</p> | <p>Scialdone Rosalie B
 114 Boggs Circle
 Long Beach, MS 39560</p> | <p>Cogley Carolyn J -Trustee-
 112 Boggs Circle
 Long Beach, MS 39560</p> |
| <p>Kriner Jennifer W
 110 Boggs Circle
 Long Beach, MS 39560</p> | <p>Graham Patricia Lynette
 111 Boggs Circle
 Long Beach, MS 39560</p> | <p>Shupe John W and Bridgett B
 113 Boggs Circle
 Long Beach, MS 39560</p> |
| <p>Barker Michael Taylor
 344 Arbor Station Drive
 Long Beach, MS 39560</p> | | |

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on January 31, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-two (22) property owners within 200' of 102 South Island View Avenue, Tax Parcel 0612F-02-117.000, notifying them that a public meeting will be held, February 24, 2022, to consider an application for a Short-Term Rental filed by Jarret and Katie Winkelman (owners) and Kristin Stachura Allen-Busch Realty Group (property manager).

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

Stacey Dahl
STACEY DAHL, AFFIANT

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

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

- Vol. 271 No. 5 dated 4 day of February, 2022
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

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

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 7 day of Feb, A.D. 2022.

Debbie A. Ore
Notary Public



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

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

John Allen, 98 South Island View Avenue, stated his area is a neighborhood watch community and with a vacation rental in the area, how are they to know who belongs in the neighborhood. He also has concerns about the number of people allowed to stay in the home and the large parties that are thrown at the vacation rental that is already in the neighborhood.

Jamie Elston, 98 South Island View Avenue, is concerned there is not enough parking for the guest of the short-term rental.

Anaise Beany, 115 South Island View Avenue, is opposed to the short-term rental and is concerned that Busch Realty will not be the only property manager and if there is a problem with loud noise, who do they call. She stated that there are several people who live in her neighborhood that did not receive a public hearing notice. She is also concerned that 8 people will be staying in the home with only 2 bathrooms.

Bernell Martensen, 113 South Island View Avenue, stated she has concerns regarding the density of short-term rentals in a residential area. She believes there is little criteria to obtain a short-term rental license in the city and she is opposed to the short-term rental in her neighborhood.

Buddy Hall, 18030 Allen Road, spoke in favor of the short-term rental stating that short-term rentals are increasing the property values in the city.

Rosanna Barnes, 118 South Island View Avenue, has no objection to a short-term rental. She manages properties and says she does not see it being a devastating issue.

Jade Phung, 1024 West Railroad Street, states she believes in rules for the short-term rentals. She just purchased a home to be a short-term rental and believes they support the community.

Mr. Beany, 115 South Island View Avenue, spoke in opposition of the short-term rental stating that he believes long term residents are getting lost in the shuffle of short-term rentals. He feels rent and taxes will rise and the burden will fall on the long-term residents.

Commission Vice Chairman Barlow made motion, seconded by Commissioner Shaw and unanimously carried to close the Public Hearing.

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


LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

The second public hearing to consider a Short-Term Rental for property located at 200 Greenwood Avenue, Tax Parcel 0611O-04-035.000, submitted by Stacy LaMarche and Brent Bellini (owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager), as follows:

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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>200 Greenwood Ave</u>		Tax Parcel # <u>06110-04-035.000</u>					
(Location of Short-Term Rental)							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Stacy LaMarche & Brent Bellini</u>							
Property Owner's Address: <u>220 3rd St Baraboo, WI 53913</u>							
Property Owner's Mailing Address, if different from above:							
<div style="display: flex; justify-content: space-between;"> City State Zip </div>							
Property Owner's Phone No: <u>608-408-4946</u>		Email Address: <u>stucemonster98@yahoo.com</u>					
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Kristin Stachura Allen - Property Management Division of Busch Realty Group</u>							
Property Manager's Address: (Must be a local contact)							
<div style="display: flex; justify-content: space-between;"> <u>1715 25th Ave</u> <u>Gulfport, MS 39501</u> </div>							
<div style="display: flex; justify-content: space-between;"> City State, Zip </div>							
Property Manager's Phone No.: <u>228-697-1155</u>		Email Address: <u>vacation@br-gulfcoast.com</u>					
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> Mississippi Sales Tax ID # <u>47-4933398</u> Recorded Warranty Deed Parking Rules & Plan Trash Management Plan Copy of Proposed Rental Agreement Proof of Liability Insurance, which included short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> OWNERSHIP: Please provide a recorded warranty deed FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). INCOMPLETE APPLICATIONS will not be processed. 							
AFFIDAVIT							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.							
<u>Kristin Stachura Allen</u> PRINT NAME	 SIGNATURE	<u>1/31/22</u> DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>6</u>				
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.							
Building Official Signature: _____		Date: _____					
Fire Inspector Signature: <u>Janetty Douglas</u>		Date: <u>2/9/2022</u>					
COMMENTS: _____							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Date Received: <u>1-31-22</u></td> </tr> <tr> <td style="padding: 5px;">Agenda Date: <u>2-24-22</u></td> </tr> <tr> <td style="padding: 5px;">Amount Due/Paid: <u>200.00</u></td> </tr> <tr> <td style="padding: 5px;">Check #: <u>2774</u></td> </tr> </table>				Date Received: <u>1-31-22</u>	Agenda Date: <u>2-24-22</u>	Amount Due/Paid: <u>200.00</u>	Check #: <u>2774</u>
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Agenda Date: <u>2-24-22</u>							
Amount Due/Paid: <u>200.00</u>							
Check #: <u>2774</u>							

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

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #215168

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, PATRICIA S. RHODES, a widow, 2960 Willow Drive, Bettendorf, IA 52722, 618-367-3847, does hereby sell, convey and warrant unto STACY LAMARCHE and BRENT BELLINI, 220 3rd Street, Baraboo, WI 53913-3443, 608-408-4946, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Thirty-seven (37), Block Two (2), GREEN MEADOWS SUBDIVISION, a subdivision according to the 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 24 at Page 40 thereof, reference to which is hereby made in aid of and as a part of this description.

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

THE GRANTOR herein is the surviving joint tenant of CARLYLE J. RHODES whose Death Certificate copy is attached hereto for reference.

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

WITNESS MY SIGNATURE, on this the 2nd day of November, 2021.



PATRICIA S. RHODES

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 2nd day of November, 2021.



NOTARY PUBLIC

My Commission Expires:



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



Blue-Mae Marie Beach House

Parking Rules

- Parking in **ONLY** allowed in the driveway.
- **DO NOT** park in the street or on the grass. If you park in the street or on the grass, your vehicle is subject to being towed at your expense.

Garbage Pickup

- Garbage pickup is every Monday morning.
- Recycle pickup is every Monday afternoon.
- Place cans at the end of the driveway, as close to the road as possible, without the cans being in the road, on Sunday night.
- **DO NOT** place cans close to any mailboxes, landscaping, or anything else that would prevent the garbage company from being able to empty the cans.
- Once cans have been emptied, bring them in and place them back up under the house.
- During inclement weather, ensure that cans have

Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL of my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

_____	_____	_____	_____
Responsible Guest	Date	Property Manager	Date

*Busch Realty Group is a licensed Real Estate Brokerage the State of Mississippi. The MS Real Estate Commission requires us to disclose that you that our relationship with you is as a customer, not as a client. Please sign the attached form, Working with a Real Estate Broker, as a customer.



Blu-Mae Marie Beach House

Rental Agreement and House Rules:

Check In: Check in for arriving guest will be 4:00pm.
Check Out: Check out for departing guests will be 10:00am.

- Absolutely **NO SMOKING** inside the property! Please dispose of cigarette butts safely and do not leave them on the grounds of the property. **IF YOU OR ANY OF YOUR GUESTS SMOKE INSIDE OF THE PROPERTY, A \$500 FEE WILL BE ASSESSED. PRIMARY GUEST IS RESPONSIBLE FOR ALL COSTS INCURRED WITH DAMAGES AND MITIGATION IF COSTS EXCEED \$500.**
- **NO PARTIES OR EVENTS OF ANY KIND** are to be held at this property. Unauthorized parties or events will be assessed a **\$500 FINE!**
- **MAX NUMBER OF GUESTS ALLOWED IS 6.** **NO** overnight guest other than those listed on your guest registration when your reservation was made. If you have any overnight guests, other than those listed on your reservation, they will be required to leave, and **you will be fined \$100 per guest** that is not listed on our registration.
- The City of Long Beach noise ordinance states that **QUIET HOURS** are between 10:00pm – 8:00am. This simply means no loud music or high-energy activity outside during these hours.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **ALL GUESTS** are subject to removal from the property, by Property Management, for violating any terms of this agreement. **NO REFUNDS** will be given.
- Parking is **ONLY** allowed in the driveway. **NO PARKING** is allowed on the street or grass.
- **NO** sandy or dirty beach items, shoes, etc. allowed inside the property. Please use the hose to rinse off all sandy/dirty items. Shake out towels and clothing and remove sandy shoes prior to entry.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **DO NOT** move furniture for its current placement. No inside furniture is to be moved outside. No outside furniture is to be moved inside.
- **NO** wet towels or clothing items on any of the furniture, beds, flooring, or carpet/rugs.
- **NO** trailers, boats or RV's are permitted without prior approval.
- When checking out, I agree to follow the check-out instructions at the property.
- Any loss/damages are to be reported **IMMEDIATELY.** You are responsible for any loss or damage to items, apart from normal wear-and-tear items such as light bulbs, etc. Any damages or missing items during your visit will forfeit or be deducted from your security deposit.

Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

_____	_____	_____	_____
Responsible Guest	Date	Property Manager	Date

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



Blu-Mae Marie Beach House
Guest Registration Form

**YOU MUST SEND A COPY OF YOUR VALID, GOVERNMENT ISSUED ID through VRBO, or by text to 228-224-3976.
YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED,
OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION.**

Primary Renters Driver's License Information:

Primary Guest Full Name	
Driver's License Number	
State of Issue	
Driver's License Expiration Date	
Driver's Birthdate	
Driver's Current Address	
City, State, Zip	
Phone Number	

Pet Policy:

Not all of our properties are pet friendly, but a few are. For those properties, we welcome your well-behaved, house broken pet. Please complete the information about your pet below. There is a 2-pet maximum, with a non-refundable \$75.00 pet fee, per pet. *Any evidence of unregistered pets will result in a \$500 fine.* Pets must remain leashed while outside of the property and all pet waste must be cleaned up. Any holes in the yard must be filled in and any damages to the interior or exterior of the property will be the financial responsibility of the pet owner. Due to insurance restrictions, the following breeds are not permitted: Ankita, Cane Corso, Chow, Doberman Pincher, German Shepherd, Great Danes, Mastiffs, Pit Bull, Rottweiler, Siberian Husky, Staffordshire Terrier, Wolf-Hybrids or any breed mixed with any of the listed.

Breed	NO PETS PERMITTED	Age		Weight	
Breed	AT THIS PROPERTY	Age		Weight	

I understand the above pet policy.

Printed Name: _____ Signature: _____ Date: _____



Blu-Mae Marie Beach House
Guest Registration Form

YOU MUST PROVIDE THE FIRST AND LAST NAME OF EACH GUEST STAYING OVERNIGHT AT THE PROPERTY STARTING WITH THE GUEST WHO'S NAME THE RESERVATION WAS MADE IN.

THE NUMBER OF GUEST ON YOUR LIST MUST MATCH THE NUMBER OF GUESTS ON YOUR RESERVATION WHEN YOU BOOKED IT. IF YOU NEED TO ADD A GUEST, YOU MUST REQUEST THE CHANGE THROUGH VRBO.

Primary Guest		Age	
Guest 2		Age	
Guest 3		Age	
Guest 4		Age	
Guest 5		Age	
Guest 6		Age	

Vehicle Registration:

*3 Vehicle Max

Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	

**YOU MUST SEND IN A COPY OF YOUR VALID, GOVERNMENT ISSUED, PHOTO ID.
You can send it through VRBO, by email to
vacation@br-gulfcoast.com, or by text to 228-224-3976.
YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED,
OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION!!**

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

Palomar Specialty Insurance Company
 PO Box 357965, Gainesville, FL 32635
 Phone: 352-224-2820

D-BILL: WELLS FARGO BANK, N.. #936 PAGE: 1
 AMENDED DEC: EFF: 11/02/21 END#: 0002

CABRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965	PRODUCER: 801310 (228) 875-7777 LEMON MOHLER INSURANCE AGENCY 806 WASHINGTON AVE OCEAN SPRINGS, MS 39564-4638																																				
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Palomar Specialty Insurance Company
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D-BILL: WELLS FARGO BANK, N.. #936 PAGE: 2
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** IMPORTANT ** THE LIMIT OF LIABILITY FOR THIS STRUCTURE (COVERAGE A) IS BASED ON AN ESTIMATE OF THE COST TO REBUILD YOUR HOME, INCLUDING AN APPROXIMATE COST FOR LABOR AND MATERIALS IN YOUR AREA, AND SPECIFIC INFORMATION THAT YOU HAVE PROVIDED ABOUT YOUR HOME.																																																																													
* CONTINUED * Date Issued: 12/10/21 Countersigned by: Authorized Representative																																																																													

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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that nineteen (19) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

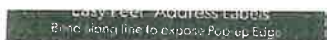
Stacy LaMarche and Brent Bellini, 220 3rd Street, Baraboo, WI, 53913, (owner) and Kristin Stachura Allen, Busch Realty Group, 1715 25th Avenue, Gulfport, MS, 39501, (property manager), have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 200 Greenwood Avenue, Long Beach, MS, 39560, Tax Parcel 06110-04-035.000. The legal description is as follows:

LOT 37 BLK 2 GREEN MEADOWS SUBD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, February 24, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1584 • FAX 863-1588



LBS Group LLC
Attn: Rajesh Gupta
424 Fort Hill Drive
Suite 144
Naperville, IL 60540

Thomas Robert B ETAL
734 Parkwood Drive
Long Beach, MS 39560

Marshall Aline Mary -Trustee-
202 Greenwood Drive
Long Beach, MS 39560

S&P Properties Inc
718 Parkwood Drive
Long Beach, MS 39560

Heinrichs Jacob E and Sherri E
5043 Beatline Road
Long Beach, MS 39560

Gillen Mary L
201 Greenwood Drive
Long Beach, MS 39560

Stroup Carmen L
203 Greenwood Drive
Long Beach, MS 39560

Smith John Lee
205 Greenwood Drive
Long Beach, MS 39560

Bullock Paul W Jr and Ruth Ann R
207 Greenwood Drive
Long Beach, MS 39560

Godard Aaron S
290 North Burke Avenue
Long Beach, MS 39560

Dodd Edgar Roy Sr
288 North Burke Avenue
Long Beach, MS 39560

Longnecker Thomas L and Bonnie B
286 North Burke Avenue
Long Beach, MS 39560

Wolsieffer Edward A
6496 Simmons Drive
Long Beach, MS 39560

Massingill Joyce
282 North Burke Avenue
Long Beach, MS 39560

Smith Lorelei J -L/E-
405 Meadow Wood Circle
Long Beach, MS 39560

Stancil Joan Drace -ETAL-
407 Meadow Wood Drive
Long Beach, MS 39560

Weede Michael and Isabelle
409 Meadow Wood Drive
Long Beach, MS 39560

David Michael B and Judi K
208 East Old Pass Road
Long Beach, MS 39560

Fayard Lionel T Jr
280 North Burke Avenue
Long Beach, MS 39560

431

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.

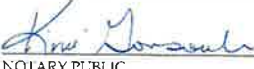
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on January 31, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to nineteen (19) property owners within 200' of 200 Greenwood Avenue, Tax Parcel 06110-04-035.000, notifying them that a public meeting will be held, February 24, 2022, to consider an application for a Short-Term Rental filed by Stacy LaMarche and Brent Bellini (owners) and Kristin Stachura Allen-Busch Realty Group (property manager).

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


STACEY DAHL, AFFIANT

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


NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication




STATE OF MISSISSIPPI
COUNTY OF HARRISON

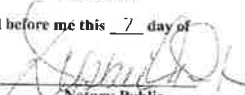
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said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

Vol. XVI No. 5 dated 4 day of February, 2022
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__

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


Publisher

Sworn to and subscribed before me this 7 day of Feb, A.D. 2022.


Notary Public



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

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

Commission Vice Chairman Barlow made motion, seconded by Commissioner Shaw and unanimously carried to close the Public Hearing.

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

The third public hearing to consider a Short-Term Rental for property located at 18030 Allen Road, Tax Parcel 0611I-02-003.013, submitted by Phillip Hoang (owner) and Mai Nguyen (property manager), as follows:

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

433

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION:											
ADDRESS: <u>18030 Allen Road</u>		Tax Parcel: <u>0611-02-003.</u>									
<small>(Location of Short-Term Rental)</small>		<u>013</u>									
OWNER'S INFORMATION:											
Property Owner's Name: <u>Phillip Hoang</u>											
Property Owner's Address: <u>18028 allen Road Long Beach, ms. 39560</u>											
Property Owner's Mailing Address, if different from above: <u>Same as above</u>											
Property Owner's Phone No: <u>228-222-1500</u>	Email Address: <u>Buddy Hall 2010@yahoo.com</u>	<small>City State Zip</small>									
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental?											
PROPERTY MANAGER INFORMATION:											
Property Manager's Name: <u>Mai Nguyen</u>											
Property Manager's Address: (Must be a local contact) <u>18028 allen Road Longbeach, ms 39560</u>											
Property Manager's Phone No.: <u>228-3830101</u>	Email Address: <u>Buddy Hall 2010@yahoo.com</u>	<small>City State Zip</small>									
PLEASE PROVIDE THE FOLLOWING:											
<ul style="list-style-type: none"> <input type="checkbox"/> Mississippi Sales Tax ID # <u>1044-5965</u> <input checked="" type="checkbox"/> Recorded Warranty Deed <input checked="" type="checkbox"/> Parking Rules & Plan <input checked="" type="checkbox"/> Trash Management Plan <input checked="" type="checkbox"/> Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> Proof of Liability Insurance, which included short term rental coverage 											
ADDITIONAL INFORMATION:											
<ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 											
AFFIDAVIT											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.											
<u>Phillip Hoang</u>	<u>Phillip Hoang</u>	<u>Dec 27, 2021</u>									
<small>PRINT NAME</small>	<small>SIGNATURE</small>	<small>DATE</small>									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy: <u>9</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>4</u>	Number of people home can accommodate: <u>10</u>								
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: <u>Muel & Selich</u>		Date: <u>1/10/22</u>									
Fire Inspector Signature: <u>Janet Dask</u>		Date: <u>1/10/2022</u>									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date Received: <u>12-29-21</u></td> <td style="width: 50%;"></td> </tr> <tr> <td>Agenda Date: <u>2-29-22</u></td> <td></td> </tr> <tr> <td>Amount Due/Paid: <u>200.00</u></td> <td></td> </tr> <tr> <td>Check #: <u>1089</u></td> <td></td> </tr> </table>				Date Received: <u>12-29-21</u>		Agenda Date: <u>2-29-22</u>		Amount Due/Paid: <u>200.00</u>		Check #: <u>1089</u>	
Date Received: <u>12-29-21</u>											
Agenda Date: <u>2-29-22</u>											
Amount Due/Paid: <u>200.00</u>											
Check #: <u>1089</u>											

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

City of Long Beach Permit office,

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

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

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

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

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

Thanks for all your time and help,


Phillip Hoang

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



1st Judicial District
Instrument 2016 5072 D - J1
Filed/Recorded 8/23/2016 08:20 A
Total Fees \$ 12.00
3 Pages Recorded

PREPARED BY:
Michael J. Yestzen
Esplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860
MS Bar # 100866

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

BOBBY NGUYEN & LUA NGUYEN
1650 S. YATES STREET
DENVER, CO 80219
228.731.5525

do hereby sell, convey, and warrant unto
PHILIP L. HOANG
18030 ALLEN ROAD
LONG BEACH, MS 39560
228.236.8645

The following described land and property, lying and being situated in Harrison County,

Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: LOT FOURTEEN (14), ALLEN ROAD SUBDIVISION, PHASE II, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

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

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

WITNESS the signatures of the Grantors on this the 19th day of August, 2016.

BOBBY NGUYEN - GRANTOR

LUA NGUYEN - GRANTOR

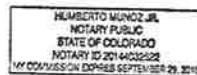
STATE OF COLORADO
COUNTY OF Jackson

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

GIVEN under my hand and official seal of office.

My Commission Expires: 09-29-2018

NOTARY PUBLIC



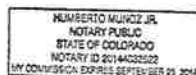
STATE OF COLORADO
COUNTY OF Jackson

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

GIVEN under my hand and official seal of office.

My Commission Expires: 09-29-2018

NOTARY PUBLIC



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

3

EXHIBIT "A"

Legal Description: LOT FOURTEEN (14), ALLEN ROAD SUBDIVISION, PHASE II, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, IN PLAT BOOK 39 AT PAGE 7, THEREOF, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION, TOGETHER WITH ALL THE RIGHTS, PRIVILEGES, IMPROVEMENTS AND APPURTENANCES TO THE SAME BELONGING OR IN ANY WISE APPERTAINING. (TAX PARCEL # 0611I-02-003,013)

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company
**Dwelling Special
New Business**



Premium Summary

Dwelling #1: \$3,045.00
18030 ALLEN RD
LONG BEACH MS 39560-3600
Policy Coverages \$0.00
Additional Costs \$0.00
Total Policy Premium \$3,045.00

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

Policy Discounts

Paperless Discount
Claims Free Discount
Auto/Home Discount
Paid in Full Discount

Dwelling Discounts

The following discounts apply to one or more dwellings on this policy.
18030 ALLEN RD, LONG BEACH MS 39560-3600
Deadbolts, Smoke Alarm and Fire Extinguisher

Policy Summary

Policy Number:
102-452-282
Policy Period:
12/27/2021 to 12/27/2022 12:01 A.M. Standard Time

Named Insured(s):

PHILLIP HOANG
18028 ALLEN RD
LONG BEACH MS 39560-3600

Contracted Agency:

JOHNSON & JOHNSON INC - #079001
PO BOX 899
CHARLESTON SC 29402

Your Agent:

LMS INC - #803714
806 WASHINGTON AVENUE
CA # 0143626
OCEAN SPRINGS MS 39564

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

Occupancy: Rental	Residence Type: 1 Family Residence	Construction Type: Brick Veneer	Year Built: 1996	Protection Class Code: 5	Territory: 1
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Additional Interests

Description of Interest: Lienholder	Name: PENNYMAC LOAN SERVICING LLC, ISAOA	Address: PO BOX 6618, SPRINGFIELD OH 45501-6618
---	---	---

Loan/Contract Number: 8008290910

Coverage Detail

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

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

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company

Policy Period: 12/27/2021 - 12/27/2022

Policy Number: 102-452-282

Policy Type: Dwelling Special



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

Important Information

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

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

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

Premium \$3,045.00

Your Policy Documents

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

Policy Level Forms (Forms that apply to all Dwelling)

- DW-CW-X-0004(05-17) - Criminal Acts Exclusion
- IL-CW-G-0001(01-15) - Signature Endorsement
- IL-CW-G-0010(07-17) - Additional Policy Protection
- DS-MS-A-0001(03-19) - Special Provisions - Mississippi
- DS-CW-P-0001(03-18) - Dwelling Property - Special Form
- DW-CW-G-0001(01-15) - Condemnation Endorsement
- Forms that apply to Dwelling #1: 18030 ALLEN RD, LONG BEACH MS 39560-3600**

- DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
- DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism
- DY-CW-C-0001(01-16) - Premises Liability Endorsement
- DS-CW-C-0003(06-17) - Water Damage Coverage
- DS-CW-C-0009(03-17) - Ordinance or Law Coverage
- DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- DS-CW-G-0001(01-15) - Construction Cost Index
- DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism
- IP-CW-C-0004(01-15) - Reinstatement of Limit
- DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
- DY-CW-C-0005(01-16) - Property Manager - Premises Liability
- DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value

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

Page 2 of 3

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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company

Policy Period: 12/27/2021 - 12/27/2022

Policy Number: 102-452-282

Policy Type: Dwelling Special



DS-CW-C-0007(03-16) - Water Backup And Sump Overflow

DS-CW-C-0002(01-16) - Permitted Vacancy or Seasonal Usage Clause

DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion

DW-CW-N-0002(10-20) - Important Notice - Terrorism Insurance Coverage

Policy Maintenance Information

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

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

LMS INC
(228) 875-7777

Report a Claim: 1-800-375-2075

American Modern Insurance Group

Mailing address
PO Box 5323
Cincinnati, OH 45201-5323

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

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

Page 3 of 3

The Clerk reported that twenty-nine (29) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

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MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
 City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

Phillip Hoang, 18028 Allen Road, Long Beach, MS, 39560 (owner) and Mai Nguyen, 18028 Allen Road, Long Beach, MS, 39560 (property manager), have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 18030 Allen Road, Long Beach, MS, 39560, Tax Parcel 06111-02-003 013. The legal description is as follows:

LOT 14 ALLEN ROAD SUBD PHASE 2 SEC 12-8-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, February 24, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
 Chairman
 Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1551 • FAX 863-1558

Valerie N Hoang 18028 Allen Road Long Beach, MS 39560	Li Jie Hua 18026 Allen Road Long Beach, MS 39560	Spiers, Jamie A and Hetty L 18024 Allen Road Long Beach, MS 39560
Kenny Philip B 324 Woodcrest Drive Long Beach, MS 39560	Hammond, Justin Ray 322 Woodcrest Drive Long Beach, MS 39560	Doyle, Timothy C 320 Woodcrest Drive Long Beach, MS 39560
McDermott, Joni 325 Woodcrest Drive Long Beach, MS 39560	Quirarte Mejia Jesus and Delia C 323 Woodcrest Drive Long Beach, MS 39560	Foreman Benjamin R 321 Woodcrest Drive Long Beach, MS 39560
Kennedy Janice M 18031 Allen Road Long Beach, MS 39560	Ray Joseph A 18033 Allen Road Long Beach, MS 39560	Ladner, Aubrey Kent and Denise Diane 5148 Mitchell Road Long Beach, MS 39560
Arney Gary L 18037 Allen Road Long Beach, MS 39560	478 Pinecrest, LLC 117 Shadowlawn Avenue Pass Christian, MS 39571	Pierson David 476 Pinecrest Circle Long Beach, MS 39560
Mankiewicz, Stephanie J 474 Pinecrest Circle Long Beach, MS 39560	Hertzog William B and Kari L 472 Pinecrest Circle Long Beach, MS 39560	Scott Cedric A PO Box 16706 Hattiesburg, MS 39404
Nguyen Phong Van and Tuan Van and Chris 18034 Allen Road Long Beach, MS 39560	Holt James G D and Hare Deborah L 18032 Allen Road Long Beach, MS 39560	Derbigny Clark A and Connie B 5510 Paula Drive Long Beach, MS 39560
McCarroll Betty P 5514 Paula Drive Long Beach, MS 39560	Yarbrough Jennie 5520 Paula Drive Long Beach, MS 39560	Douglas Robert L Jr and Susan F 116 Boggs Circle Long Beach, MS 39560
Stevison Elton R and Kelly S PO Box 10055 Gulfport, MS 39505	Morris David C and Margaret 5530 Paula Drive Long Beach, MS 39560	Jacobs James E and Josephine 1 Rosalie Drive Long Beach, MS 39560
Jamison Ronnie L and Terry L 2 Rosalie Drive Long Beach, MS 39560	Hart Jaclyn M 5536 Paula Drive Long Beach, MS 39560	

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred (200') of the subject property, when applications for zoning map changes, variances, appeals, etc. are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on January 31, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-nine (29) property owners within 200' of 18030 Allen Road, Tax Parcel 06111-02-003.013 notifying them that a public meeting will be held, February 24, 2022, to consider an application for a Variance filed by Phillip Hoang (owner) and Mai Nguyen (property manager).

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

Stacey Dahl
STACEY DAHL, AFFIANT

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

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

- Vol. ~~XVI~~ No. 5 dated 4 day of February, 2022
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

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

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 7 day of Feb, A.D. 2022.

Debbie A. Orr
NOTARY PUBLIC
Commission Expires 08-27-2025
ID # 89088
Harrison County
STATE OF MISSISSIPPI

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Commission Vice Chairman Barlow made motion, seconded by Commissioner Levens and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Levens and unanimously carried recommending to deny the Short-Term Rental due to an incomplete packet.

The fourth public hearing to consider a Variance located at 18590 Ray Road, Tax Parcel 0611J-01-034.002, submitted by Jerry Paige, as follows:

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



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

Office use only
Date Received 1-25-22
Zoning R-1
Agenda Date 2-24-22
Check Number 101

VARIANCE REQUEST

I. Tax Parcel Number(s): 0611J-01-034.002

II. Address of Property Involved: 18540 Bay Rd. Long Beach, MS 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
I request a variance from the code requirements to install a sidewalk on the north side of Bay Road commencing at Klondyke Road and running east 140'. I request not to install this sidewalk.

****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? This property is located on the north side of Bay Rd, which is a very narrow road. This condition requires vehicle traffic traveling west bound on Bay Rd to veer off the road to allow oncoming traffic from Klondyke Rd to turn onto Bay Rd. A side walk on the north side of Bay Rd. would put pedestrian traffic in harms way.

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 above stated condition has existed for numerous years prior to my purchase of the property.

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? Due to the narrow width of Bay Rd, a sidewalk would only be productive if the street was widened. To install a sidewalk prior to the widening of Bay Rd would be an unwarranted expense. If the zoning board denies this request it would be beneficial to all parties to widen Bay Rd prior to the installation of the sidewalk.

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. It is understood that this is a newly established code requirement, however, no other property in the area has a sidewalk and a side walk at this location would be non productive to the neighborhood.

MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

Jerry Paige
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

205 Royal Drive
Owner's Mailing Address

Agent's Mailing Address

Long Beach, MS 39560
City State Zip

City State Zip

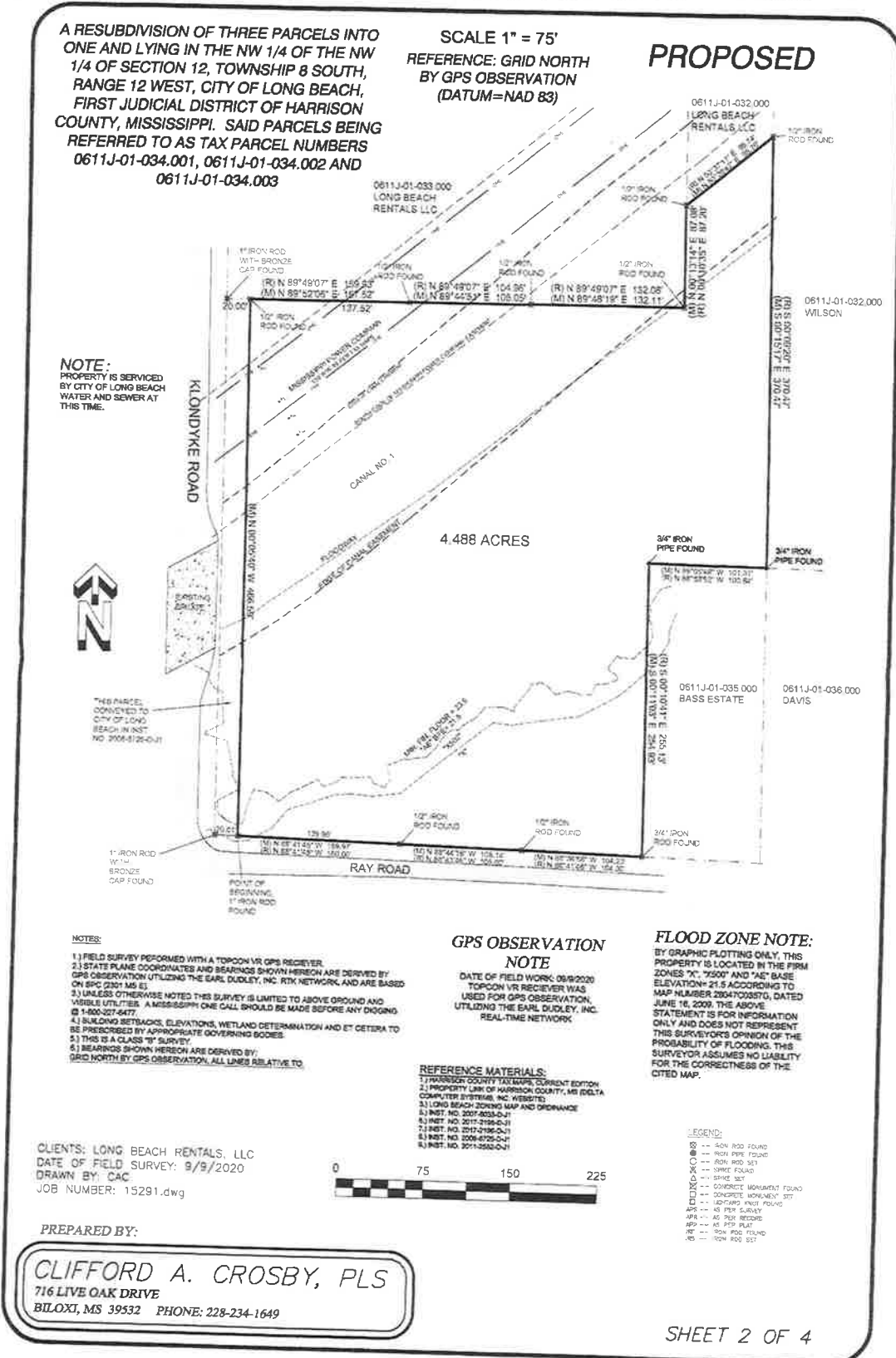
228-863-6072
Phone

Phone

[Signature] 1-24-22
Signature of Rightful Owner Date

Signature of Applicant Date

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



The Clerk reported that thirteen (13) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

445

MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach



LEGAL NOTICE
PUBLIC MEETING

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

Jerry Paige, 205 Royal Drive, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 18590 Ray Road, Tax Parcel 0611J-01-034.002. The legal description is as follows:

-D/C- 2008/6744 MARUERITE S CUEVAS 1.1 AC BEG 160 FT E OF INTER OF N MAR OF RAY RD & E MAR OF KLONDYKE RD ELY ALONG RAY RD 105 FT N 472.9 FT W 105 FT S 470.2 FT TO POB PART OF NW 1/4 OF NW 1/4 OF SEC 12-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, February 24, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room contact at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the City if they have any questions concerning the Variance.

/s/ signed
 Chairman
 Planning Commission

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

- | | | |
|---|--|---|
| <p>Necaise Margaret Ann -L/E-
 548 Klondyke Road
 Long Beach, MS 39560</p> | <p>Seal Phyllis E
 18595 Ray Road
 Long Beach, MS 39560</p> | <p>Kuntz Deena N and Wayne
 18591 Ray Road
 Long Beach, MS 39560</p> |
| <p>Ogilvie David N and Rose E
 18583 Ray Road
 Long Beach, MS 39560</p> | <p>Davis James E Jr and Cheryl V
 18580 Ray Road
 Long Beach, MS 39560</p> | <p>Bass Marguerite Stephanie W -Estate-
 18588 Ray Road
 Long Beach, MS 39560</p> |
| <p>Wilson Shirley M ETAL
 18562 Ray Road
 Long Beach, MS 39560</p> | <p>Huey Patrick D and Rachelle
 PO Box 2581
 Gulfport, MS 39505</p> | <p>Coastal Car Wash of the South LLC
 PO Box 962
 Long Beach, MS 39560</p> |
| <p>Thomas Shelia Ann and Charles
 Matthew
 5061 South Mitchell Road
 Long Beach, MS 39560</p> | <p>Mississippi Power Company
 Po Box 4079
 Gulfport, MS 39502</p> | <p>Olaivar Frank and Sheryl
 228 Boggs Circle
 Long Beach, MS 39560</p> |
| <p>Woodfield Ida Faye
 533 Klondyke Road
 Long Beach, MS 39560</p> | | |

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on January 31, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to thirteen (13) property owners within 160' of 18590 Ray Road, Tax Parcel 0611J-01-034.002, notifying them that a public meeting will be held, February 24, 2022, to consider an application for a Variance filed by Jerry Paige (owner).

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

Stacey Dahl
STACEY DAHL, AFFIANT

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

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

- Vol. ~~27~~ No. 5 dated 4 day of February, 20 22
- Vol. ___ No. ___ dated ___ day of ___, 20 ___
- Vol. ___ No. ___ dated ___ day of ___, 20 ___
- Vol. ___ No. ___ dated ___ day of ___, 20 ___
- Vol. ___ No. ___ dated ___ day of ___, 20 ___
- Vol. ___ No. ___ dated ___ day of ___, 20 ___
- Vol. ___ No. ___ dated ___ day of ___, 20 ___

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

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 7 day of Feb., A.D. 2022.



Debbie A. Pritchard
Notary Public

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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commissioner Shaw made motion, seconded by Commissioner Kruse and unanimously carried to table the variance to the next regular scheduled meeting on March 10, 2022, due to the applicant being absent.

Commissioner Levens recused himself at this time.

The fifth public hearing to consider a Variance located at 5134 Beatline Road, Tax Parcel 0511J-03-033.006, submitted by Beatline Road Mini Storage, LLC (owner) and Micah McNally (agent), as follows:

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



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

Office use only
Date Received 2-24-22
Zoning C-2
Agenda Date 1-27-22
Check Number 17080

VARIANCE REQUEST

I. Tax Parcel Number(s): 0511j-03-033.006

II. Address of Property Involved: 5134 Beatline Road

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
I am requesting a sign setback variance to allow the placement of a sign advertising and directing self-storage customers to our units located directly behind the retail spaces at 5132 Beatline Road.

****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? The only location that is suitable for a sign located adjacent to the road and does not meet the setback requirement because of the existing concrete driveway/parking spaces.
- 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 concrete driveway has been in existence long before we purchased the storage units behind the retail spaces. There is currently a sign in this area for one of the retail space businesses, Huff and Puff.
- 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 strictly follow the sign setback this sign would have to be installed in the existing concrete driveway and the retail spaces would lose customer parking. If this request is denied we would lose the ability to advertise our business and be unable to clearly direct our customers to this obscure location.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.
The right to advertise ones business with a street sign is a right enjoyed by businesses throughout Long Beach. The existence of the Huff & Puff demonstrates this would not be conferring a special privilege. The concrete parking lot does not allow for a sign to be installed under the current setback requirements.

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, casements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

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

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

Beatline Road Mini Storage, LLC
Name of Rightful Owner (PRINT)

PO Box 28
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-365-8511
Phone

Micah McNally 1/03/2022
Signature of Rightful Owner Date

Micah McNally
Name of Agent (PRINT)

PO Box 28
Agent's Mailing Address

Long Beach MS 39560
City State Zip

228-365-8511
Phone

Micah McNally 1/03/2022
Signature of Applicant Date

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

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 21-130

STATE OF MISSISSIPPI
HARRISON COUNTY
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Tuong X. Nguyen
3011 Amazon Street
New Orleans, LA 70114
504-914-6335

do hereby sell, convey and warrant unto

Beatline Road Mini-Storage, L.L.C.
4007 Beatline Road
Long Beach, MS 39560
228-864-9730

that certain tract, piece or parcel of land situated and being located in First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Section 10, T8S, R12W Harrison County, MS / LBSB #40

Page 1 of 3

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

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

WITNESS MY SIGNATURE, this the 15th day of September, 2021.



Tuong X. Nguyen

STATE OF MISSISSIPPI

COUNTY OF HARRISON

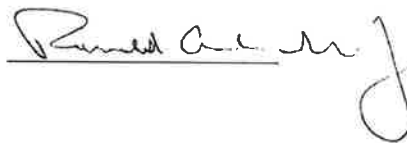
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Tuong X. Nguyen who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 15th day of September, 2021.

MY COMMISSION EXPIRES



NOTARY PUBLIC



Ronald Andrew Marion Jr

Page 2 of 3

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

Exhibit "A"

A parcel of land situated and being located in a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 20 minutes 43 seconds West a distance of 552.17 feet to a point; thence run North 88 degrees 48 minutes 17 seconds East a distance of 25.00 feet to a point on the easterly margin of Beatline Road; thence run North 00 degrees 19 minutes 24 seconds West a distance of 108.30 feet to a 1/2-inch iron rod; thence departing the easterly margin of Beatline Road run North 89 degrees 02 minutes 15 seconds East a distance of 189.58 feet to a 3/4-inch iron rod at the POINT OF BEGINNING of the parcel herein described;

thence run North 00 degrees 32 minutes 17 seconds West a distance of 108.30 feet to a 3/4-inch iron rod; thence run North 89 degrees 02 minutes 13 seconds East a distance of 264.15 feet to a 1/2-inch iron rod; thence run South 00 degrees 27 minutes 25 seconds East a distance of 108.30 feet to a point; thence run South 89 degrees 02 minutes 15 seconds West a distance of 264.00 feet to the POINT OF BEGINNING. Said parcel contains 0.657 acres, more or less.

LEGAL DESCRIPTION OF EASEMENT GRANTED FOR INGRESS AND EGRESS:

A parcel of land situated and being located in a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

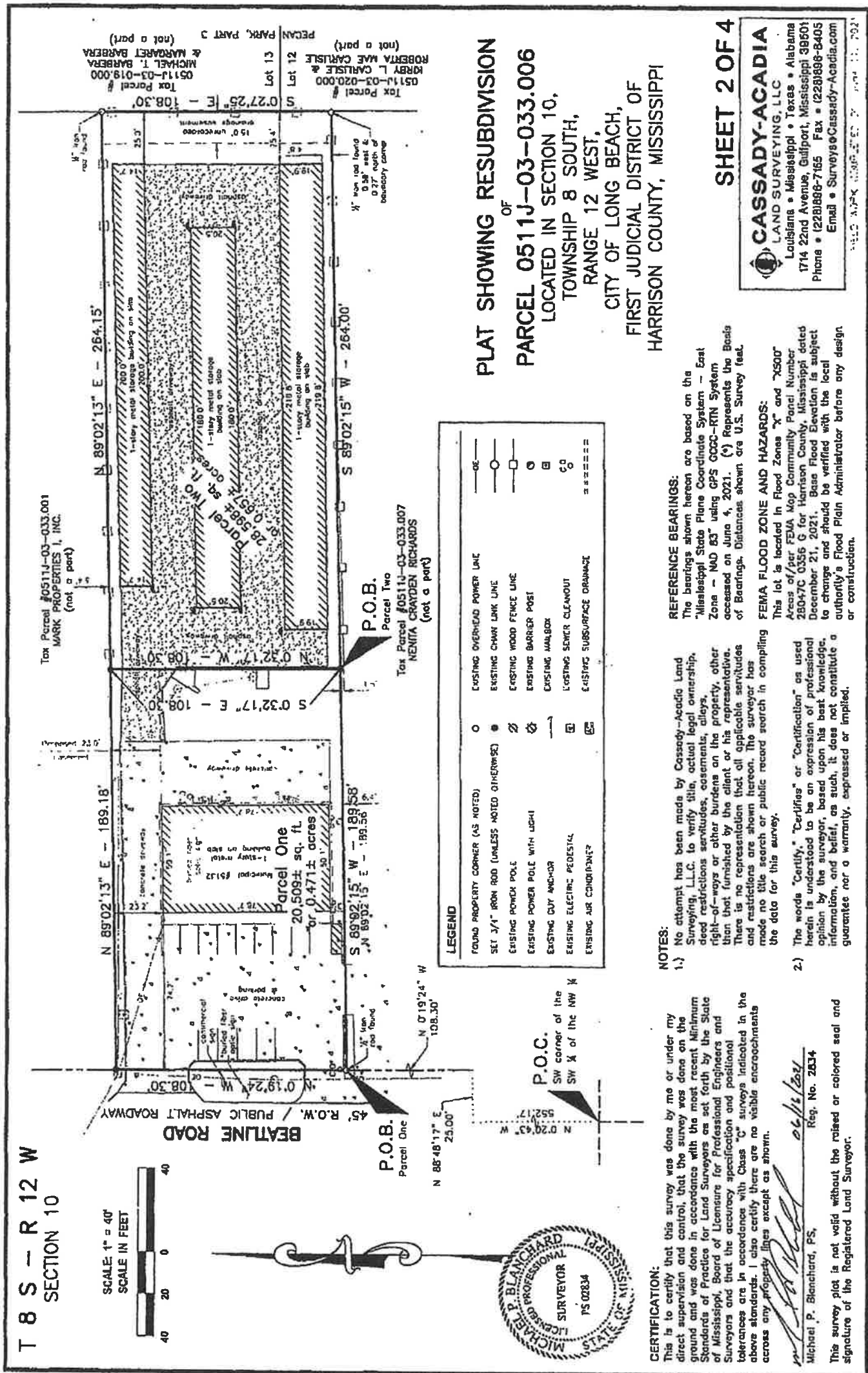
Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial of Harrison County, Mississippi; thence run North 00 degrees 20 minutes 43 seconds West a distance of 552.17 feet to a point; thence run North 88 degrees 48 minutes 17 seconds East a distance of 25.00 feet to a point on the easterly margin of Beatline Road; thence run North 00 degrees 19 minutes 24 seconds West a distance of 108.30 feet to a 1/2-inch iron rod; thence continue North 00 degrees 19 minutes 24 seconds West along the easterly margin of Beatline Road a distance of 85.30 feet to the POINT OF BEGINNING of the parcel herein described:

thence continue from said POINT OF BEGINNING North 00 degrees 19 minutes 24 seconds West along the easterly margin of Beatline Road a distance of 23.00 feet to a 3/4-inch iron rod; thence departing the easterly margin of Beatline Road run North 89 degrees 02 minutes 13 seconds East a distance of 189.18 feet to a 3/4-inch iron rod; thence run South 00 degrees 32 minutes 17 seconds East a distance of 23.00 feet to a point; thence run South 89 degrees 02 minutes 13 seconds West a distance of 189.26 feet to the POINT OF BEGINNING. Said parcel contains 0.099 acres, more or less.

This being Parcel Two and the easement as set out on the resubdivision filed as instrument number 2021-12031-D-J1 of the land records of the Chancery Clerk of Harrison County, Mississippi.

MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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



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

**MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach**



**LEGAL NOTICE
PUBLIC HEARING**

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

Beatline Road Mini Storage, LLC, PO Box 28 Long Beach, MS, 39560 (owner), and Micah McNally, PO Box 28, Long Beach, MS, 39560 (agent), have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicants are requesting a 15-foot property setback variance to allow the placement of a sign advertising and directing self-storage customers to units located directly behind retail spaces at 5132 Beatline Road. The City's requirement is 15 feet from front property line on C-2, General Commercial, property for sign placement.** The location of the request is 5134 Beatline Road, Long Beach, Mississippi, 39560, Tax Parcel Number 05111-03-033.006. The legal description is as follows:

1.1 AC BEG 660.5 FT N & 25 FT E OF SW COR OF NW 1/4 OF SEC 10 ON E MAROF BEATLINE RD N ALONG RD 108.3 FT E 453.3 FT S 108.3 FT W 453.6 FT TOPOB PART OF SW 1/4 OF NW 1/4 OF SEC 10-8-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, February 24, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-4558

AVERY 5160	Easy Peel Address Labels Bend along line to expose Pop-up Edge.	Go to avery.com/temp Use Avery Templates
Richards Nenita Crayden 324 East 3 rd Street Long Beach, MS 39560	Memorial Hospital at Gulfport PO Box 1810 Gulfport, MS 39502	Maxwell Darryl and Shirley 1199 Spring Drive Long Beach, MS 39560
Savner Mary Elizabeth 701 Dogwood Drive Long Beach, MS 39560	McMichael, John Fred Jr and Yvonne Dia 213 Ferguson Avenue Long Beach, MS 39560	Savarese Jeff and Debra 723 Briarwood Drive Long Beach, MS 39560
Matthews William E Jr and Sandra 12217 Vidalia Road Pass Christian, MS 39571	Scheid Michael J Sr 5147 Beatline Road Long Beach, MS 39560	VOMCK LLC PO Box 54 Long Beach, MS 39560
Sweet Family Trust 1468 Friel Street Burton, MI 48529	Sweet Sharifah Carolann -Trustee- 1468 Friel Street Burton, MI 48529	Davis, Jerry L and Brenda S 500 Evergreen Drive Long Beach, MS 39560
Luttrell Janette 115 Palmwood Drive Pass Christian, MS 39571	Dove Edwin O Jr and Mary Camille 504 Evergreen Drive Long Beach, MS 39560	Barbera Michael T and Margaret 506 Evergreen Drive Long Beach, MS 39560
Carlisle Kirby L and Roberta Mae 508 Evergreen Drive Long Beach, MS 39560	Kayes Michael T 510 Evergreen Drive Long Beach, MS 39560	Gilliand Brick A and Sheryl Landry 512 Evergreen Drive Long Beach, MS 39560
Lewis Mark D and Sadako Y 513 Evergreen Drive Long Beach, MS 39560	Mawe David Patrick and Nancy Grace 511 Evergreen Drive Long Beach, MS 39560	Douglas Eugene M and Mary L 509 Evergreen Drive Long Beach, MS 39560
Attipoe Trena H 507 Evergreen Drive Long Beach, MS 39560	Long Beach Properties, LLC 5015 Live Oak Drive Long Beach, MS 39560	Fleming Joseph M -Trustee- & WF 503 Evergreen Drive Long Beach, MS 39560
Brockup Aaron W and Justiniano DM 1103 Hickory Drive Long Beach, MS 39560	Mark Properties I Inc PO Box 1522 Gulfport, MS 39502	

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

- 1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
- 2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
- 3. That on January 31, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-six (26) property owners within 160' of 5134 Beatline Road, Tax Parcel 0511J-03-033.006, notifying them that a public meeting will be held, February 24, 2022, to consider an application for a Variance filed by Beatline Road Mini Storage, LLC (owner) and Micah McNally (agent).

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

Stacey Dahl
STACEY DAHL, AFFIANT

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

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

- Vol. VI No. 5 dated 4 day of February, 2022
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

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

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 7 day of Feb, A.D. 2022.

Debbie A. Davis
NOTARY PUBLIC
STATE OF MISSISSIPPI

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

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

Commission Vice Chairman Barlow made motion, seconded by Commissioner Shaw and unanimously carried to close the Public Hearing.

After considerable discussion, Commission Vice Chairman Barlow made motion, seconded by Commissioner Shaw and unanimously carried to take no action.

Commissioner Levens returned to the meeting at this time.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 24th day of February 2022, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

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

Absent the Regular Meeting were Commissioners Sawyer Walters and Jennifer Glenn.

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

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

City Advisor Bill Hessell left the meeting at this time.

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

457

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 0 Pineville Road, Tax Parcel 0511N-01-004.011, submitted by Long Beach Holdings, LLC, as follows:



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 2-1-22
Zoning R-1
Agenda Date 2-24-22
Check Number 00110

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511N-01-004.011
- III. GENERAL LOCATION OF PROPERTY INVOLVED: South of Pineville Road, 200' west of Mocking Bird Drive
- IV. ADDRESS OF PROPERTY INVOLVED: Not Available
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 2 acres
Into 3 lots
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

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

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

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

Name of Agent (PRINT)

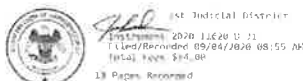
Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

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



Our File: B200120
PREPARED BY & RETURN TO:
Schwartz, Orgler & Jordan, PLLC, PO BOX 4632,
BILOXI MS 39535,
228-588-7441

9-RECORDED ORIGINAL

STATE OF MISSISSIPPI
COUNTY OF HARRISON

INDEX: 114+- ACRES IN SE 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12
WEST, HARRISON COUNTY, MS, 1ST JD.

WARRANTY DEED

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

YSONDE K. BOLAND AND KURT CAMERON BOLAND,

5776 Forsythia Avenue, Baton Rouge, LA 70808, 225-766-1529,

do hereby sell, convey and warrant unto

LONG BEACH HOLDINGS, LLC,

14397 Creosote Road, Gulfport, MS 39503, 228-669-7071,

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

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:

Commencing at the Northeast corner of the SE 1/4 of said Section 9, Township 8 South, Range 12 West, thence run West a distance of 1,763 feet; thence run South a distance of 400 feet; thence run West a distance of 877 feet to the West section line of that quarter, thence run South a distance of 2,240 feet to the section line in the Southwest corner of the quarter, thence run East a distance of 2,640 feet to the Southeast corner of Section 9; thence run North a distance of 2,640 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT (1) a lot 550 feet by 1,188 feet lying in the Southeast corner heretofore conveyed to Allen, and;

LESS AND EXCEPT (2) Commencing at the Northeast corner of the SE 1/4 of said Section 9, Township 8 South, Range 12 West, said point also being the point of beginning of the property herein conveyed; thence run West a distance of 161 feet, thence run South a distance of 416 feet, thence run West a distance of 205 feet; thence run North a distance of 416 feet, thence continue West a distance of 214 feet, thence run South a distance of 1,680 feet, thence run East a distance of 583 feet to the East Section line; thence run North a distance of 1,680 feet to the Point of Beginning.

LESS AND EXCEPT (3) a lot 208 feet by 416 feet heretofore conveyed to Jones lying 161 feet West of the point of beginning of the lands hereby conveyed.

The above described property being the same property conveyed in Deed Book 826 at Page 342 and as on the attached survey.

The above described property comprises parcel numbers 0511N-01-004.000; 0511N-01-004.001; 0511N-01-004.002; 0511N-01-004.003; 0511N-01-004.004; 0511N-01-004.005; 0511N-01-004.006; 0511N-01-004.007; 0511N-01-004.008; 0511N-01-004.009; and 0511N-01-004.010.

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

GRANTORS herein are the sole Surviving Heirs at Law of Diane Lingle Boland as per the Heirship Affidavits attached hereto.

This conveyance is made by Grantors pursuant to an exchange agreement and assignment of purchase contract as part of an indirect tax-deferred exchange of real estate under I.R.C. Section 1031.

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

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURES, on this the 3rd day of September, 2020,

Ysonde K. Boland
Ysonde K. Boland
Kurt Cameron Boland
Kurt Cameron Boland

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of September, 2020.

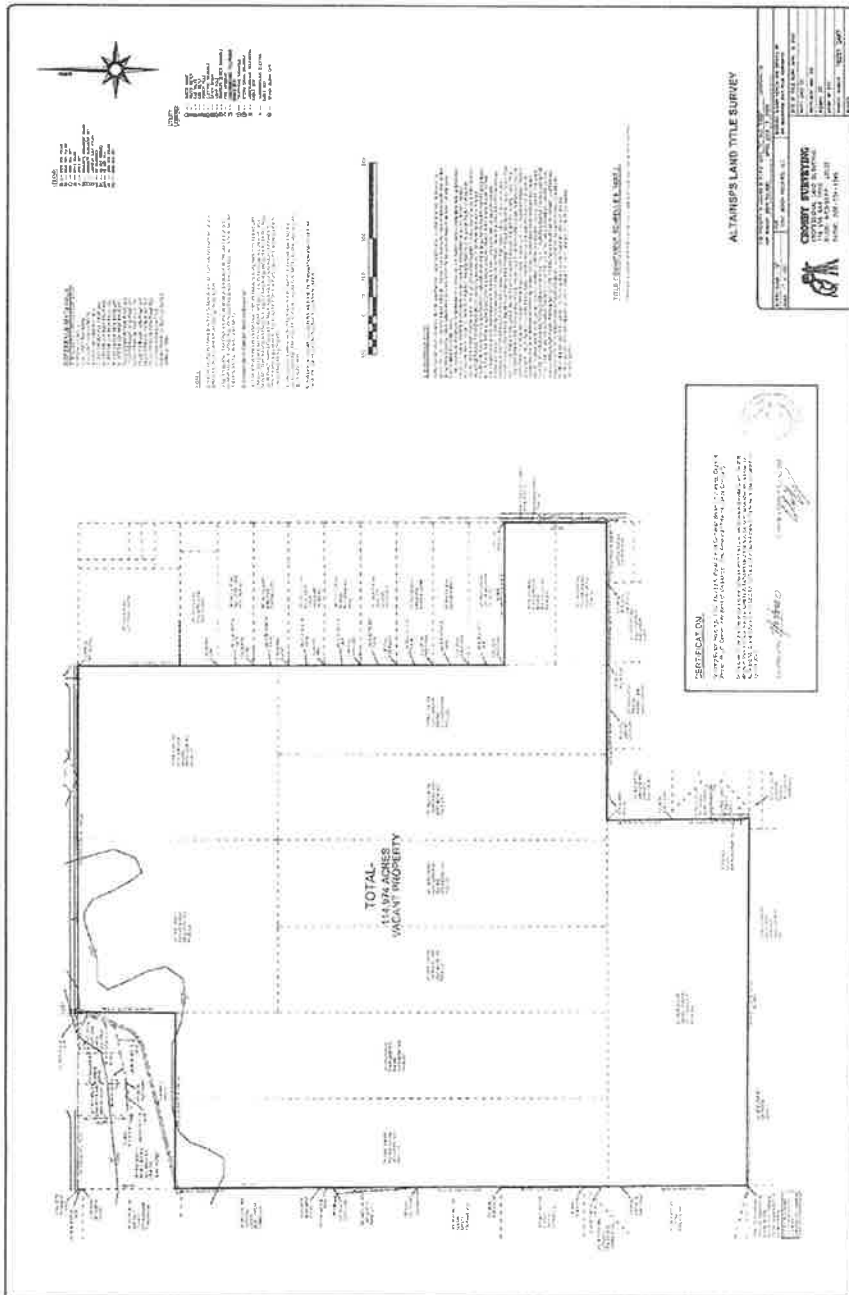
Cynthia D. Cuevas
NOTARY PUBLIC
My Commission Expires 09/27/23
CYNTHIA D. GUEVAS
HARRISON COUNTY, MISSISSIPPI

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

SURVEY DESCRIPTION:

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

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 9; THENCE N00°14'49"W 494.40' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE N00°15'27"W 141.81' TO A 1/2" IRON ROD FOUND; THENCE N00°14'20"W 324.86' TO A 1/2" IRON ROD FOUND; THENCE N00°15'23"W 324.86' TO A 1/2" IRON ROD FOUND; THENCE N00°07'36"W 323.99' TO A 1/2" IRON ROD FOUND; THENCE N00°44'07"E 53.53' TO A CONCRETE MONUMENT FOUND; THENCE N00°20'23"W 565.68' TO THE SOUTHWEST CORNER OF DIANE L. BOLAND PROPERTY AS PER DEED BOOK 826 ON PAGE 342; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, S89°53'07"E 694.98' TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY, N00°08'39"E 374.82' TO THE SOUTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTH MARGIN, N89°58'06"E 1367.29' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°14'43"E 535.92' TO A 1" IRON PIPE FOUND; THENCE S00°16'15"E 139.78' TO A 1" IRON PIPE FOUND; THENCE S00°09'44"W 139.60' TO A 1" IRON PIPE FOUND; THENCE S00°22'51"E 140.32' TO A 1" IRON PIPE FOUND; THENCE S00°09'32"E 139.86' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°15'49"E 139.94' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°14'15"E 139.85' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°07'42"E 139.40' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°07'20"E 140.27' TO A 1-1/2" IRON PIPE FOUND; THENCE N89°53'16"E 558.37' TO A 1-1/2" IRON PIPE FOUND ON THE WEST MARGIN OF BEATLINE ROAD; THENCE ALONG SAID WEST MARGIN, S00°09'08"E 400.15'; THENCE S89°50'45"W 236.90' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE S89°44'04"W 313.57' TO A 1/2" IRON ROD FOUND; THENCE S89°49'39"W 623.97' TO A 1" IRON PIPE FOUND; THENCE S00°52'53"E 255.45' TO A 1/2" IRON ROD FOUND; THENCE S00°52'16"E 300.55' TO THE SOUTHWEST CORNER OF LIVE OAK ESTATES SUBDIVISION; THENCE N89°35'08"W 1453.49' TO THE POINT OF BEGINNING, CONTAINING 114.974 ACRES. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBERS 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009 AND 0511N-01-004.010.



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

STATE OF LOUISIANA
Parish of St. Tammany

INDEXING INSTRUCTIONS:

See Exhibit A

AFFIDAVIT OF HEIRSHIP

Before me, the undersigned authority, on this day personally appeared:

Douglas W. Ruby ("Affiant") who, being first duly sworn, upon his/her oath states:

1. To the best of my knowledge, Diane Lingle Boland ("Decedent") owned an interest in that certain real property more particularly described in Exhibit A attached hereto.

2. I live at: 17 Sanctuary Blvd, Mandeville, La. I am personally familiar with the family and marital history of the Decedent, and I have personal knowledge of the facts stated in this affidavit, due to having the following relationship to the decedent: Friend

3. I knew decedent from June 1994 until her death September 14, 1998. Decedent was born on July 18, 1940 and died on September 14, 1998. Decedent's place of death was Baton Rouge, La. At the time of decedent's death, decedent's residence was 5776 Forsythia Ave, Baton Rouge, La.

4. Decedent's marital history was as follows: Divorced.

5. Decedent had had the following children:

Ysonde K. Boland, October 14, 1967, father Gary L. Boland, 17 Sanctuary Blvd, Mandeville, La.

Kurt C. Boland, October 23, 1970, father Gary L. Boland, 5776 Forsythia Ave, Baton Rouge, La.

6. Decedent did not have or adopt any other children and did not take any other children into decedent's home or raise any other children, except: NONE

7. (Include if the decedent was not survived by descendants.) Decedent's mother was: N/A (insert name, birth date, and current address or date of death of the mother, as applicable).

8. (Include if the decedent was not survived by descendants.) Decedent's father was: N/A (insert name, birth date, and current address or date of death of the father, as applicable).

9. (Include if the decedent was not survived by descendants.) Decedent had the following siblings: N/A (insert name, birth date, and current address or date of death of each sibling and parents of each sibling and descendants of each deceased sibling, as applicable, or state "none").

10. The following persons have knowledge regarding the decedent, the identity of decedent's children, if any, parents, or siblings, if any: None (insert names and contact information of persons with knowledge, or state "none").

Page 1 of 5

11. Decedent died without leaving a written will, with a will.

12. The decedent's estate has been administered, has not been administered.


13. Decedent left no debts that are unpaid, except: None

14. I am aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S. § 1621 wherein it is provided that anyone found guilty shall not be fined more than \$2,000 or imprisoned not more than 5 years or both. I am also aware that filing of a false affidavit is perjury and punishable under Miss. Code Ann. § 97-9-19. Finally, I am also aware that under Miss. Code Ann. § 97-19-39, if a person with the intent to cheat or defraud another uses a false token or any other false pretense to obtain a signature of a person on a writing, or obtain money, personal property, or value, the person is guilty of a crime and will be punished by a fine of not more than three times the amount of the thing obtained and imprisonment in the penitentiary for not more than three years or in a jail for not more than one year.

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

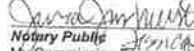
The undersigned certifies under penalty of perjury that the foregoing is true and correct.


Douglas W. Ruby

STATE OF LOUISIANA
Parish of St. Tammany

Subscribed, sworn to (or affirmed) and acknowledged before me this 24 day of June, 2020, by Douglas W. Ruby, who [] is personally known to me, or [] has produced _____ as identification.





Notary Public, Jessica S. Murrell
My Commission Expires: 12/31/2022 LA Notary # 29401

CORROBORATING AFFIDAVIT

STATE OF LOUISIANA
Parish of St. Tammany


I, Douglas W. Ruby, being of lawful age and first duly sworn, under oath states that the information given in the above and foregoing affidavit is true, to the personal knowledge of this affiant.


Douglas W. Ruby

STATE OF LOUISIANA
Parish of St. Tammany

Subscribed, sworn to (or affirmed) and acknowledged before me this 24 day of June, 2020, by Douglas W. Ruby, who [] is personally known to me, or [] has produced _____ as identification.




Notary Public, Jessica S. Murrell
My Commission Expires: 12/31/2022 LA Notary # 29401

Page 3 of 5

EXHIBIT "A"

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Commencing at the Northeast corner of the SE 1/4 of said Section 9, Township 8 South, Range 12 West, thence run West a distance of 1,763 feet; thence run South a distance of 400 feet; thence run West a distance of 877 feet to the West section line of that quarter, thence run South a distance of 2,240 feet to the section line in the Southwest corner of the quarter, thence run East a distance of 2,640 feet to the Southeast corner of Section 9; thence run North a distance of 2,640 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT (1) a lot 550 feet by 1,188 feet lying in the Southeast corner heretofore conveyed to Allen, and;

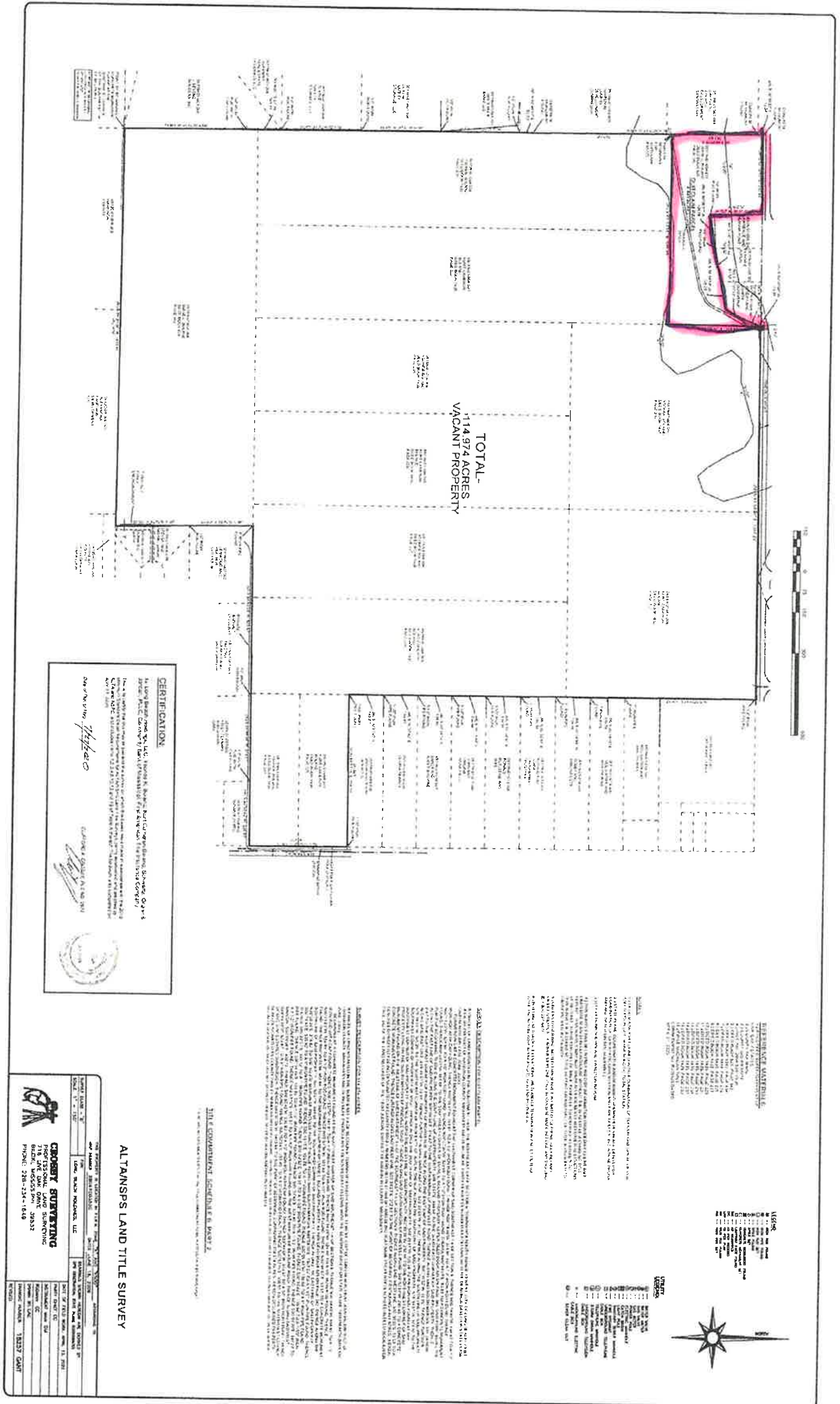
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MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CERTIFICATION

I, Long Beach Area, S.A., L.L.C., having its principal office at 11111 West Imperial Street, Suite 200, Long Beach, California 90804, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the Surveyor, and that the same is a true and correct copy of the original survey as shown to me by the Surveyor.

[Signature]

[Signature]

ALTA MNSP LAND TITLE SURVEY

Prepared by: **CRENSBY SURVEYING**
 718 JUNE DRIVE, SUITE 200
 BEVERLY HILLS, CALIFORNIA 90210
 PHONE: 310-224-1244

DATE: 02/18/2022

PROJECT: ALTA MNSP LAND TITLE SURVEY

SCALE: AS SHOWN

PROJECT NUMBER: 12327-001

THE GOVERNMENT ACQUEDUCES PART 2

SPECIAL REQUIREMENTS FOR THE SURVEY:

1. THE SURVEY SHALL BE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER, AND THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE PROTECTION OF THE SURVEY INSTRUMENTS.

3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND FOR THE ACCURACY OF THE SURVEY.

4. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND FOR THE ACCURACY OF THE SURVEY.

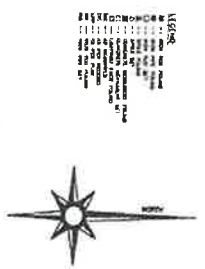
5. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND FOR THE ACCURACY OF THE SURVEY.

RESERVE MATRIXX

1. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND FOR THE ACCURACY OF THE SURVEY.

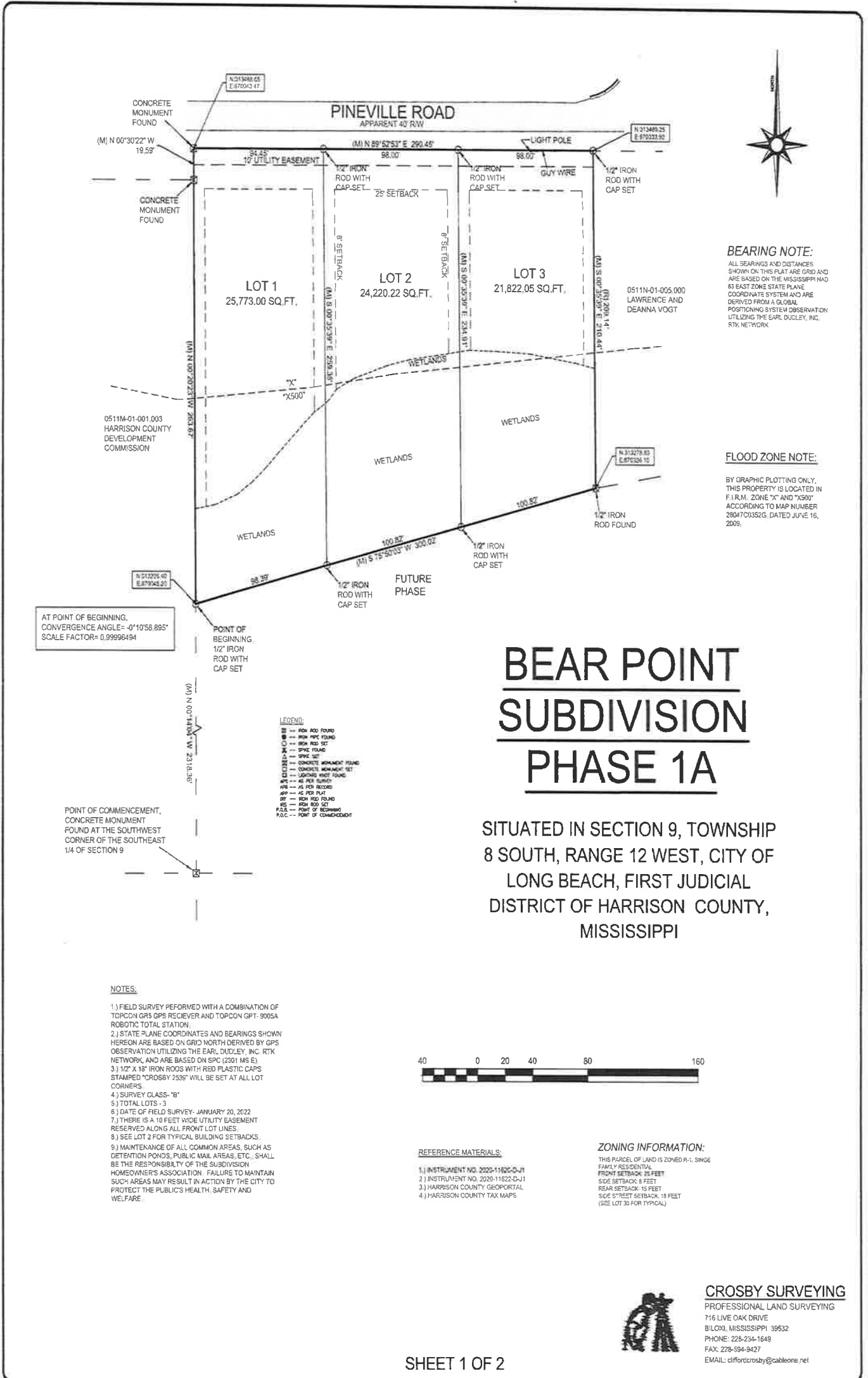
2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND FOR THE ACCURACY OF THE SURVEY.

3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY INSTRUMENTS AND FOR THE ACCURACY OF THE SURVEY.



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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



BEARING NOTE:
ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GRID AND ARE BASED ON THE MISSISSIPPI AND 83 EAST ZONE STATE PLANE COORDINATE SYSTEM AND ARE DERIVED FROM A GLOBAL POSITIONING SYSTEM OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" AND "X500" ACCORDING TO MAP NUMBER 28047C0352G, DATED JUNE 16, 2009.

BEAR POINT SUBDIVISION PHASE 1A

SITUATED IN SECTION 9, TOWNSHIP
8 SOUTH, RANGE 12 WEST, CITY OF
LONG BEACH, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY,
MISSISSIPPI

AT POINT OF BEGINNING,
CONVERGENCE ANGLE= -0°10'58.85"
SCALE FACTOR= 0.99996494

POINT OF COMMENCEMENT,
CONCRETE MONUMENT
FOUND AT THE SOUTHWEST
CORNER OF THE SOUTHEAST
1/4 OF SECTION 9

- LEGEND:**
- ⊠ -- IRON ROD FOUND
 - ⊡ -- IRON PIPE FOUND
 - ⊞ -- IRON ROD SET
 - ⊟ -- SPIKE FOUND
 - ⊠ -- SPIKE SET
 - ⊞ -- CONCRETE MONUMENT FOUND
 - ⊡ -- CONCRETE MONUMENT SET
 - ⊟ -- LIGHTING POLE FOUND
 - ⊠ -- AS PER SURVEY
 - ⊡ -- AS PER RECORD
 - ⊞ -- AS PER PLAN
 - ⊟ -- IRON ROD FOUND
 - ⊠ -- IRON ROD SET
 - P.O.B. -- POINT OF BEGINNING
 - P.O.C. -- POINT OF COMMENCEMENT

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK AND ARE BASED ON SPC (2301 MS E).
 - 3.) 1/2" X 18" IRON RODS WITH RED PLASTIC CAPS STAMPED "CROSBY 2538" WILL BE SET AT ALL LOT CORNERS.
 - 4.) SURVEY CLASS-"B"
 - 5.) TOTAL LOTS - 3
 - 6.) DATE OF FIELD SURVEY- JANUARY 20, 2022
 - 7.) THERE IS A 10 FEET WIDE UTILITY EASEMENT RESERVED ALONG ALL FRONT LOT LINES.
 - 8.) SEE LOT 2 FOR TYPICAL BUILDING SETBACKS.
 - 9.) MAINTENANCE OF ALL COMMON AREAS, SUCH AS DETENTION PONDS, PUBLIC MAIL AREAS, ETC., SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION. FAILURE TO MAINTAIN SUCH AREAS MAY RESULT IN ACTION BY THE CITY TO PROTECT THE PUBLIC'S HEALTH, SAFETY AND WELFARE.



- REFERENCE MATERIALS:**
- 1.) INSTRUMENT NO. 2020-1162C-D-1
 - 2.) INSTRUMENT NO. 2020-1152Z-D-1
 - 3.) HARRISON COUNTY GEOPORTAL
 - 4.) HARRISON COUNTY TAX MAPS

ZONING INFORMATION:
THIS PARCEL OF LAND IS ZONED R-1, SINGLE FAMILY RESIDENTIAL.
FRONT SETBACK: 25 FEET
SIDE SETBACK: 5 FEET
REAR SETBACK: 15 FEET
SIDE STREET SETBACK: 18 FEET
(SEE LOT 30 FOR TYPICAL)

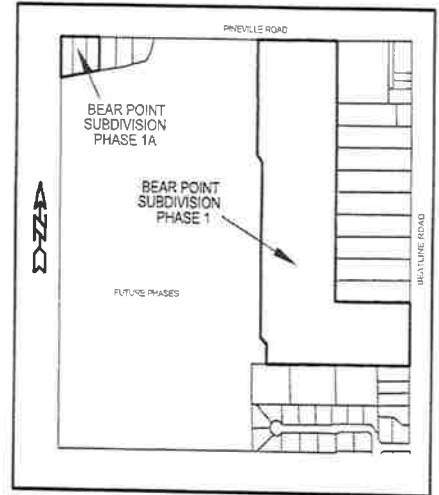


CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
FAX: 228-594-9427
EMAIL: cliffordcrosby@cableone.net

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

**BEAR POINT SUBDIVISION,
PHASE 1A**

SITUATED IN SECTION 9, TOWNSHIP 8
SOUTH, RANGE 12 WEST, CITY OF
LONG BEACH, FIRST JUDICIAL DISTRICT
OF HARRISON COUNTY, MISSISSIPPI



VICINITY MAP
NOT TO SCALE

OVERALL SURVEY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EASE ZONE 2301) COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9, THENCE N00°14'04"W 2318.36' TO A 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE N00°20'23"W 263.67' TO A CONCRETE MONUMENT FOUND ON THE SOUTH MARGIN OF PINEVILLE ROAD; THENCE N00°30'22"W 19.59' TO ANOTHER CONCRETE MONUMENT FOUND ON THE SOUTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTH MARGIN OF PINEVILLE ROAD, N89°52'53"E 290.45' TO AN IRON ROD WITH CAP SET AT THE NORTHWEST CORNER OF PROPERTY OF VOGT; THENCE ALONG THE WEST LINE OF SAID PROPERTY, S00°35'39"E 210.44' TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE S75°50'03"W 300.02' TO THE POINT OF BEGINNING, CONTAINING 71,815.27 SQUARE FEET OR 1.649 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PATHS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN THE LONG BEACH BOARD OF ALDERMEN IN THE PUBLIC INTEREST APPROVES SUCH OTHER USE.

LONG BEACH HOLDINGS, INC.

BY: CHARLES MICHAEL GANT
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2022, within my jurisdiction, the within named Charles Michael Gant, who acknowledged to me that he is the managing member for Long Beach Holdings, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as the act and deed of said corporation, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LONG BEACH PLANNING COMMISSION

THE PLAT OF BEAR POINT SUBDIVISION, PHASE 1 IS HEREBY APPROVED BY THE LONG BEACH PLANNING COMMISSION IN ACCORDANCE WITH ITS PROCEDURE FOR APPROVING THIS PLAN AND PLANS.

THIS THE _____ DAY OF _____, 2022.

CHAIRPERSON, LONG BEACH PLANNING COMMISSION

ENGINEER'S CERTIFICATION

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREIN, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF LONG BEACH, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THAT THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

WITNESS MY SIGNATURE AND SEAL ON

THIS _____ DAY OF _____, 2022.

DANIEL R. BOUDREAU, JR., P.E.

STATE OF MISSISSIPPI, COUNTY OF HARRISON

APPROVAL AND ACCEPTANCE OF PLAT FOR RECORDING, ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI.

MINUTE BOOK _____ PAGE _____

THIS THE _____ DAY OF _____, 2022.

MAYOR

CITY CLERK

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF LONG BEACH'S PLANNING JURISDICTION. ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE LONG BEACH ZONING ORDINANCE. AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE BUILDING INSPECTOR OR HIS DESIGNEE, SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN 60 DAYS OF THE DATE BELOW.

ADMINISTRATOR

DATE

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE ORIGINAL PLAT WITH THIS DUPLICATE PLAT OF THE BEAR POINT SUBDIVISION, PHASE 1, AND FIND THE SAME TO BE AN EXACT COPY THEREOF.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____, 2022.

DEPUTY CLERK

CLIFFORD A. CROSBY, P.L.S. NO. 2539

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____, 2022, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK _____, ON PAGE _____.

JOHN MCADAMS, CHANCERY CLERK

BY: _____ D.C.

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2022.

CLIFFORD A. CROSBY, P.L.S. NO. 2539



CROSBY SURVEYING

PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
FAX: 228-554-9427
EMAIL: clfordcrosby@cableone.net

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

465

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Wednesday, February 2, 2022 1:06 PM
To: Tina Dahl; david@overstreeteng.com
Subject: RE: Certificate of Resubdivision, 0511N-01-004.011

There is no sewer or water on that side of the road. I would say we need them to show us how they propose to service.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners
Office # (228) 863-0440
404 Kohler Street Long Beach, MS 39560
P.O. Box 391 Long Beach, MS 39560
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

From: Tina Dahl <tina@cityoflongbeachms.com>
Sent: Tuesday, February 1, 2022 12:59 PM
To: 'David Ball' <david@overstreeteng.com>; Joe Culpepper <joe.culpepper@h2oinnovation.com>
Cc: 'Jan Berry' <jan@cityoflongbeachms.com>; sbowes@cityoflongbeachms.com
Subject: Certificate of Resubdivision, 0511N-01-004.011

I have attached a certificate of resubdivision for the Gant property located at 0511N-01-004.011. This item has been added to the agenda for February 24th. Thanks, Tina

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Thursday, February 24, 2022 9:16 AM
To: Tina Dahl; david@overstreeteng.com
Subject: FW: Bear Point Subdivision, Phase 1A Sewer Capacity
Attachments: Bear Point Ph 1A Sewer.pdf; Sewer Model.pdf; Bear Point Ph1A Grinder.rpt

Tina,
This Resubdivision is a Phase off of Bear Point Subdivision. The utilities for this Phase 1A will be placed by developer and after a two year warranty the city will take over the maintenance of properly installed utilities that are in the ROW. David Ball and I will continue to work with the Developers Engineer for design of these city utilities.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners
Office # (228) 863-0440
404 Kohler Street Long Beach, MS 39560
P.O. Box 391 Long Beach, MS 39560
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

From: Daniel Boudreaux <dboud888@att.net>
Sent: Sunday, February 20, 2022 7:45 PM
To: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Cc: Mike Gundlach <mgundlach@cityoflongbeachms.com>; Tina Dahl <tina@cityoflongbeachms.com>; Charlie Gant <charlie@gant-brown.com>
Subject: Bear Point Subdivision, Phase 1A Sewer Capacity

Joe,

Please see the attached concerning the existing sewer force main.

Thanks, Daniel R. Boudreaux, Jr., P.E. 17381 S Carr Bridge Road Biloxi, MS 39532 228-297-1647

MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
DANIEL R. BOUDREAUX, JR., P.E., INC.
17381 South Carr Bridge Road
Biloxi, MS 39532
Telephone: 228-297-1647

February 20, 2022

Mr. Joe Culpepper, P.E.
h2o Innovation
404 Kohler Street
Long Beach, MS 39560

Re: Existing 2" Sewer Force Main Capacity
Bear Point Subdivision, Phase 1A (3 Lots)

Dear Mr. Culpepper:

The existing 2" force main serving the three lots just to the east of this proposed phase was modeled to determine if it has the capacity to handle the additional flow. Guidelines from the EPA indicate that for a grinder system serving six homes, a maximum of three should be expected to operate simultaneously. Also, a design flowrate of 23 gallons per minute should be used. The system was modeled with the additional homes connected. Typical grinder pumps for residential use range from ½ to 1 hp. To be conservative, all pumps were run simultaneously. The existing pumps were modeled with ½ hp pumps and the three proposed lots were modeled with 2 hp pumps. Even with this extreme measure, the 2" force main capacity was more than adequate.

However, I recommend that all future grinder pumps be ½ to 1 hp.

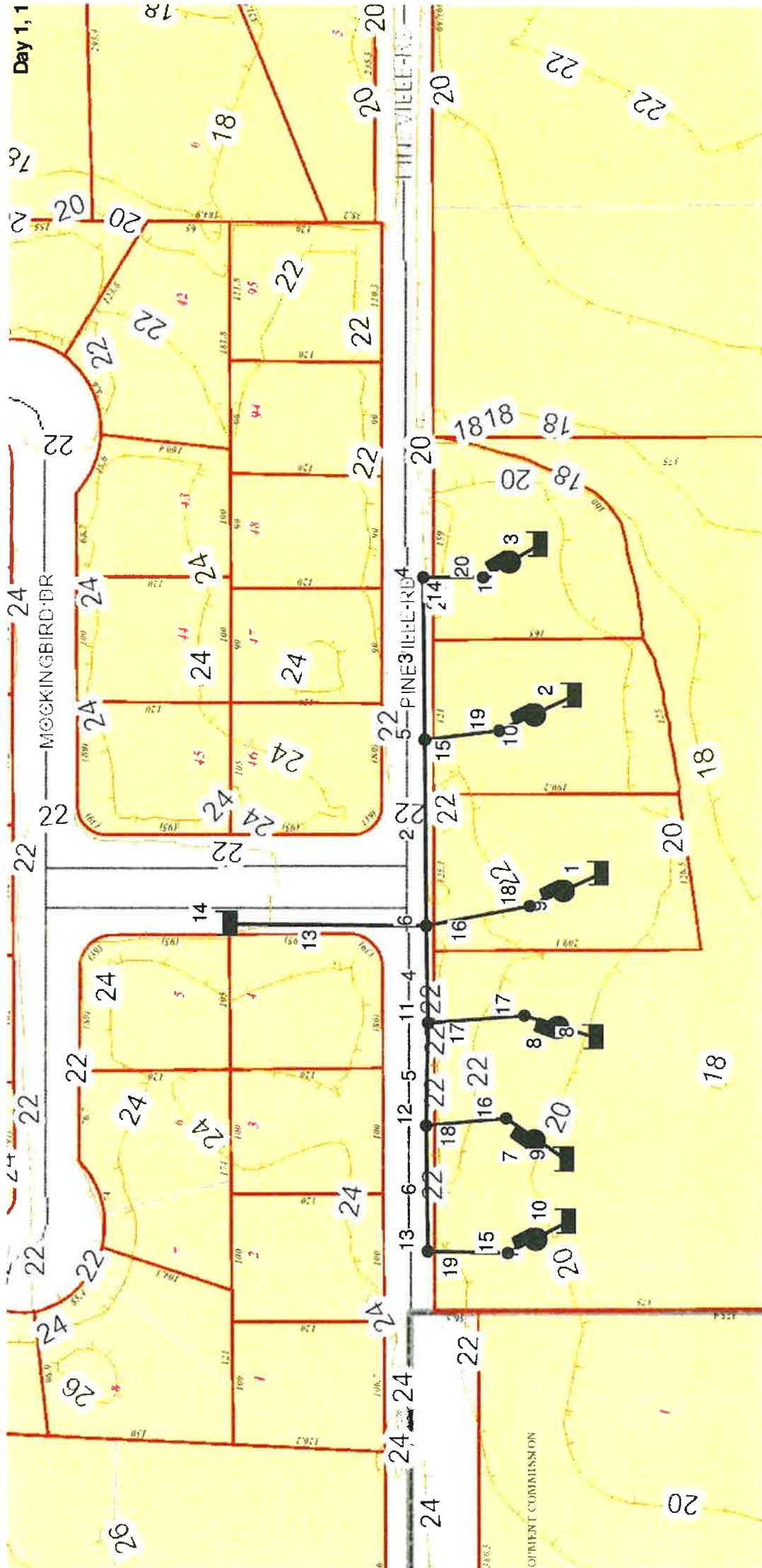
If any questions or comments arise, please do not hesitate to call.

Sincerely,



Daniel R. Boudreaux, Jr., P.E.

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



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

Page 1 2/20/2022 7:36:28 PM

```
*****
*           E P A N E T           *
*   Hydraulic and Water Quality   *
*   Analysis for Pipe Networks    *
*           Version 2.0           *
*****
```

Input File: Bear Point Ph1A Grinder.net

Link - Node Table:

Link ID	Start Node	End Node	Length ft	Diameter in		
2	6	5	125	2		
3	5	4	125	2		
4	6	11	100	2		
5	11	12	100	2		
6	12	13	100	2		
13	6	14	170	2		
14	20	4	100	1		
15	19	5	100	1		
16	18	6	100	1		
17	17	11	100	1		
18	16	12	100	1		
19	15	13	100	1		
1	10	15	#N/A	#N/A	#N/A Pump	
7	9	16	#N/A	#N/A	#N/A Pump	
8	8	17	#N/A	#N/A	#N/A Pump	
9	1	18	#N/A	#N/A	#N/A Pump	
10	2	19	#N/A	#N/A	#N/A Pump	
11	3	20	#N/A	#N/A	#N/A Pump	

Energy Usage:

Pump	Usage Factor	Avg. Effic. /Mgal	Kw-hr /Mgal	Avg. Kw	Peak Kw	Cost /day
1	100.00	75.00	346.61	0.45	0.45	0.00
7	100.00	75.00	344.92	0.45	0.45	0.00
8	100.00	75.00	338.83	0.46	0.46	0.00
9	100.00	75.00	133.66	0.04	0.04	0.00
10	100.00	75.00	134.27	0.04	0.04	0.00
11	100.00	75.00	134.44	0.04	0.04	0.00

Demand Charge: 0.00

Total Cost: 0.00

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

Page 2

Node Results:

Node ID	Demand GPM	Head ft	Pressure psi	Quality
4	0.00	44.73	19.38	0.00
5	0.00	44.63	19.34	0.00
6	0.00	44.26	19.18	0.00
11	0.00	54.45	23.59	0.00
12	0.00	59.11	25.61	0.00
13	0.00	60.39	26.17	0.00
15	0.00	97.75	42.35	0.00
16	0.00	97.34	42.18	0.00
17	0.00	95.89	41.55	0.00
18	0.00	46.91	20.33	0.00
19	0.00	47.05	20.39	0.00
20	0.00	47.09	20.41	0.00
1	-5.15	15.00	0.00	0.00 Reservoir
2	-4.91	15.00	0.00	0.00 Reservoir
3	-4.84	15.00	0.00	0.00 Reservoir
8	-22.74	15.00	0.00	0.00 Reservoir
9	-21.77	15.00	0.00	0.00 Reservoir
10	-21.50	15.00	0.00	0.00 Reservoir
14	80.92	19.00	0.00	0.00 Reservoir

Link Results:

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Status
2	-9.75	1.00	2.95	Open
3	-4.84	0.49	0.81	Open
4	-66.01	6.74	101.92	Open
5	-43.27	4.42	46.62	Open
6	-21.50	2.20	12.77	Open
13	80.92	8.26	148.59	Open
14	4.84	1.98	23.63	Open
15	4.91	2.01	24.24	Open
16	5.15	2.10	26.49	Open
17	22.74	9.29	414.37	Open
18	21.77	8.89	382.28	Open
19	21.50	8.78	373.56	Open
1	21.50	0.00	-82.75	Open Pump
7	21.77	0.00	-82.34	Open Pump
8	22.74	0.00	-80.89	Open Pump
9	5.15	0.00	-31.91	Open Pump
10	4.91	0.00	-32.05	Open Pump
11	4.84	0.00	-32.09	Open Pump

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

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



**OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS**

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

February 24, 2022

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

**RE: Certificate of Subdivision – Tax Parcel No. 0511N-01-004.011
Bear Point S/D Phase 1A**

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. This subdivision will create 3 new parcels from a single existing tract. Lots 1 through 3 will each have over 90 feet of frontage on the south side of Pineville Rd., just west of the entrance to Mockingbird Dr. Each proposed lot exceeds 200 feet in depth, and each is over 0.5 acres in total acreage.

The remainder of the existing tract will be a roughly trapezoidal shaped parcel approx. 3.15 acres in size, which will be "land locked" with no frontage on an improved City street. While this is a violation of the City's subdivision ordinance, the City may wish to consider approval of this subdivision based on the following:

1. The "land locked" parcel is now planned to be platted as part of future phases of the Bear Point subdivision, of which Phase 1 is already under construction.
2. The developer understands that this "land locked" parcel can not be constructed upon or otherwise developed unless as part of such a future plat.
3. The developer further claims that this acreage (or the majority of it) is currently planned to be set apart as easement for the existing drainageway which crosses the parcel, and for other drainage improvements serving the future subdivision.

In general, the Certificate itself appears to be appropriately configured and contains all the normally required certifications. The only notable issue is that the plat that we reviewed does not appear to be plotted to a normal scale, and we recommend that the plat be resubmitted once printed at a normal scale (1" = 20' or 1" = 40' or some other customary scale for maps). Perhaps City approval could be granted contingent upon correction of this fairly minor issue.

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

Sincerely,

David Ball, P.E.

DB:539

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Levens and unanimously carried to approve the resubdivision based on the installation of utilities by developer and in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, as submitted.

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

Commissioner Levens recused himself at this time.

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 5130 Beatline Road, Tax Parcel 0511J-03-033.007, submitted by Nenita Crayden Richards, (owner) and Micah McNally (agent), as follows:

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



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

Office use only
Date Received 1-31-22
Zoning C2
Agenda Date 2-24-22
Check Number 17074

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511j-03-033.007
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 0.1 miles N. of Pineville & Beatline Intersection
- IV. ADDRESS OF PROPERTY INVOLVED: 5130 Beatline Road
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Single parcel
Into two parcels and combining property with property to the north.
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

Nenita Crayden Richards
Name of Rightful Owner (PRINT)

324 E. 3rd St
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-326-5289
Phone

Nenita S. Richards 1/31/22
Signature of Rightful Owner Date

Micah McNally
Name of Agent (PRINT)

PO Box 28
Agent's Mailing Address

Long Beach MS 39560
City State Zip

228-365-8511
Phone

Micah McNally 01/31/2022
Signature of Applicant Date

MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
January 31, 2022

City of Long Beach

Re: Re-subdivision of parcel# 051 IJ-03-033.007
Nenita Crayden Richards/ Beatline Road Mini Storage, LLC

Please let this letter act as my consent to allow Beatline Road Mini Storage and Micah McNally, individually, to act on my behalf for the process needed for the re-subdivision of the above referenced property.

This the 31st day of January 2022

X *Nenita S. Richards*

Nenita Crayden Richards

**STATE OF
MISSISSIPPI COUNTY
OF HARRISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Nenita Crayden Richards**, who acknowledged that he signed and delivered the foregoing Consent on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 31st day of **January 2022**

MY COMMISSION EXPIRES

3/23/2024



NOTARY PUBLIC

Cabrina L. Levens

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



Prepared by/Return:
Jerry D. Riley/
Riley Law Firm/ P O Box
550/Gulfport, MS 39502
228-864-4511/Bar#5359

GRANTOR: Jerry D. Riley
Substituted Trustee
P O Box 550
Gulfport, MS 39502
228-864-4511

GRANTEE: Nenita Crayden Richards
4013 C Bealline Road
Long Beach, MS 39560
228-326-5289

INDEX SW 1/4 of NW 1/4 10-8-12
STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TRUSTEE'S REPORT

WHEREAS, Lily V. West executed that certain Deed of Trust to Jerry D. Riley, Trustee, for the use and benefit of Nenita S. Crayden, dated December 14, 2006 and filed for record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi and recorded as instrument No. 0007 2006-TJ; and,

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured having been declared due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness, Nenita Crayden Richards, having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising sums due hereunder together with attorney's fees and expenses of sale;

WHEREAS, the undersigned Trustee, in accordance with the terms of said Deed of Trust and the laws of the State of Mississippi, did

advertise said sale in the Sun Herald, a newspaper published in the City of Biloxi, Harrison County, Mississippi on the following dates: May 2, 9, 16, 23, 2011 and by posting a copy of said notice on the bulletin board of the Harrison County, Gulfport, Mississippi on April 27, 2011; and,

WHEREAS, on the 24th day of May, 2011 at the east front door of the Harrison County Courthouse, Gulfport, Mississippi at the hour of 3:35 p.m., I, the undersigned Trustee, did offer for sale at public outcry to the highest and best bidder for cash, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4), of Section 10, Township 8 South, Range 12 West, City of Long Beach, Harrison County, Mississippi, and being more particularly described as follows: Commencing at the Southwest (SW) corner of the Southwest Quarter of the Northwest Quarter of said Section 10; thence run North 00 degrees 27 minutes 00 seconds East 552.17 feet to a point; thence run North 89 degrees 36 minutes 00 seconds East 25.00 feet to an iron rod found on the East margin of Bealline Road, and the POINT OF BEGINNING, said iron rod also bears the Southwest (NW) corner of the property of Memorial Hospital; thence run along said East margin, North 00 degrees 28 minutes 19 seconds East 108.19 feet to an iron rod, thence run North 89 degrees 45 minutes 58 seconds East 453.19 feet to an iron rod located on the west boundary of Bear Park Subdivision, Part 3 (Plat Book 30 at Page 6); thence run along said west boundary South 00 degrees 20 minutes 18 seconds West 108.30 feet to an iron rod found, said iron rod also being the Northeast (NE) corner of the property of Memorial Hospital; thence run South 89 degrees 36 minutes 00 seconds West 453.84 feet back to the Point of Beginning, containing 1.128 acres, more or less.

WHEREAS, the undersigned Substituted Trustee offered the above property for sale at public outcry as set forth above and there appeared Nenita Crayden Richards bidding the sum of Two Hundred Twenty Four Thousand Ten and 82/100 Dollars (\$224,010.82) for all of the above described land and property which was the highest and best bid received and said property was struck off to Nenita Crayden Richards for the said amount and the said Nenita Crayden Richards was declared to be the Purchaser thereof.

475

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

NOTICE OF TRUSTEE'S SALE OF LAND WILKINSON, LUY V. Wray executed last October 20th of Trust to Jerry D. Wray, Trustee, for the use and benefit of Betty S. Crayton, dated December 14, 2004 and read for record in the office of the County Clerk of the First Judicial District of Harrison County, Mississippi and recorded as Instrument No. 2007-0787-21. The said trust having been made to the terms and conditions of said Deed of Trust and the trustee doth recite having been declared due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said Deed of Trust, Betty S. Crayton, hereby requests the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising moneys that shall be used together with other moneys to pay and satisfy the said debt. FORGE, the undersigned Trustee, the authority and the request as made, shall hereby give notice that he will sell during the next court term, between the hours of 1:00 P.M. and 4:00 P.M. on the 20th day of May, 2011, at the Court House of the Harrison County Court House, Gulfport, Mississippi, for cash to the highest and best bidder, the following described land and being any located and being situated in the County of Harrison, State of Mississippi and being more particularly described as follows, to-wit:

A parcel of land located in the Equipment Quarter of the Northwest Quarter 33 1/4 of Range 10, Town 10 North, Range 13 West, City of Long Beach, Harrison County, Mississippi, and being more particularly described as follows: Commencing at the Southeast 1/4 corner of the Northwest Quarter of said Section 02, Township 09 North, Range 02 West, 22 miles 00 seconds East 025.17 feet to a point thence run North 00 degrees 34 minutes 00 seconds East 30.00 feet to an iron rod found on the East margin of Shabon Road, and the POINT OF BEGINNING, said tract also being the Northeast 1/4 corner of the property of Memorial Hospital, thence run along said East margin, North 00 degrees 38 minutes 18 seconds East 104.19 feet to an iron rod found on the North 00 degrees 35 minutes 30 seconds East 453.00 feet to an iron rod located in the west boundary of Pease Park Subdivision, Part 2 of said Deed as at Page 03, thence run along said west boundary South 04 degrees 20 minutes 19 seconds West 154.30 feet to an iron rod found on the Northeast 1/4 corner of the property of Memorial Hospital thence run South 00 degrees 30

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi, personally appeared Crista Laux who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto printed, has been made in said paper on the following dates:

May 02, 2011, May 09, 2011, May 16, 2011, May 23, 2011

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

Crista Laux
CLERK

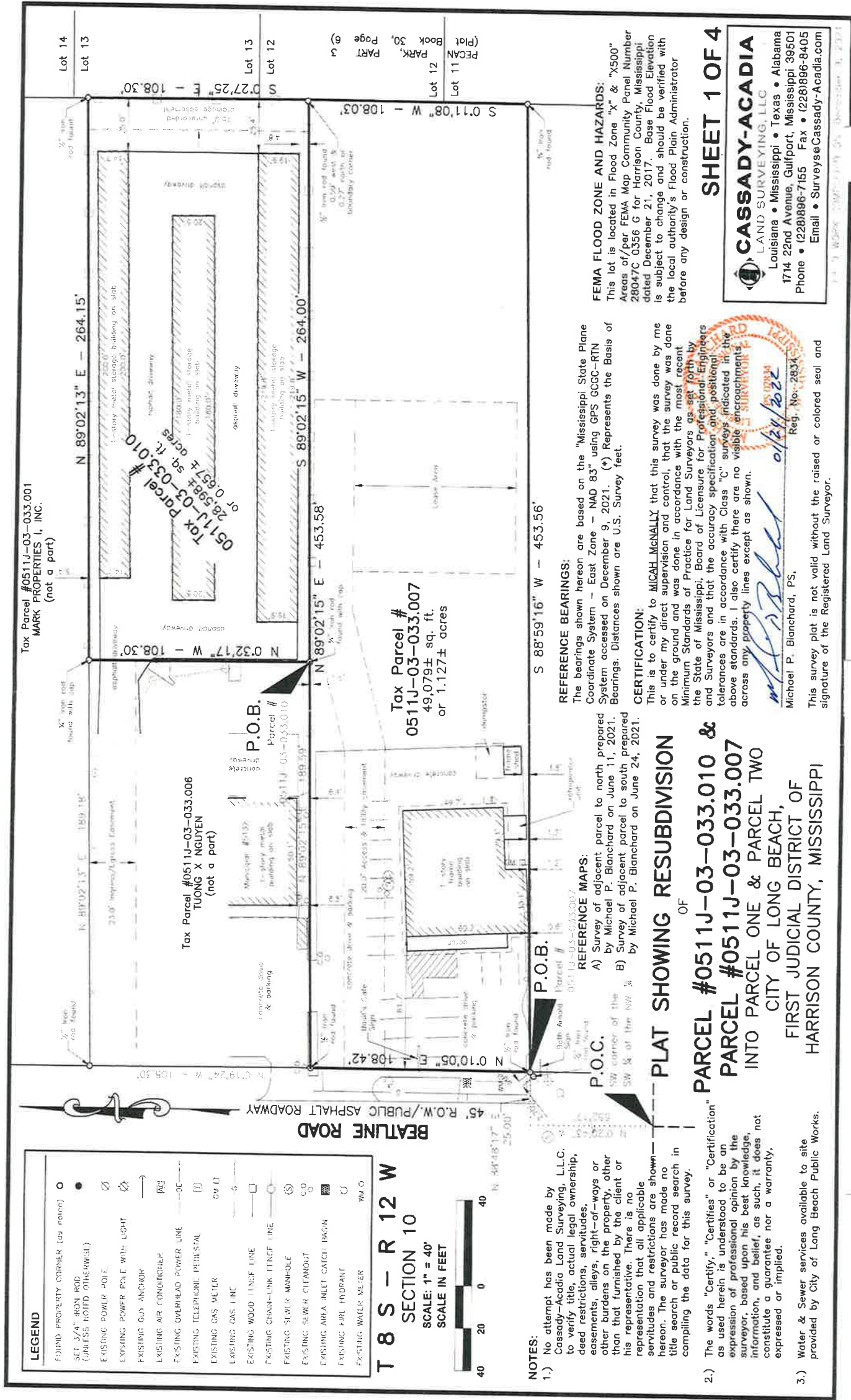
Sworn to and subscribed before me on May 20th, 2011

Hard Berkeley
Notary Public



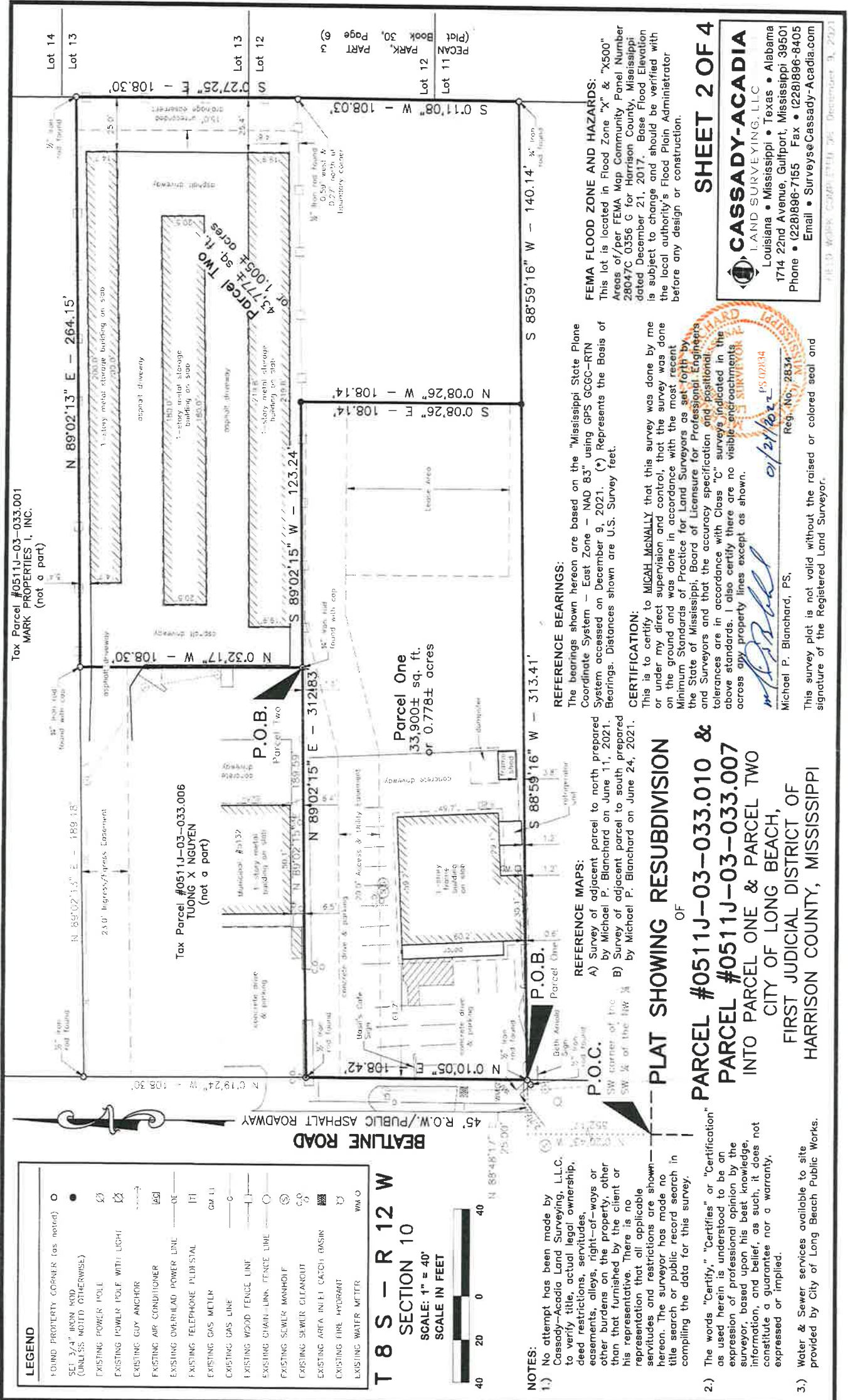
MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel numbers 0511J-03-033.010 and 0511J-03-033.007 into two new parcels. The subject properties are generally described as being located east of Beatline Road, north of Pineville Road, and south of Hickory Drive.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:

TAX PARCEL #0511J-03-?

A parcel of land situated and being located in a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 43 seconds West a distance of 552.17 feet to a point; thence run North 88 degrees 48 minutes 17 seconds East a distance of 25.00 feet to a point on the easterly margin of Beatline Road; thence run North 00 degrees 19 minutes 24 seconds West a distance of 108.30 feet to a 1/2-inch iron rod; thence departing the easterly margin of Beatline Road run North 89 degrees 02 minutes 15 seconds East a distance of 189.58 feet to a 3/4-inch iron rod at the POINT OF BEGINNING of the parcel herein described;

thence run North 00 degrees 32 minutes 17 seconds West a distance of 108.30 feet to a 3/4-inch iron rod; thence run North 89 degrees 02 minutes 13 seconds East a distance of 264.15 feet to a 1/2-inch iron rod; thence run South 00 degrees 27 minutes 25 seconds East a distance of 108.30 feet to a point; thence run South 89 degrees 02 minutes 15 seconds West a distance of 264.00 feet to the POINT OF BEGINNING.

Said parcel contains 0.657 acres, more or less.

TAX PARCEL #0511J-03-033.007
INSTRUMENT NO. 2011-3603-D-J1

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the Southwest (SW) corner of the Southwest Quarter of the Northwest Quarter of said Section 10; thence run North 00 degrees 27 minutes 00 seconds East 552.17 feet to a point; thence run North 89 degrees 36 minutes 00 seconds East 25.00 feet to an iron rod found on the East margin of Beatline Road, and the POINT OF BEGINNING, said iron rod also being the Northwest (NW) corner of the property of Memorial Hospital; thence run along said East margin, North 00 degrees 28 minutes 19 seconds East 108.19 feet to an iron rod; thence run North 89 degrees 35 minutes 58 seconds East 453.59 feet to an iron rod located on the west boundary of Pecan Park Subdivision, Part 3 (Plat Book 30 at Page 6); thence run along said west boundary South 00 degrees 20 minutes 18 seconds West 108.30 feet to an iron rod found, said iron rod also being the Northeast (NE) corner of the property of Memorial Hospital; thence run South 89 degrees 36 minutes 00 seconds West 453.84 feet back to the Point of Beginning, containing 1.128 acres, more or less.

LEGAL DESCRIPTIONS OF THE (2) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL ONE:

A parcel of land situated and being located in a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 20 minutes 43 seconds West a distance of 552.17 feet to a point; thence run North 88 degrees 48 minutes 17 seconds East a distance of 25.00 feet to a half-inch iron rod on the easterly margin of Beatline Road at the POINT OF BEGINNING of the parcel herein described; thence run North 00 degrees 10 minutes 05 seconds East along the easterly margin of Beatline Road a distance of 108.42 feet to a 1/2-inch iron rod; thence departing the easterly margin of Beatline Road run North 89 degrees 02 minutes 15 seconds East a distance of 312.83 feet to a 3/4-inch iron rod; thence run South 00 degrees 08 minutes 26 seconds East a distance of 108.14 feet to a 3/4-inch iron rod; thence run South 88 degrees 59 minutes 16 seconds West a distance of 313.41 feet to the POINT OF BEGINNING.

Said parcel contains 0.778 acres, more or less.

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 20 minutes 43 seconds West a distance of 552.17 feet to a point; thence run North 88 degrees 48 minutes 17 seconds East a distance of 25.00 feet to a half-inch iron rod on the easterly margin of Beatline Road; thence run North 00 degrees 10 minutes 05 seconds East along the easterly margin of Beatline Road a distance of 108.42 feet to a 1/2-inch iron rod; thence departing the easterly margin of Beatline Road run North 89 degrees 02 minutes 15 seconds East a distance of 189.59 feet to a 3/4-inch iron rod at the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING North 00 degrees 32 minutes 17 seconds West a distance of 108.30 feet to a 3/4-inch iron rod; thence run North 89 degrees 02 minutes 13 seconds East a distance of 264.15 feet to a 1/2-inch iron rod; thence run South 00 degrees 27 minutes 25 seconds East a distance of 108.30 feet to a 1/2-inch iron rod; thence run South 00 degrees 11 minutes 08 seconds West a distance of 108.03 feet to a 3/4-inch iron rod; thence run South 88 degrees 59 minutes 16 seconds West a distance of 140.14 feet to a 3/4-inch iron rod; thence run North 00 degrees 08 minutes 26 seconds West a distance of 108.14 feet to a 3/4-inch iron rod; thence run South 89 degrees 02 minutes 15 seconds West a distance of 123.24 feet to the POINT OF BEGINNING.

Said parcel contains 1.005 acres, more or less.

PLAT SHOWING RESUBDIVISION

OF

PARCEL #0511J-03-033.010 &
PARCEL #0511J-03-033.007
INTO PARCEL ONE & PARCEL TWO

CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

SHEET 3 OF 4



CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF APPROVAL:

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

Administrator _____ Date: _____

PLANNING COMMISSION:

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

Planning Commission Chairman _____

APPROVAL:

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

ATTEST:

ADOPT:

City Clerk _____ Mayor _____

Prepared by: _____
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Steve McNally acting as agent for 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.

Steve McNally, Agent
Beatline Road Mini Storage
Date: _____

Subscribed and sworn to before me, in my presence this _____ day of _____, 2022, a Notary Public in and for the County of _____ State of _____

NOTARY PUBLIC
My Commission Expires: _____

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Micah McNally acting as agent for 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.

Micah McNally, Agent
Beatline Road Mini Storage
Date: _____

Subscribed and sworn to before me, in my presence this _____ day of _____, 2022, a Notary Public in and for the County of _____ State of _____

NOTARY PUBLIC
My Commission Expires: _____

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 was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 24 day of JANUARY, 2022.

Michael P. Blanchard
Michael P. Blanchard, PS
Registration No. 2834



Subscribed and sworn to before me, in my presence this 24th day of January, 2022, a Notary Public in and for the Parish of Lafourche, State of Louisiana.

James C. Jones III
NOTARY PUBLIC 39532
My Commission Expires: at death
James C. Jones III

SHEET 4 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FILED WHEN COMPLETED ON December 9, 2022

**PLAT SHOWING RESUBDIVISION
OF
PARCEL #0511J-03-033.010 &
PARCEL #0511J-03-033.007
INTO PARCEL ONE & PARCEL TWO
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

MINUTES OF FEBRUARY 24, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Thursday, February 24, 2022 8:56 AM
To: Tina Dahl
Subject: RE: Certificate of Resubdivision, 5130 Beatline Road

All utilities will need to be serviced through the 051103-0.33.010 parcel. I see no special tap fee at this time.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

Office # (228) 863-0440
304 Kilder Street Long Beach, MS 39560
P.O. Box 341 Long Beach, MS 39560
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

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



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

February 23, 2022

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

**RE: Certificate of Subdivision – Tax Parcel No. 0511J-03-033.007
and 0511J-03-033.010**

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. This subdivision appears to be simply a realignment of property lines between two parcels. No new parcel is being created, but the parcel with the existing storage units will be increased in size by approximately 0.35 acres. As this property is immediately upstream of an historically sensitive drainage area, the developer should be aware that the City may require some on-site detention methods to reduce the rate of runoff, depending on the proposed use of the increased land area.

In general, the Certificate itself appears to be appropriately configured and contains all the normally required certifications. The approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

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

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Shaw made motion, seconded by Commission Vice Chairman Barlow and unanimously carried to approve the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, as submitted.

Commission Vice Chairman Barlow left the meeting at this time.

Commissioner Levens returned to the meeting at this time.

It came for discussion under New Business, Medical Cannabis, as follows:

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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Add:

Section 139: Medical Cannabis

1. General Requirements
 - (a) For the purpose of this Section, medical cannabis shall include, but not limited to, all cannabis uses permitted in Senate Bill 2095.
 - (b) For the purpose of this Section, all definitions of words related to cannabis use shall be as described in Senate Bill 2095.
 - (c) An approved City of Long Beach, Mississippi business license is required to operate.
 - (d) Any business duly licensed by the State of Mississippi to conduct legal use marijuana operations, as defined by state law, may operate within the appropriate zoning district so long as: (i) the entity maintains its State license in good standing; (ii) the entity maintains a Long Beach business license in good standing; and (iii) the entity otherwise remains in full compliance with the laws and regulations established by the State and the City of Long Beach.
 - (e) No Long Beach business license to operate with the city shall be granted or renewed with evidence as may be required by the City Clerk's office to determine that the entity maintains all valid State licenses and approvals and said licenses remain in good standing.
 - (f) All license fees associated with cannabis shall be set by the Long Beach Board of Aldermen.
2. Basic Site Requirements
 - (a) All cannabis establishments shall meet or exceed the minimum distance requirements from a school, church or child care facility as set forth in Senate Bill 2095.
 - (b) Location of and approval process of a cannabis dispensary, cultivation facility or processing facility shall be as designated in the Chart of Uses.
 - (c) No legal cannabis use shall be operated as a home occupation in the City.
 - (d) There shall be no on-site sales of alcohol or tobacco products and no on-site consumption of food, alcohol, tobacco or cannabis by patrons.
 - (e) Hours of public operation shall be limited to 8:00 a.m. through 9:00 p.m. daily. No licensed business shall be open to the public during any other hours.
 - (f) No person under the age of 18 shall be permitted on premise unless authorized by State or Local authority.
 - (g) No signage shall display text and/or images intended to promote excessive consumption of legal cannabis products.
 - (h) Signage shall comply with the sign requirements of the Long Beach Comprehensive Ordinance.
3. Cannabis Dispensary
 - (a) No dispensary shall display any medical cannabis paraphernalia that may be used to administer cannabis in the public areas of the premises for general public sales. Sales for qualified patients shall be allowed.
 - (b) The dispensary shall not provide other nonmedical cannabis health services or products as part of operation.
 - (c) There shall be no consumption of cannabis on the premises of the dispensary.

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- (d) Acceptance of a business license by the dispensary constitutes consent by the owners, managers, and employees to permit the City to conduct routine inspections for compliance to local laws.
- (e) A dispensary shall be located in a permanent building and may not be operated in any temporary structure.
- (f) No outdoor seating shall be permitted on premises.
- (g) All facilities will comply with any State regulations for adequate lighting, alarms, security cameras and locks. In addition, the facility shall illuminate exterior areas of the premises, including parking areas, sidewalks and entrances.

Cannabis Cultivation Facility or Cannabis Processing Facility

- (a) Must comply with all State regulations for these facilities.
- (b) No on-site consumption of cannabis is permitted.
- (c) No public sales of cannabis are permitted.
- (d) All facilities will comply with any State regulations for adequate lighting, alarms, security cameras and locks. In addition, the facility shall illuminate exterior areas of the premises, including parking areas, sidewalks and entrances.

**MINUTES OF FEBRUARY 24, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Zoning Districts	C-1HD	C-2	C-2B	C-3	I-1	R-4
Dispensary	S	R	X	S		
Cultivation Facility					R	X
Processing Facility		R	X		R	

After considerable discussion, Commissioner Shaw made motion, seconded by Commissioner Kruse and unanimously carried to set a public hearing date for April 14, 2022.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

APPROVED:

Chairman Frank Olaiivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk