

201

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JANUARY 13, 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- 107 Marcie Drive, Tax Parcel 0512H-03-017.000, Submitted by Lynette F. Burns dba Coastal Getaways LLC (owner) and Tanya Darrow dba Beachy Bookings, LLC (property manager).
2. Short Term Rental- 315 Magnolia Street- Tax Parcel 0612F-02-026.000, Submitted by William and Jacinta Walker (owners) and Kristin Stachura Allen, Busch Realty Group (property manager).
3. Short Term Rental- 101 Dearman Avenue- Tax Parcel 0612C-04-040.001, Submitted by Charles and Jan Serpente (owners and property manager).
4. Variance- 6005 Daugherty Road, Tax Parcel 0511H-03-006.000, Submitted by Alan J. Simmons.
5. Variance- 202 Klondyke Road, Tax Parcel 0612C-03-002.000, Submitted by Andrew and Brittany Geotes for Long Beach Project, LLC.
6. Variance- 306 9th Street, Tax Parcel 0611P-04-110.000, Submitted by Alma Mogollan and Eugenio Mogollan.
7. Variance- 101 Carroll Avenue, Tax Parcel 0612E-02-051.000, Submitted by Kelly S. Bishop and Michael S. Andrews.
8. Variance- 12 Mossy Oaks Lane, Tax Parcel 0511I-02-032.012, Submitted by Dean O. Kraner.
9. Variance- 176 Central Avenue- Tax Parcels 0711N-05-013.000 and 0711N-05-014.000, Submitted by Jonathan McCaslin.
10. Variance- 111 Driftwood Drive, Tax Parcel 0612E-02-148.001, Submitted by Barlow Builders, Inc. (owner) and Shawn B. Barlow (agent).

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. December 9, 2021- Regular
2. December 9, 2021- Work Session

VI. UNFINISHED BUSINESS

1. Tree Removal- 100 Carroll Avenue, Tax Parcel 0612E-02-073.000, Submitted by Christopher and Laura Kloc.

VII. NEW BUSINESS

1. Tree Removal- 6096 Beatline Road, Tax Parcel 0511G-02-008.001, Submitted by Walker Land Services, LLC.

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 January 18, 2022.

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

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

Be it remembered that ten (10) 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 13TH day of January 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, Justin Shaw, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Official Ryan Ladner, and Minutes Clerk Tina M. Dahl.

Absent the Public Hearings were Commissioners Jeff Hansen and Sawyer Walters.

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 107 Marcie Drive, Tax Parcel 0512H-03-017.000, submitted by Lynette F. Burns dba Coastal Getaways, LLC (owner) and Tanya Darrow dba Beachy Bookings, LLC (property manager), as follows:

**MINUTES OF JANUARY 13, 2022
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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>107 Marcie Drive, Long Beach MS, 39560</u> Tax Parcel # <u>0512H-03-017.000</u> (Location of Short-Term Rental)											
OWNER'S INFORMATION: Property Owner's Name: <u>Lynette F. Burns dba Coasta Getaways LLC</u> Property Owner's Address: <u>5280 Highway 57, Saulsbury TN 38067</u> Property Owner's Mailing Address, if different from above: <u>same</u>											
Property Owner's Phone No: <u>901-277-3520</u>	City: _____ State: _____ Zip: _____	Email Address: <u>bburns@workingsolutionsusa.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>Tanya Darrow dba Beachy Bookings, LLC</u> Property Manager's Address: (Must be a local contact) <u>P.O. Box 467 Ocean Springs, MS 39566</u>											
Property Manager's Phone No: <u>228-229-2275</u>	City: _____ State: _____ Zip: _____	Email Address: <u>tanya@beachyrealtor.com</u>									
PLEASE PROVIDE THE FOLLOWING: <ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>20-2877481</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.											
PRINT NAME: <u>Lynette F. Burns</u>	SIGNATURE: 	DATE: <u>October 21, 2021</u>									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>6</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.			Date: <u>1/10/22</u>								
Building Official Signature: 		Date: <u>1/10/2022</u>									
Fire Inspector Signature: 		Date: <u>1/10/2022</u>									
COMMENTS: _____											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Date Received: <u>11-14-21</u></td> <td>_____</td> </tr> <tr> <td>Agenda Date: <u>1-13-22</u></td> <td>_____</td> </tr> <tr> <td>Amount Due/Paid: <u>200.00</u></td> <td>_____</td> </tr> <tr> <td>Check #: <u>540</u></td> <td>_____</td> </tr> </table>				Date Received: <u>11-14-21</u>	_____	Agenda Date: <u>1-13-22</u>	_____	Amount Due/Paid: <u>200.00</u>	_____	Check #: <u>540</u>	_____
Date Received: <u>11-14-21</u>	_____										
Agenda Date: <u>1-13-22</u>	_____										
Amount Due/Paid: <u>200.00</u>	_____										
Check #: <u>540</u>	_____										

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District
Instrument 2021 4967 D - J1
Filed/Recorded 4/12/2021 02:04 P
Total Fees \$ 26.00
2 Pages Recorded

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

Grantor:
William H. Burns
Lynette F. Burns
5280 Highway 57
Saulsbury, TN 38067
(901) 277-3520

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

Grantee:
Coastal Getaways, LLC
a Mississippi Limited Liability Company
5280 Highway 57
Saulsbury, TN 38067
(901) 277-3520

File No. Z219548S

INDEXING INSTRUCTIONS: Lot 4, ReSurvey of Marcie Drive S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **William H. Burns and Lynette F. Burns**, do hereby sell, convey and quitclaim unto **Coastal Getaways, LLC, a Mississippi Limited Liability Company**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 4, Resurvey of Marcie Drive Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi, in Plat Book 24, at Page 25 thereof, reference to which is hereby made in aid of and as a part of this description.

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.

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

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

WITNESS OUR SIGNATURES, on this the 2nd day of March, 2021.

Lynette F. Burns

William H. Burns

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Lynette F. Burns and William H. Burns**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 3rd day of March, A.D. 2021.



NOTARY PUBLIC

My commission expires 11/17/2023

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Beachy Bookings, LLC. Rental Agreement

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

OCCUPANCY

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

CONDITION AND USE OF PROPERTY

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

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

DEFAULT

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

ASSIGNMENT OR SUBLEASE

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

RISK OF LOSS AND INDEMNIFICATION

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

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

RELEASE

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

ENTRY AND INSPECTION

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

UNAVAILABILITY OF PROPERTY

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

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

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

GENERAL PROVISIONS

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

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

There is no early check in or late check out.

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

We DO NOT allow pets.

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

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

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

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

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

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

If damages exceed the damage deposit then the amount of damages will be due in full immediately. Reservation Balance: 50% is due within five (10) days of booking. Remainder is due fourteen (14) days before your arrival date, (unless other arrangements have been made)

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

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

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

RATE CHANGES – Rates subject to change without notice.

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

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

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

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

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

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

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

Sign _____ Date: _____

Drivers License # _____ State: _____

Rental Dates: _____ to _____

Number of Guests in Party: _____

Rental guest registration (Name of all persons staying):

Cars: Year, Make, Model, License Plate:

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

Breakdown of charges:
\$ _____ rental rate
\$ _____ cleaning fee
\$ _____ refundable damage deposit.

Total due onto move in: \$ _____
Move in date: _____ Move out date: _____

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

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

MINUTES OF JANUARY 13, 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: COASTAL GETAWAYS LLC
 NEW POLICY
 PAGE: 1

CABRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965		PRODUCER: 759835 (228) 875-0008 PYRON COASTAL INSURANCE 734 BIENVILLE BLVD OCEAN SPRINGS, MS 39564-2643	
NAMED INSURED COASTAL GETAWAYS LLC LYNETTE BURNS 107 MARCIE DR LONG BEACH, MS 39560		LOCATION OF RESIDENCE PREMISES (If different from Insured address) COUNTY: HARRISON	
POLICY NO: MSC0000616 Policy Period: 11/23/2021 to 11/23/2022			
DWELLING DECLARATIONS 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.			
Mortgagee: Loan Nbr:		2nd Mortgagee: Loan Nbr:	
TENANT OC Units/Families: 1		Construction: 1965/FRAME Class: P Program: DP3 DWELL	
Terr: 701			
COVERAGES AND LIMIT OF LIABILITY: COVERAGE IS PROVIDED ONLY WHERE A PREMIUM AND A LIMIT OF LIABILITY IS SHOWN FOR THE COVERAGE			
PROPERTY COVERAGES	LIMIT OF LIABILITY	PERILS INSURED AGAINST	PREMIUM
A. DWELLING	\$25000	FIRE	\$429.00
C. PERSONAL PROPERTY	\$20000	EXTENDED COVERAGE	\$269.00
D. FAIR RENTAL VALUE	\$27500	HURRICANE	\$1926.00
		LIABILITY	\$100.00
		OTHER	\$130.00
			TOTAL PREMIUM \$2854.00
			TOTAL POLICY \$2854.00
FOR LOSS UNDER SECTION I, WE COVER ONLY THAT PART OF LOSS OVER THE DEDUCTIBLE STATED: WINDSTORM OR HAIL DEDUCTIBLE IS 2% = \$5,500 ALL OTHER PERILS DEDUCTIBLE IS \$1,000			
POLICY SUBJECT TO THE FOLLOWING SURCHARGES, CREDITS, ENDORSEMENTS AND FORMS:			
FORM NO.	EDITION	DESCRIPTION	LIMITS
SHPN-35	5/18	PRIVACY NOTICE	
CCD 422	5/17	POLICY JACKET	
DP 00 03	12/02	DWELLING - SPEC FORM	
CCD 17WEPW	5/17	WIND EXT PAINT EXCL	
CCR 160110	6/16	ORDNANCE OR LAW-10%	10%
CCD 17 HL	5/17	NON-STRUCT HAIL LOSS	
CCD 17 WBS	5/17	WATER BACKUP	\$5000
CCD 17 STP	5/17	SHORT TERM RENTAL	
		CORPORATE OWNED PROP	
HO 04 90	10/00	PERS PROP REPL COST	

* CONTINUED *

Date Issued: 12/01/21

Countersigned by: Authorized Representative

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

D-BILL: COASTAL GETAWAYS LLC
 ADDITIONAL INFORMATION
 PAGE: 2

CABRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965		PRODUCER: 759835 (228) 875-0008 PYRON COASTAL INSURANCE 734 BIENVILLE BLVD OCEAN SPRINGS, MS 39564-2643	
NAMED INSURED COASTAL GETAWAYS LLC LYNETTE BURNS 107 MARCIE DR LONG BEACH, MS 39560		LOCATION OF RESIDENCE PREMISES (If different from Insured address) COUNTY: HARRISON	
POLICY NO: MSC0000616 Policy Period: 11/23/2021 to 11/23/2022			
DWELLING DECLARATIONS 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.			
Mortgagee: Loan Nbr:		2nd Mortgagee: Loan Nbr:	
TENANT OC Units/Families: 1		Construction: 1965/FRAME Class: P Program: DP3 DWELL	
Terr: 701			
POLICY SUBJECT TO THE FOLLOWING SURCHARGES, CREDITS, ENDORSEMENTS AND FORMS:			
FORM NO.	EDITION	DESCRIPTION	LIMITS
DL 24 01	12/02	PERSONAL LIABILITY	\$300000
		MEDICAL PAYMENTS	\$5000
CCD 13 PL	5/17	PREMISES LIABILITY	
CCD MS SPL	5/17	SPEC PROVISIONS-LIAB	
CCD 17WHPD	5/17	WINDSTORM HAIL DED	
CCD 17 LFL	5/17	FUNGI ROT BAC LIAB	\$10000
CCD MS OC	5/17	INTERIOR INSP CREDIT	
CCR 13 DRB	1/14	COVERAGE CHECKLIST	
CCD HLC	5/17	INS SCORE DISCLOSURE	
CCD MS SP	5/17	NO HOME DAY CARE CGV	
CCD 17 LF	5/17	SPEC PROVISIONS - MS	
CCD 17 SAE	5/17	LTD FUNGI, MOLD, ETC	
CCHROMS1R	6/16	STD AMENDATORY END	
CCHROMSPR	6/16	FLOOD/EARTHQUAKE NTC	
TI P 001	1/04	BILL OF RIGHTS	
SHI DE RPT	6/16	GFAC ADVISORY	
		RENTER POLICY INCNIV	

* CONTINUED *

Date Issued: 12/01/21

Countersigned by: Authorized Representative

** 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.

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Palomar Specialty Insurance Company
 PO Box 397665, Gainesville, FL 32639
 Phone: 352-263-9300

BILL: COASTAL GETAWAYS LLC
 ADDRESS: 107 MARCIE DRIVE
 LONG BEACH, MS 38956

PRODUCER: TERRY L. BURNETT
 107 MARCIE DRIVE
 LONG BEACH, MS 38956

NAMED INSURED: COASTAL GETAWAYS LLC
 LYNETTE BURNS
 107 MARCIE DR
 LONG BEACH, MS 38956

LOCATION OF RESIDENCE PREMISES:
 (if different from insured address)
 COASTAL GETAWAYS LLC
 107 MARCIE DRIVE
 LONG BEACH, MS 38956

POLICY NO: 395600004
Policy Period: 01/23/2022 to 12/31/2022

DWELLING DECLARATIONS: 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.

Mortgagee: _____ **Loan Nbr:** _____ **2nd Mortgagee:** _____ **Loan Nbr:** _____

UNIT/FAMILIES: _____ **Construction:** ONE-FAMILY **Class:** D **Program:** NR 3001 **Term:** 90

PRAND STATEMENTS: ANY PERSON WHO KNOWS OR HAS REASON TO BELIEVE THAT ANY INFORMATION CONTAINED IN THIS POLICY IS FALSE, MISLEADING, OR INCOMPLETE FOR THE PURPOSE OF OBTAINING THIS POLICY, INCLUDING ANY INFORMATION CONTAINED IN ANY APPLICATION, DECLARATION, OR OTHER DOCUMENT, IS SUBJECT TO A FINE, AND SUBJECT TO PERMANENT CIVIL DISQUALIFICATION.

**** IMPORTANT **** THIS POLICY CONTAINS A FLOOD EXCLUSION. FLOOD COVERAGE MAY BE OBTAINED SEPARATELY FROM THE NATIONAL FLOOD INSURANCE PROGRAM, IF AVAILABLE IN YOUR AREA.

**** IMPORTANT **** THIS POLICY CONTAINS AN EARTHQUAKE EXCLUSION. CONTACT YOUR AGENT FOR INFORMATION CONCERNING THE AVAILABILITY OF EARTHQUAKE COVERAGE.

**** IMPORTANT **** THIS POLICY CONTAINS A SEVERE WEATHER EXCLUSION FOR WINDSTORM OR HAIL DAMAGE WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

Date Issued: 12/07/21

END OF POLICY DECLARATIONS
 Countersigned by: *M. Burnett*
 TERRY L. BURNETT
 National Representative

The Clerk reported that eleven (11) 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**.

Lynette F. Burns dba Coastal Getaways LLC (owner) and Tanya Darrow dba Beachy Bookings, LLC (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 107 Marcie Drive, Long Beach, Mississippi 39560, Tax Parcel Number 0512H-03-017.000. The legal description is as follows:

MARGARET H INVILLE REVOCABLE TRUST -1470/599- LOT 4 RE-SURVEY OF MARCIE DRIVE SUBD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, January 13, 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.

Not signed
 Chairman
 Planning Commission

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Miller Mack B and Carole
109 Marcie Drive
Long Beach, MS 39560

Chapman Brenda C
111 Marcie Drive
Long Beach, MS 39560

Gavin Thomas A and Janet A
108 Marcie Drive
Long Beach, MS 39560

Wedgeworth Sidney N and WF
106 Marcie Drive
Long Beach, MS 39560

Williams Josephine L Credit -Trust-
c/o James A Williams III -Trustee-
19440 Pinehurst Place East
Gulfport, MS 39503

Kijonka Alexander and Erin
102 Marcie Drive
Long Beach, MS 39560

Garcia Christine D
100 Marcie Drive
Long Beach, MS 39560

Brody Daniel Patrick
98 Marcie Drive
Long Beach, MS 39560

Delgado Maria G
103 Marcie Drive
Long Beach, MS 39560

Sand Sherry -Trustee-
105 Marcie Drive
Long Beach, MS 39560

Arbor Station IV LLC
2750 Old St Augustine Road
Tallahassee, FL 39301

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eleven (11) property owners within 200' of 107 Marcie Drive, Tax Parcel 0512H-03-017.000, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance file by Lynette F. Burns dba Coastal Getaways, LLC (owner) and Tanya Darrow dba Beachy Bookings, LLC (property manager).

Given under my hand this the 14th of December 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

-My Commission Expires- *Kini Gonsoulin*
NOTARY PUBLIC



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

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Proof of Publication

LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIX of the Constitution of the State of Mississippi, the City of Long Beach, Mississippi (2013) is amended, which is hereby given notice that the City of Long Beach will hold a public hearing for the purpose of considering a Short-Term Rental.

By and for: **Steve and Carol (owners) and Steve Darrow aka Steve Darrow, LLC (operator)** Long Beach Unified Land Holdings, LLC, 1115 1/2 North Main Street, Long Beach, Mississippi 39066. The location of the proposed short-term rental is 307 Magnolia Street, Long Beach, Mississippi 39066. The Parcel Number is 0612F-02-026.000. The legal description is as follows:

MARGARETT LYNELL REVOCABLE TRUST - 4780599, LOT 4 RESURVEY OF MARCIE DAVIS SUBD

A public hearing to consider the above information will be held in the City of Long Beach, Mississippi 39066, Thursday, January 13, 2022, at 3:00 p.m. in the City Council Chambers located at 201 1/2 First Avenue. The City encourages all stakeholders and organizations to contact the City if they have any questions concerning the petition.

Witness
Commissioner
Planning Commission

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. 50 dated 17 day of December, 2021
 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.

[Signature]
Publisher

Sworn to and subscribed before me this 20 day of Dec, A.D. 2021.

[Signature]
Notary Public



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

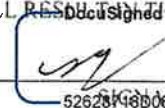
Commissioner Barlow made motion, seconded by Commissioner Shaw and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner Fields 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 315 Magnolia Street, Tax Parcel 0612F-02-026.000 submitted by William and Jacinta Walker (owners) and Kristin Stachura Allen, Busch Realty Group (property manager), as follows:

**MINUTES OF JANUARY 13, 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>315 Magnolia St. Long Beach, MS 39560</u> Tax Parcel # <u>0612F-02-026-000</u> <small>(Location of Short-Term Rental)</small>							
OWNER'S INFORMATION:							
Property Owner's Name: <u>William G Jacinta Walker</u>							
Property Owner's Address: <u>1103 Pepper tree Dr. Newnan, GA 30265</u>							
Property Owner's Mailing Address, if different from above:							
Property Owner's Phone No.: <u>907-302-8898</u> City: _____ State: _____ Zip: _____							
Email Address: <u>akweit@yahoo.com</u>							
Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Kristin Stachura Allen - Bosch Realty Group</u>							
Property Manager's Address: (Must be a local contact) <u>1715 25th Ave Gulfport, MS 39501</u>							
Property Manager's Phone No.: <u>228-697-1155</u> City: _____ State: _____ Zip: _____							
Email Address: <u>vacationcbr-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.							
william walker	 <small>52628480067468E</small>	11/5/2021					
PRINT NAME		DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>2</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>Jonathan Sand</u>		Date: <u>11/9/2021</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Date Received: <u>11-5-21</u></td> </tr> <tr> <td style="padding: 2px;">Agenda Date: <u>1-13-22</u></td> </tr> <tr> <td style="padding: 2px;">Amount Due/Paid: <u>200.00</u></td> </tr> <tr> <td style="padding: 2px;">Check #: <u>1939</u></td> </tr> </table>				Date Received: <u>11-5-21</u>	Agenda Date: <u>1-13-22</u>	Amount Due/Paid: <u>200.00</u>	Check #: <u>1939</u>
Date Received: <u>11-5-21</u>							
Agenda Date: <u>1-13-22</u>							
Amount Due/Paid: <u>200.00</u>							
Check #: <u>1939</u>							

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:
Melissa Nunley Reso
Attorney at Law, MS Bar No. 101506
2318 Pass Road, Unit 3
Biloxi, Mississippi 39531
228-207-0484

Return to:
Team Title, LLC
2318 Pass Road, Unit 3
Biloxi, Mississippi 39531
228-207-0484

File #: 21-3399-MS

Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1ST 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 are hereby acknowledged, we

James T. Knowles and wife, Pamela J. Knowles (Grantors)
315 Magnolia Street
Long Beach, MS 39560
(732) 258-1873

do hereby sell, convey, bargain and warrant to

William M. Walker and wife, Jacinta Walker (Grantees)
315 Magnolia Street
Long Beach, MS 39560
(907) 302-8898

As joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated and located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as:

Page 1 of 3

A lot or parcel of land situated in the City of Long Beach, Mississippi, described as follows, to-wit: Beginning at a point on the South line of Magnolia Street in said City of Long Beach, which is the point of intersection of Magnolia Street and Girard Avenue and run thence East along the South line of Magnolia Street a distance of 100 feet; run thence South on a line parallel with the East line of Girard Avenue a distance of 100 feet; run thence West on a line parallel with the South line of Magnolia Street a distance of 100 feet to the East line of Girard Avenue; run thence North along the East line of Girard Avenue, to the Point of Beginning.

Said parcel is part of Lot 10, Block 2, Seal City Addition.

Being all the property obtained by Grantor, James T. Knowles, under Warranty Deed dated November 3, 2016, and filed for record on November 3, 2016, in the office of the Chancery Clerk of the First Judicial District of Harrison County as Instrument #2016-8367D-J1.

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The parties agree that the Ad Valorem taxes for 2021 tax year are being prorated as of this day and are assumed by the Grantees herein.

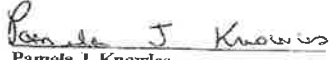
213

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

WITNESS our signatures, this the 16th day of August, 2021.

GRANTORS:


James T. Knowles


Pamela J. Knowles

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 16th day of August, 2021, within my jurisdiction, the within named **James T. Knowles and Pamela J. Knowles** acknowledged that they executed the above foregoing instrument on the day and year herein indicated.


Notary Public
My Commission expires: 11/2/2022



TAX NOTICES: Grantees are responsible for the property taxes.

Page 3 of 3



Lost Shaker of Salt

Parking Rules

- Parking in **ONLY** allowed in the driveway and underneath the home.
- **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

Please Note: This property IS in a FLOOD RISK area, which means that during inclement weather, there is a potential risk of flooding. 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.

MINUTES OF JANUARY 13, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Lost Shaker of Salt

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 and under the house. **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 downstairs 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.

Please Note: This property IS in a FLOOD RISK area, which means that during inclement weather, there is a potential risk of flooding. 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
-------------------	------	------------------	------

THIS DECLARATION PAGE IS ATTACHED TO AND FORMS PART OF CERTIFICATE PROVISIONS																													
Expiring Policy #: New	Policy Number: OUA10111197-00																												
1. NAME AND ADDRESS OF THE INSURED: William Walker 163 Peppertree Dr Newnan, GA 30265	INSURED LOCATION/RESIDENCE PREMISES: 315 Magnolia Street, Long Beach, MS 39560																												
EXTENDED LIABILITY:																													
2. POLICY PERIOD:	EFFECTIVE FROM 08/16/2021 TO 08/16/2022 BOTH DAYS AT 12:01 A.M. LOCAL STANDARD TIME																												
3. COVERAGES – INSURANCE IS EFFECTIVE WITH: QBE Specialty Insurance Company																													
Limits:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>Coverage A</td> <td>Dwelling</td> <td>\$</td> <td>\$250,000.00</td> </tr> <tr> <td>Coverage B</td> <td>Other Structures</td> <td>\$</td> <td>\$7,000.00</td> </tr> <tr> <td>Coverage C</td> <td>Personal Property</td> <td>\$</td> <td>\$20,000.00</td> </tr> <tr> <td>Coverage D</td> <td>Loss of Use</td> <td>\$</td> <td>\$25,000.00</td> </tr> <tr> <td>Coverage E</td> <td>Personal Liability</td> <td>\$</td> <td>\$300,000.00</td> </tr> <tr> <td>Coverage F</td> <td>Medical Payments</td> <td>\$</td> <td>\$1,000.00</td> </tr> <tr> <td>Loss Assessment</td> <td></td> <td>\$</td> <td>Nocoverage</td> </tr> </table>	Coverage A	Dwelling	\$	\$250,000.00	Coverage B	Other Structures	\$	\$7,000.00	Coverage C	Personal Property	\$	\$20,000.00	Coverage D	Loss of Use	\$	\$25,000.00	Coverage E	Personal Liability	\$	\$300,000.00	Coverage F	Medical Payments	\$	\$1,000.00	Loss Assessment		\$	Nocoverage
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Deductibles:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>All Other Perils</td> <td>\$</td> <td>1,000</td> </tr> <tr> <td>Named Storm</td> <td>\$</td> <td>3%(\$7,500.00)</td> </tr> </table> <p style="font-size: small;">*25% Minimum Earned Premium Applies</p>	All Other Perils	\$	1,000	Named Storm	\$	3%(\$7,500.00)																						
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4. PREMIUMS AND OTHER CHARGES:																													
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>Base Premium</td> <td>\$1,718.00</td> </tr> <tr> <td>Policy Fee</td> <td>\$90.00</td> </tr> <tr> <td>Inspection Fee</td> <td>\$225.00</td> </tr> <tr> <td>State Tax</td> <td>\$84.24</td> </tr> <tr> <td>Stamping Fee</td> <td>\$5.27</td> </tr> <tr> <td>MWUA Fee</td> <td>\$53.18</td> </tr> <tr> <td>Other Coverage Premium</td> <td>\$73.00</td> </tr> <tr> <td>TOTAL</td> <td>\$2,258.69</td> </tr> </table> <p style="font-size: small;">THIS POLICY EXCLUDES FLOOD COVERAGE</p>	Base Premium	\$1,718.00	Policy Fee	\$90.00	Inspection Fee	\$225.00	State Tax	\$84.24	Stamping Fee	\$5.27	MWUA Fee	\$53.18	Other Coverage Premium	\$73.00	TOTAL	\$2,258.69												
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TOTAL	\$2,258.69																												
5. COVERAGE FORMS: See Schedule of Forms & Endorsements Attached																													
THE TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS TO COVERAGE ARE DETERMINED BY THE CONTRACT OF INSURANCE SUPPLIED WITH THIS DECLARATION																													
6. SERVICE OF SUIT MAY BE MADE UPON: SEE POLICY FORM																													
7. MORTGAGEE(S) Wells Fargo NA ISAAA, PO Box 100515, Florence, SC, 29502 Mortgagee Loan #0579401373																													
8. ADDITIONAL INTEREST(S)																													
9. ADDITIONAL INSURED(S)																													
10. IN THE EVENT OF A CLAIM - PLEASE NOTIFY THE FOLLOWING AGENT Pyron Coastal Insurance - Ocean Springs 734 Bienville Blvd Ocean Springs MS 39564 228-875-0008	PRODUCING AGENT Ronald Terzer PRODUCER LICENSE #: 10752733																												
THIS DECLARATION PAGE WITH POLICY PROVISIONS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART, THERE OF, COMPLETES THE ABOVE NUMBERED POLICY.																													
SURPLUS LINES AGENT: Orchid Underwriters Agency LLC 1201 19th Place Suite A110, Vero Beach FL 32960 License: 15015264	DATE ISSUED: 10/29/2021 AUTHORIZED REPRESENTATIVE: Ronald Terzer 10752733																												

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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**.

William and Jacinta Walker (owners) and Kristin Staehira Allen - Busch Realty Group (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 315 Magnolia Street, Long Beach, Mississippi 39560, Tax Parcel Number 0612F-02-026.000. The legal description is as follows:

N 100 FT LOT 10 BLK 2 SEAL CITY ADD IN SE1/4 SEC 14-8-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, January 13, 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

Schacherer, Darron K and Beverly A 411 Girard Avenue Long Beach, MS 39560	Mabey, Laura Beth and Joseph Ford Jr 4146 Vendome Place New Orleans, LA 70125	Nest Egg Properties, LLC 52 Shad Clark Drive Wanesboro, MS 39367
Shelter Rock Two LLC c/o Strata Services 2727 Prytania Suite 19 New Orleans, LA 70130	Ramsey, Wendall Dwight 417 Magnolia Street Long Beach, MS 39560	Long, Bessie J 6262 Cottage Crest Lane Mobile, AL 36609
Thatcher, Ronald P and Susan A 420 Magnolia Street Long Beach, MS 39560	Maimone, Mercidita G 316 Magnolia Street Long Beach, MS 39560	Maimone, Philip T II 314 Magnolia Street Long Beach, MS 39560
Notter, Richard L and Barbara J 312 Magnolia Street Long Beach, MS 39560	Nguyen, Lan Thi and Trang Thi 310 Magnolia Street Long Beach, MS 39560	Rishel, Savannah Jane 129 Beach Park Place Long Beach, MS 39560
Parker, Katherine M 404 Russell Avenue Long Beach, MS 39560	Van Buren LLC 12099 435 th Avenue Bellevue, IA 52031	Swanier, Oliver G and Pamela P 407 Russell Avenue Long Beach, MS 39560
Burgess, Don Terry 426 Russell Avenue Long Beach, MS 39560	Wink, Robert S and Mi Sun 221 Magnolia Street Long Beach, MS 39560	Akula, Dheeraj K, Kavitha 1180 East Sandy Lake Road Coppell, TX 75019
Bennett, Patrick B and Brennan M 200 South Girard Avenue Long Beach, MS 39560	Reinhardt, Jennifer H and Parry M 319 Oak Street Long Beach, MS 39560	Friar, Janice 3026 Trentwood Drive Ocean Springs, MS 39564
Tanoury, John Abraham 315 Oak Street Long Beach, MS 39560	Juneau, Rene Marie and Burt Anthony 313 Oak Street Long Beach, MS 39560	Gardner, Mary M 302 St Charles Avenue Long Beach, MS 39560

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-four (24) property owners within 200' of 315 Magnolia Street- Tax Parcel Number 0612F-02-026,000, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by William and Jacinta Walker (owners) and Kristin Stachura Allen (property manager).

Given under my hand this the 14th of December 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

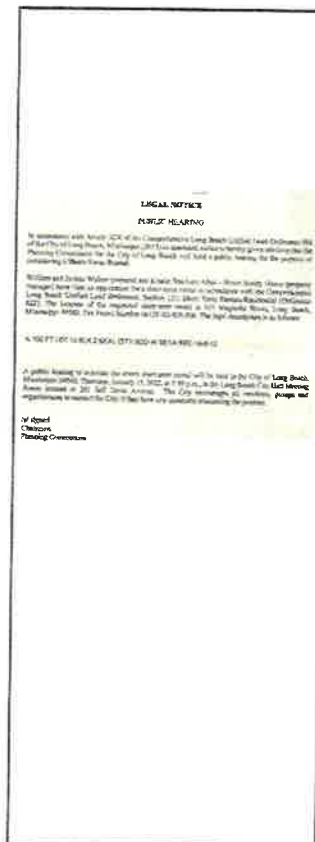
Kini Gonsoulin
NOTARY PUBLIC

-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. 21 No. 50 dated 17 day of December, 2021
- 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 20 day of Dec, A.D. 2021.

Debbie A. Orr
NOTARY PUBLIC
ID # 89098
HARRISON COUNTY
STATE OF MISSISSIPPI

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

217

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Noted for the record:

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**.

William and Jacinta Walker (owners) and Kristin Stachura Allen – Busch Realty Group (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 315 Magnolia Street, Long Beach, Mississippi 39560, Tax Parcel Number 0612F-02-026.000. The legal description is as follows:

N 100 FT LOT 10 BLK 2 SEAL CITY ADD IN SE1/4 SEC 14-8-12

I PHIL MAIMONE AM AGAINST THE SHORT TERM RENTALS IN ANY FORM, THEY ARE THE BEGINNING OF THE DETERIORATION OF A NEIGHBORHOODS SAFETY, PEACEFUL ENVIRONMENT AND PROPERTY VALUE!
A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, December 9, 2021, 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.

*MY ADDRESS IS 314 MAGNOLIA ST, LONG BEACH MS
MY HOME IS DIAGONALLY ACROSS THE STREET FROM THE ABOVE PROPERTY IN QUESTION.*

/s/ signed
Chairman
Planning Commission

*Respectfully,
Phil Maimone*

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



LEGAL NOTICE

PUBLIC HEARING

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N 100 FT LOT 10 BLK 2 SEAL CITY ADD IN SE1/4 SEC 14-8-12

We are opposed to converting the proposed single family home to a short term rental unit. We do not believe nightly tenants will make the neighborhood safe. Also it may decrease the value of our property.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, December 9, 2021, 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

315 Magnolia Street
Long Beach, Ms
39560

Meridita G. Marone 12-6-2021
Francé Smith

219

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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N 100 FT LOT 10 BLK 2 SEAL CITY ADD IN SE1/4 SEC 14-8-12

WE ARE DISPOSED TO CONVERTING THE SUBJECT PROPERTY TO SHORT TERM RENTAL. WE FEEL IT DOES NOT MEET THE CHARACTER OF THE NEIGHBORHOOD RAISES SAFETY CONCERNS AND WOULD HAVE NEGATIVE IMPACT TO HOME VALUES.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, December 9, 2021, 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.

RICHARD BARBARA NOTTER 312 MAGNOLIA STREET, LONG BEACH, MS 39560

/s/ signed
Chairman
Planning Commission

Richard Notter + Barbara Notter

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach



JN
11-16-21, Tu

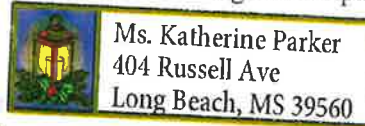
mailed 11-30-21

LEGAL NOTICE

PUBLIC HEARING

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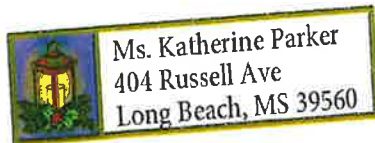
I vote NO

N 100 FT LOT 10 BLK 2 SEAL CITY ADD IN

This is unacceptable - Having a weekly rental in ~~the~~ our single family neighbor is not acceptable
Katherine Parker

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, December 9, 2021, 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



Katherine Parker
Katherine Parker, 11-30-21
404 Russell Ave.
Long Beach, MS 39560

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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/s/ signed
Chairman
Planning Commission

*316 Magnolia Street
Long Beach, MS 39560*

Meredith J. Mainor

Fiancee' Swathy M. Maropant

**MINUTES OF JANUARY 13, 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:

Richard Notter, 315 Magnolia Street, spoke in opposition for the short-term rental stating he is fine with long term rentals in the neighborhood and most of the property owners in the area are against the short-term rentals. He stated there are too many short-term rentals in his area and he has had issues with loud music.

Philip Maimone, 314 Magnolia Street, spoke in opposition for the short-term rental stating he is concerned for the safety of the neighborhood and property values if the short-term rental is approved. Mr. Maimone believes allowing short-term rentals in a residential neighborhood is turning homes into hotels.

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

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner Fields 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 101 Dearman Avenue, Tax Parcel 0612C-04-040.001, submitted by Charles and Jan

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Serpente (owners and property manager), as follows:

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>101 Dearman</u>		Tax Parcel # <u>002C-01-010.001</u>					
<small>(Location of Short-Term Rental)</small>							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Charles + Jan Serpente</u>							
Property Owner's Address: <u>429 Magnolia Street, Long Beach MS</u>							
Property Owner's Mailing Address, if different from above: <u>39560</u>							
Property Owner's Phone No: <u>601-278-9692</u> Email Address: <u>cserpente@hotmail.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>Charlie + Jan Serpente</u>							
Property Manager's Address: (Must be a local contact) <u>429 Magnolia St</u> <u>Long Beach MS</u> <u>39560</u>							
Property Manager's Phone No.: _____ Email Address: _____							
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>84-2843378</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>Jan Serpente</u>	<u>Jan Serpente</u>	<u>Nov 23 2021</u>					
PRINT NAME	SIGNATURE	DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:				
<u>4</u>	<u>2</u>	<u>2</u>	<u>4</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>M. J. Ladd</u>		Date: <u>1/10/22</u>					
Fire Inspector Signature: <u>Jessie Dand</u>		Date: <u>1/10/2022</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>12-1-21</u></td> </tr> <tr> <td>Agenda Date: <u>1-13-22</u></td> </tr> <tr> <td>Amount Due/Paid: <u>200.00</u></td> </tr> <tr> <td>Check #: <u>1149</u></td> </tr> </table>				Date Received: <u>12-1-21</u>	Agenda Date: <u>1-13-22</u>	Amount Due/Paid: <u>200.00</u>	Check #: <u>1149</u>
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Amount Due/Paid: <u>200.00</u>							
Check #: <u>1149</u>							

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Indexing Instructions:
Lots 1 & 2, Blk 1, Dearman S/D
Harrison County, 1st JD, MS

File#211897

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

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

**LAUREN GOLEMAN now known as
LAUREN GOLEMAN TOWNSLEY and husband,
BRADLEY TOWNSLEY
11052 LONDON LAKE BLVD.
GULFPORT, MS 39503
(228) 217-7994**

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

**CHARLES SERPENTE and wife, JANET SERPENTE
as tenants by the entirety with full rights of survivorship and not as tenants in common
429 MAGNOLIA STREET
LONG BEACH, MS 39560
(601) 278-9692**

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

Lots One (1) and Two (2), Block One (1), DEARMAN SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 12 at Page 6 (Copy Book 5 at Page 390) 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 any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the

consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURES of the Grantors on this the 21st day of September, 2021,


LAUREN GOLEMAN Now Known As
LAUREN GOLEMAN TOWNSLEY


BRADLEY TOWNSLEY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, LAUREN GOLEMAN now known as LAUREN GOLEMAN TOWNSLEY and husband, BRADLEY TOWNSLEY, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 21st day of September, 2021.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Trash Management and Parking Rules and Plans

janet Serpente <jlserpente@gmail.com>
To: Day <jlserpente@gmail.com>

Sun, Nov 21, 2021 at 11:16 PM

101 Dearman

Trash Management

Sunday/Monday guests will be responsible for the bins being placed at the road on Dearman on Sunday evening and brought in on Monday. The owner/landlord will be responsible to make sure the schedule is followed and will move bins when necessary.

Parking Rules and Plans

A maximum of two cars is allowed. The driveway on 1st street (the north side of the house,) is available for guests. **No parking** on Dearman or 1st Street. Driveway only.

RESIDENTIAL LEASE AGREEMENT

THIS LEASE (the "Lease") dated this _____ day of _____,

BETWEEN:

Charles and Jan Serpente and Joe and Anne Serpente

(collectively and individually the "Landlord")

- AND -

(the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the house, municipally described as 101 Dearman Ave, Long Beach, MS 39560 (the "Property"), for use as residential premises only.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
4. No animals are allowed to be kept in or about the Property.
5. Subject to the provisions of this Lease, the Tenant is entitled to the exclusive use of the following parking on or about the Property: parking for 2 vehicles in driveway off 1st Street.

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

6. The Tenant and members of the Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.
7. The Tenant and members of the Tenant's household will not vape anywhere in the Property nor permit any guests or visitors to vape in the Property.

Term

8. The term of this Lease commences at 12:00 noon on January 15, 2021 and ends at 12:00 noon on February 15, 2022.
9. Any notice to terminate this tenancy must comply with the applicable legislation of the State of Mississippi (the "Act").

Rent

10. Subject to the provisions of this Lease, the rent for the Property is \$ _____ per week (the "Rent").
11. The Tenant will pay the Rent weekly, on or before _____ of each and every week of the term of this Lease to the Landlord at 429 Magnolia Street, Long Beach MS 39560 or at such other place as the Landlord may later designate by cash, check or Venmo.
12. The Landlord may increase the Rent for the Property upon providing to the Tenant such notice as required by the Act.

Security Deposit

13. On execution of this Lease, the Tenant will pay the Landlord a security deposit of \$200.00 (the "Security Deposit").
14. The Landlord will hold the Security Deposit at an interest bearing account solely devoted to security deposits.
15. During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:
 - a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;
 - b. repainting required to repair the results of any other improper use or excessive damage by the Tenant;

Page 2 of 8

- c. unplugging toilets, sinks and drains;
- d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
- e. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;
- f. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
- g. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;
- h. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls;
- i. replacement of locks and/or lost keys to the Property and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and
- j. any other purpose allowed under this Lease or the Act.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

16. The Tenant may not use the Security Deposit as payment for the Rent.
17. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by the Act.
18. Within the time period required by the Act and after the termination of this tenancy, the Landlord will deliver or mail the Security Deposit less any proper deductions or with further demand for payment to: _____, or at such other place as the Tenant may advise.

Inspections

19. The Parties will complete, sign and date an inspection report at the beginning and at the end of this tenancy.
20. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

Page 3 of 8

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Renewal of Lease

- 21. Upon giving written notice no later than 60 days before the expiration of the term of this Lease, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for this renewal clause.

Tenant Improvements

- 22. The Tenant may NOT make improvements to the Property.

Utilities and Other Charges

- 23. The Tenant is responsible for the payment of all utilities in relation to the Property.

Insurance

- 24. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.
- 25. The Tenant is not responsible for insuring the Landlord's contents and furnishings in or about the Property for either damage or loss, and the Tenant assumes no liability for any such loss.

Attorney Fees

- 26. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

- 27. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Mississippi.

Severability

- 28. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

Page 4 of 8

- 29. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

- 30. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

- 31. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Additional Clauses

- 32. Garbage Pick up
The garbage bins will be placed at the road on Sunday Evening and brought in after pick up on Monday.
- 33. Parties/events are prohibited. The neighborhood is very quiet and peaceful. Please be respectful of the neighbors.

Damage to Property

- 34. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Care and Use of Property

- 35. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
- 36. The Tenant will not engage in any illegal trade or activity on or about the Property.
- 37. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.

Page 5 of 8

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

38. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.
39. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.
40. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

Rules and Regulations

41. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Mediation and Arbitration

42. If any dispute relating to this Lease between the Parties is not resolved through informal discussion within 14 days from the date a dispute arises, the Parties agree to submit the issue first before a non-binding mediator and to an arbitrator in the event that mediation fails. The decision of the arbitrator will be binding on the Parties. Any mediator or arbitrator must be a neutral party acceptable to both Parties. The cost of any mediations or arbitrations will be paid by the Tenant.

Address for Notice

43. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:
 - a. Name: _____
 - b. Phone: _____
44. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:
 - a. Name: Charles and Jan Serpente and Joe and Anne Serpente.
 - b. Address: 429 Magnolia Street, Long Beach MS 39560.

Page 6 of 8

The contact information for the Landlord is:

- c. Phone: (601) 331-3962.
- d. Email address: jlserpente@gmail.com.

General Provisions

45. All monetary amounts stated or referred to in this Lease are based in the United States dollar.
46. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
47. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
48. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
49. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
50. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.
51. The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or checks returned by the Tenant's financial institution.
52. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
53. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
54. This Lease constitutes the entire agreement between the Parties.
55. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.
56. Time is of the essence in this Lease.

Page 7 of 8

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IN WITNESS WHEREOF and Charles and Jan Serpente and Joe and Anne Serpente have duly affixed their signatures on this day of

Charles and Jan Serpente

Joe and Anne Serpente

(Tenant)

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the day of 20

(Tenant)

Other contact #'s

Susan Shockley - 918-809-2476

Sandy Pace 228-297-4943

Page 8 of 8

5/2002-2021 1.mwDcpol.com

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company
Dwelling Special
Policy Change



Premium Summary

Table with 2 columns: Description, Amount. Rows include Dwelling #1 (\$2,068.00), Policy Coverages (\$0.00), Additional Costs (\$0.00), Total Policy Premium (\$2,068.00).

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

Policy Discounts

- Claims Free Discount
Paid in Full Discount
Paperless Discount

Dwelling Discounts

The following discounts apply to one or more dwellings on this policy.
101 DEARMAN AVE, LONG BEACH MS 39560-5909
Deadbolts, Smoke Alarm and Fire Extinguisher

Policy Summary

Policy Number: 102-198-265
Policy Period: 09/21/2021 to 09/21/2022 12:01 A.M. Standard Time

Named Insured(s): CHARLES SERPENTE, 1520 GREYMONT AVE, JACKSON MS 39202-1209

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: 101 DEARMAN AVE, LONG BEACH MS 39560-5909

Table with 6 columns: Occupancy, Residence Type, Construction Type, Year Built, Protection Class Code, Territory. Row: Rental, 1 Family Residence, Brick Veneer, 1995, 5, 1

Coverage Detail

Table with 4 columns: Coverage, Limit / Description, Premium. Rows include Dwelling (\$1633.00), All Other Peril Deductible (1,000), Wind and Hail Deductible (5,000), Personal Property (\$127.00), Water Damage (\$62.00), Mold and Remediation - Property (Included), Water Backup and Sump Overflow (\$50.00).

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company
 Policy Period: 09/21/2021 - 09/21/2022
 Policy Number: 102-198-265 Policy Type: Dwelling Special



Premises Liability	300,000	\$109.00
Medical Payments	1,000 Per person/25,000 Per occurrence	\$5.00
Property Manager Premises Liability Extension		Included
Ordinance or Law	12,000	\$82.00
Vandalism or Malicious Mischief Deductible	500	Included
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	\$2,068.00

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-G-0001(01-15) - Condemnation Endorsement
- DS-CW-P-0001(03-18) - Dwelling Property - Special Form
- IL-CW-G-0001(01-15) - Signature Endorsement
- DS-MS-A-0001(03-19) - Special Provisions - Mississippi
- IL-CW-G-0010(07-17) - Additional Policy Protection
- DW-CW-X-0004(05-17) - Criminal Acts Exclusion
- Forms that apply to Dwelling #1: 101 DEARMAN AVE, LONG BEACH MS 39560-5909**
- DS-CW-C-0002(01-16) - Permitted Vacancy or Seasonal Usage Clause
- IP-CW-C-0004(01-15) - Reinstatement of Limit
- DS-CW-C-0009(03-17) - Ordinance or Law Coverage
- DW-CW-X-0005(01-17) - Root Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
- DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism
- DS-CW-C-0007(03-16) - Water Backup And Sump Overflow
- DY-CW-C-0001(01-16) - Premises Liability Endorsement
- DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
- DS-CW-C-0006(01-15) - Personal Property Replacement Cost
- 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
- DS-CW-G-0001(01-15) - Construction Cost Index
- DY-CW-C-0005(01-16) - Property Manager - Premises Liability

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company
 Policy Period: 09/21/2021 - 09/21/2022
 Policy Number: 102-198-265 Policy Type: Dwelling Special



- DS-CW-C-0003(06-17) - Water Damage Coverage
- DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism
- DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value

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

C. Williams

MINUTES OF JANUARY 13, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company
Dwelling Special
New Business



<p>Premium Summary</p> <p>Dwelling #1: \$1,983.00 101 DEARMAN AVE LONG BEACH MS 39560-5909 Policy Coverages \$0.00 Additional Costs \$0.00 Total Policy Premium \$1,983.00</p> <p>Note: a minimum earned premium of \$100.00 applies to this policy.</p> <p>Policy Discounts Claims Free Discount Paperless Discount Paid in Full Discount</p> <p>Dwelling Discounts The following discounts apply to one or more dwellings on this policy. 101 DEARMAN AVE, LONG BEACH MS 39560-5909 Deadbolts, Smoke Alarm and Fire Extinguisher</p>	<p>Policy Summary</p> <p>Policy Number: 102-198-265 Policy Period: 09/21/2021 to 09/21/2022 12:01 A.M., Standard Time</p> <p>Named Insured(s): CHARLES SERPENTE 1520 GREYMONT AVE JACKSON MS 39202-1209</p> <p>Contracted Agency: JOHNSON & JOHNSON INC # 079001 PO BOX 899 CHARLESTON SC 29402</p> <p>Your Agent: LMS INC # 803714 806 WASHINGTON AVENUE CA # 0143626 OCEAN SPRINGS MS 39564</p>
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Dwelling #1: 101 DEARMAN AVE, LONG BEACH MS 39560-5909

Occupancy:	Residence Type:	Construction Type:	Year Built:	Protection Class Code:	Territory:
Rental	1 Family Residence	Brick Veneer	1995	5	1

Coverage Detail	Limit / Description	Premium
Dwelling		\$1555.00
Limit	120,000	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	5,000	
Other Structures	12,000	Included
Loss Settlement	Replacement Cost	
Personal Property	5,000	\$127.00
Loss Settlement	Replacement Cost	
Additional Living Expense/Fair Rental Value	12,000	Included
Water Damage		\$59.00
Limit	Full	
Mold and Remediation - Property	10,000	Included
Water Backup and Sump Overflow	5,000	\$50.00
Deductible	250	

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company
Policy Period: 09/21/2021 - 09/21/2022
Policy Number: 102-198-265 Policy Type: Dwelling Special



Premises Liability	300,000	\$109.00
Medical Payments	1,000 Per person/25,000 Per occurrence	\$5.00
Property Manager Premises Liability Extension		Included
Ordinance or Law	12,000	\$78.00
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.		
Premium		\$1,983.00

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)**
- IL-CW-G-0010(07-17) - Additional Policy Protection
 - DW-CW-X-0004(05-17) - Criminal Acts Exclusion
 - DS-MS-A-0001(03-19) - Special Provisions - Mississippi
 - IL-CW-G-0001(01-15) - Signature Endorsement
 - DW-CW-G-0001(01-15) - Condemnation Endorsement
 - DS-CW-P-0001(03-18) - Dwelling Property - Special Form
- Forms that apply to Dwelling #1: 101 DEARMAN AVE, LONG BEACH MS 39560-5909**
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 - DS-CW-C-0006(01-15) - Personal Property Replacement Cost
 - DY-CW-C-0001(01-16) - Premises Liability Endorsement
 - DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism
 - DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion
 - DS-CW-G-0001(01-15) - Construction Cost Index
 - DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism
 - DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
 - DS-CW-C-0007(03-16) - Water Backup And Sump Overflow
 - DS-CW-C-0003(06-17) - Water Damage Coverage
 - DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
 - DY-CW-C-0005(01-16) - Property Manager - Premises Liability
 - IP-CW-C-0004(01-15) - Reinstatement of Limit
 - DY-CW-X-0002(01-15) - Premises Liability Fungal, Wet or Dry Rot, or Bacteria Exclusion
 - DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value
 - DW-CW-C-0004(01-15) - Reduction in Coverage when Vacant or Unoccupied

MINUTES OF JANUARY 13, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company
 Policy Period: 09/21/2021 - 09/21/2022
 Policy Number: 102-198-265 Policy Type: Dwelling Special



DS-CW-C-0003(06-17) - Water Damage Coverage
 DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism
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Policy Maintenance Information

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

LMS INC
(228) 675-7777

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

CD Williams

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company

**Dwelling Special
New Business**



Premium Summary

Dwelling #1: \$1,983.00
 101 DEARMAN AVE
 LONG BEACH MS 39560-5909
 Policy Coverages \$0.00
 Additional Costs \$0.00

Total Policy Premium \$1,983.00

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

Policy Discounts

Claims Free Discount
 Paperless Discount
 Paid in Full Discount

Dwelling Discounts

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

101 DEARMAN AVE, LONG BEACH MS 39560-5909
 Deadbolts, Smoke Alarm and Fire Extinguisher

Policy Summary

Policy Number: 102-198-265
 Policy Period: 09/21/2021 to 09/21/2022 12:01 A.M. Standard Time

Named Insured(s):
 CHARLES SERPENTE
 1520 GREYMONT AVE
 JACKSON MS 39202-1209

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: 101 DEARMAN AVE, LONG BEACH MS 39560-5909

Occupancy:	Residence Type:	Construction Type:	Year Built:	Protection Class Code:	Territory:
Rental	1 Family Residence	Brick Veneer	1995	5	1

Coverage Detail

Coverage	Limit / Description	Premium
Dwelling		\$1555.00
Limit	120,000	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	5,000	
Other Structures	12,000	Included
Loss Settlement	Replacement Cost	
Personal Property	5,000	\$127.00
Loss Settlement	Replacement Cost	
Additional Living Expense/Fair Rental Value	12,000	Included
Water Damage		\$59.00
Limit	Full	
Mold and Remediation - Property	10,000	Included
Water Backup and Sump Overflow	5,000	\$50.00
Deductible	250	

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company
Policy Period: 09/21/2021 - 09/21/2022
Policy Number: 102.198.265 Policy Type: Dwelling Special



Premises Liability	300,000	\$109.00
Medical Payments	1,000 Per person/25,000 Per occurrence	\$5.00
Property Manager Premises Liability Extension		Included
Ordinance or Law	12,000	\$78.00
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.		
Premium		\$1,983.00

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)**

- IL-CW-G-0010(07-17) - Additional Policy Protection
- DW-CW-X-0004(06-17) - Criminal Acts Exclusion
- DS-MS-A-0001(03-19) - Special Provisions - Mississippi
- IL-CW-G-0001(01-15) - Signature Endorsement
- DW-CW-G-0001(01-15) - Condemnation Endorsement
- DS-CW-P-0001(03-18) - Dwelling Property - Special Form
- Forms that apply to Dwelling #1: 101 DEARMAN AVE, LONG BEACH MS 39560-5909**
- DS-CW-C-0009(03-17) - Ordinance or Law Coverage
- DS-CW-C-0006(01-15) - Personal Property Replacement Cost
- DY-CW-C-0001(01-16) - Premises Liability Endorsement
- DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism
- DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion
- DS-CW-G-0001(01-15) - Construction Cost Index
- DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism
- DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
- DS-CW-C-0007(03-16) - Water Backup And Sump Overflow
- DS-CW-C-0003(06-17) - Water Damage Coverage
- DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
- DY-CW-C-0005(01-16) - Property Manager - Premises Liability
- IP-CW-C-0004(01-15) - Reinstatement of Limit
- DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value
- DW-CW-C-0004(01-15) - Reduction in Coverage when Vacant or Unoccupied

THIS ENDORSEMENT IS ATTACHED TO AND MADE PART OF THE POLICY.
PLEASE READ IT CAREFULLY.

PREMISES LIABILITY ENDORSEMENT

WE WILL PROVIDE THIS INSURANCE IF PREMISES LIABILITY IS SHOWN IN THE DECLARATIONS .

It is agreed the Conditions section of your Dwelling Policy shall continue to apply unless amended in this endorsement.

I. AGREEMENT

We will provide the insurance described in this endorsement in return for the premium and compliance with all applicable provisions of the policy.

II. COVERAGES

A. Premises Liability

1. We cover the insured's legal liability for **bodily injury or property damage** arising out of the ownership, maintenance or use of the insured premises. The **bodily injury or property damage must be caused by an occurrence during the policy period.**
If a claim is made or a suit is brought against any insured for damages because of **bodily injury or property damage** to which this coverage applies, we will:
 - a. Pay up to our Limit of Liability for the damages for which the insured is legally liable; and
 - b. Provide a defense at our expense by counsel of our choice. We may make any investigation and settle any claim or suit that we decide is appropriate.
2. Our duty to settle or defend ends when the amount we pay for damages equals our Limit of Liability. We will not reimburse you for defense costs or attorney fees incurred by you prior to giving us notice of the accident or occurrence.

B. Premises Medical Payments

1. We will pay up to the Limit of Liability for all reasonable **medical expense** for **bodily injury** provided:
 - a. The **medical expense** is incurred within one year from the date of the accident; and
 - b. The **bodily injury** arises out of a condition on the insured premises for which you are afforded coverage for **bodily injury** liability.

III. LIMITS OF LIABILITY

A. Premises Liability

Regardless of the number of:

1. Insureds;
2. Claims made; or
3. Persons injured;

our total liability for all damages resulting from any one occurrence shall not exceed the Limit of Liability stated in the Declarations.

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THIS ENDORSEMENT IS ATTACHED TO AND MADE PART OF THE POLICY.
PLEASE READ IT CAREFULLY.

**ROOF SURFACING COSMETIC DAMAGE EXCLUSION -
WINDSTORM OR HAIL**

DEFINITIONS

With respect to the provisions of this endorsement, the following definition is added:

Roof surfacing means the:

1. Shingles or tiles;
2. Cladding;
3. Metal or synthetic sheeting or similar materials covering the roof; and
4. Roof flashing.

This includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection.

SECTION I - EXCLUSIONS

The following exclusion is added:

Cosmetic Damage

Cosmetic damage means:

1. Marring;
2. Pitting; or
3. Other superficial damage;

that alters the appearance of the roof surfacing on buildings covered under Coverage A or B caused by the peril of windstorm or hail, but such damage does not prevent the roof surfacing from continuing to function as a barrier to entrance of the elements to the same extent as it did before the cosmetic damage occurred.

All other provisions of the Policy apply.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.
W CW X 0005 01-17 Copyright, Insurance Services Office, Inc., 2015 Page 1 of 1

The Clerk reported that ten (10) 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.

Charles and Jan Serpente, 429 Magnolia Street, Long Beach, MS, 39560, 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 101 Dearman Avenue, Long Beach, Mississippi 39560, Tax Parcel Number 0612C-04-040.001. The legal description is as follows:

LOTS 1 & 2 BLK 1 DEARMAN SUBD SEC 14-8-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, January 13, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 301 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Hess Marguerite
109 Dearman Avenue
Long Beach, MS 39560

Ford, Steven and Sandra Michelle Avary
111 Dearman Avenue
Long Beach, MS 39560

Henzen, Gary L and Angeles
115 Dearman Avenue
Long Beach, MS 39560

Kennedy Robert Eugene Jr
100 Dearman Avenue
Long Beach, MS 39560

McGee, Carlyne Touchstone
106 Dearman Avenue
Long Beach, MS 39560

Mueller, Jonell and Jon K
110 Dearman Avenue
Long Beach, MS 39560

Hershberger, Kenneth Ray -Trustee-
113 York Drive
Long Beach, MS 39560

Hale C J and Barbara
416 West Railroad Street
Long Beach, MS 39560

Kingdom Real Estate Group LLC
1205 North 1300 West
Pleasant Grove, UT 84062

Thomas-Gatian Ann and Thomas Matt
5061 Mitchell Road
Long Beach, MS 39560

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to ten (10) property owners within 200' of 101 Dearman Avenue, Tax Parcel 0612C-04-040.001, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance file by Charles and Jan Serpente (owners and property managers).

Given under my hand this the 14th of December 2021.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

-My Commission Expires-


NOTARY PUBLIC



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

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Proof of Publication

LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XXV of the Constitution of Long Beach, Mississippi, the Long Beach Planning Commission (PC) is hereby giving notice that the meeting of Long Beach will hold a public hearing for the purpose of considering a Short-Term Rental.

Chairman and Commissioners: 425 Magnolia Street, Long Beach, MS, 39068. How did we get here?
Sellers: 111 Short Term Rental Address, Long Beach, Mississippi 39068. How did we get here?
111 Short Term Rental Address, Long Beach, Mississippi 39068. How did we get here?
111 Short Term Rental Address, Long Beach, Mississippi 39068. How did we get here?
111 Short Term Rental Address, Long Beach, Mississippi 39068. How did we get here?

LOTS 1 & 2 BLK 1 DEARMAN BURG SEC 145 12

A public hearing to consider the above described will be held on the 17th day of December, 2021, at 7:00 PM, in the Long Beach City Hall Meeting Room located at 201 1/2 Davis Avenue, Long Beach, Mississippi. The purpose of the hearing is to consider the application of rezoning, project and other matters relating to the above described property. If you have any questions regarding the process, please contact the Planning Commission.

Olaivar
Chairman
Planning Commission

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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


Vol. XI No. 50 dated 17 day of December 2021
 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 20 day of Dec, A.D. 2021.

Debbie A. Orr
Notary Public



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

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

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

The fourth public hearing to consider a Variance for property located at 6005 Daugherty Road, Tax Parcel 0511H-03-006.000, submitted by Alan J. Simmons, as follows:

MINUTES OF JANUARY 13, 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 <u>1-13-21</u>
Zoning <u>C-3</u>
Agenda Date <u>1-13-22</u>
Check Number <u>1229</u>

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0511H-03-006.000
- II. Address of Property Involved: 6005 DAUGHERTY RD.
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
REQUESTING TO ADJUST THE SIGN SIDE PROPERTY SET BACK
FROM 25' TO 20'

****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?
MULTIPLE UTILITIES ARE IN THE 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 UTILITIES ARE IN PLACE
AND CANNOT BE MOVED
- 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?
THERE IS NO OTHER LOCATION THAT WOULD BE FEASIBLE
FOR THE SIGN. WITHOUT A "VIEWABLE" SIGN OUR BUSINESS
WOULD SUFFER
- 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.
THIS 5' VARIATION HAS BEEN
COMMON PRACTICE AND DOES NOT CONFER ANY SPECIAL PRIVILEGE.

MINUTES OF JANUARY 13, 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.

ALAN J. SIMMONS
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

P.O. Box 594
Owner's Mailing Address

Agent's Mailing Address

LONG BEACH WA 39560
City State Zip

City State Zip

228-323-3277
Phone

Phone

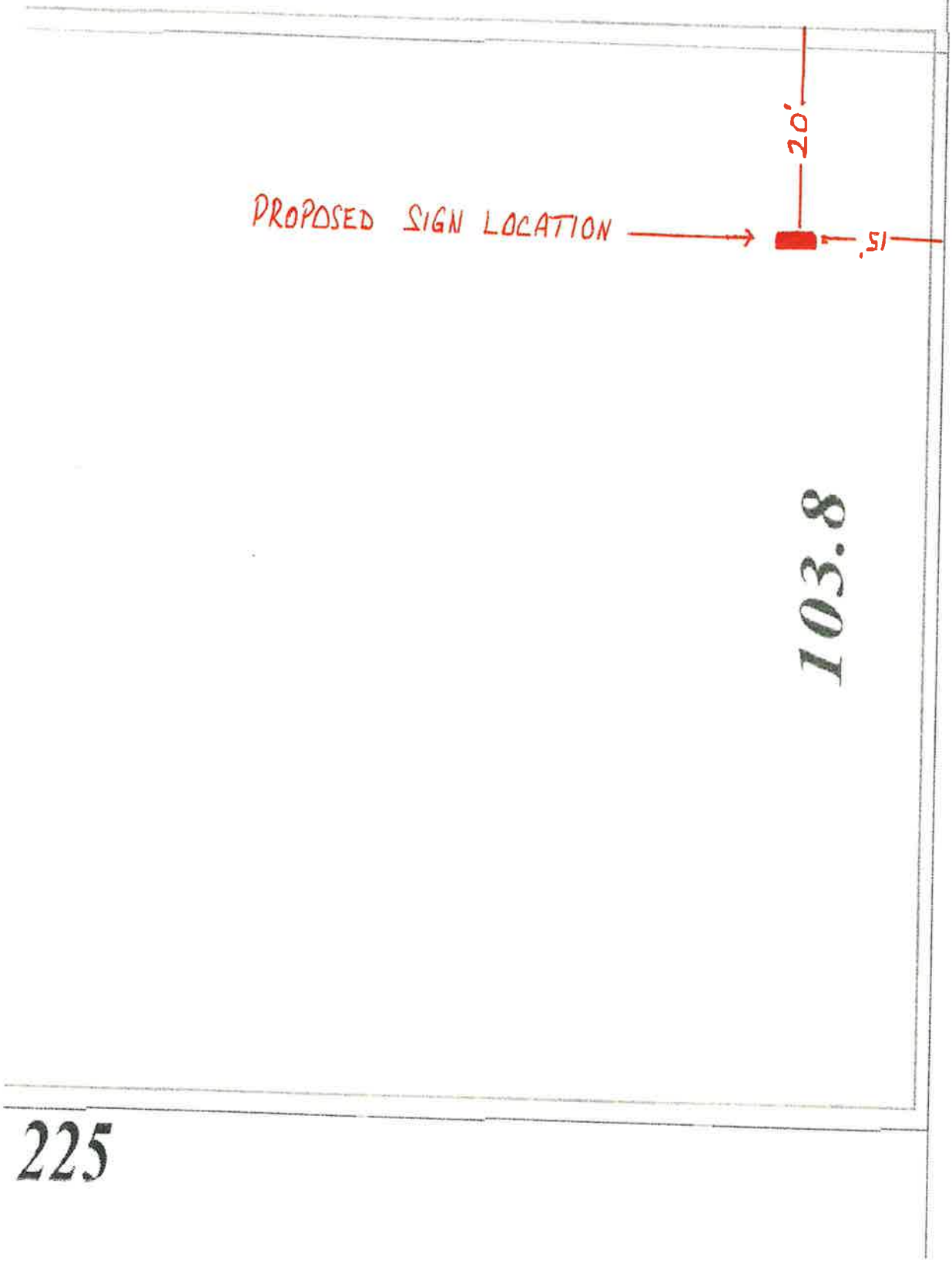
Alan Simmons 11-3-21
Signature of Rightful Owner Date

Signature of Applicant Date

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

198

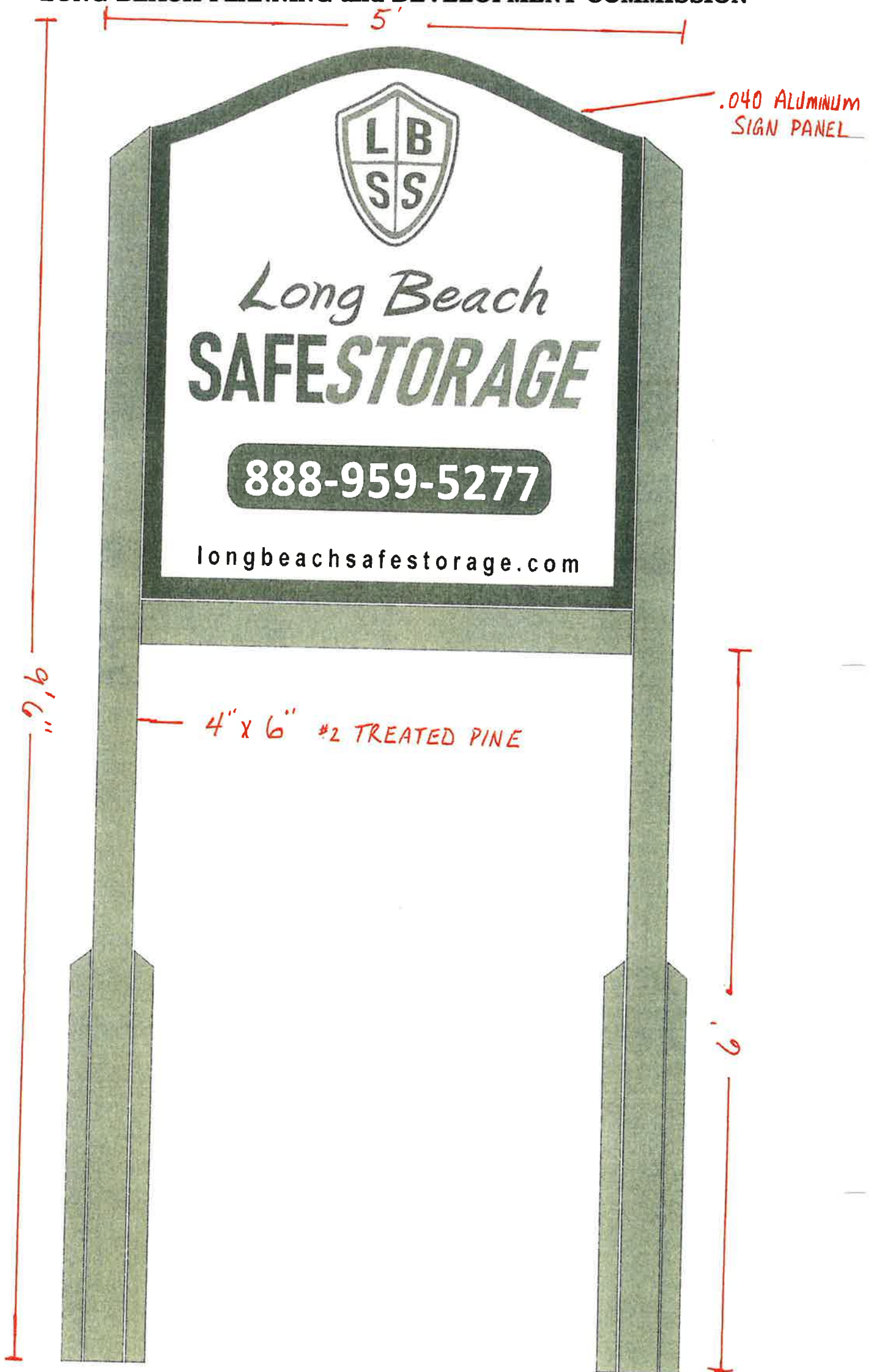


103.8

6005 DAUGHERTY RD.

225

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



241

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
(228) 255-0035

The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
(228) 255-0035
18-0794

-----[Space Above This Line For Recording Data]-----

State of Mississippi

County of Harrison

QUITCLAIM 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,

6005 Daugherty, LLC, Grantor(s)
5640 Ahuawa Place
Diamondhead, MS 39525
Phone: 228-323-3277

does hereby quitclaim unto

AJS Properties, LLC, Grantee(s)
5640 Ahuawa Place
Diamondhead, MS 39525
Phone: 228-323-3277

The following described land and property situated in Harrison County, Mississippi, to wit:

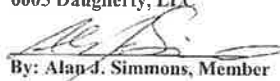
Commencing at the SE corner of the SW ¼ of the SE ¼ of Section 3, Township 8 South, Range 12 West, Harrison County, Mississippi; thence North 208.75 feet; thence West 21.5 feet to the West right of way of Daugherty Road and the Point of Beginning. Thence continue West 394.50 feet; thence North 103.75 feet; thence East 394.50 feet to the West right of way margin of Daugherty Road; thence South along said right of way 103.75 feet to the Point of Beginning.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

Page 1 of 2

WITNESS my signature, this the _____ day of November, 2018.

6005 Daugherty, LLC


By: Alan J. Simmons, Member

State of Mississippi

County of Hancock

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the ____ day of November, 2018, within my jurisdiction, the within named **Alan J. Simmons** who acknowledged that he is Member of **6005 Daugherty, LLC**, a Limited Liability Company, and that for and on behalf of said company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public
My Commission Expires:

Page 2 of 2

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that nine (9) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

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

Alan J. Simmons, PO Box 594, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting a 5 feet side property setback for the placement of a sign. The City's requirement is 25 feet from side property line.** The location of the request is 6005 Daugherty Road, Long Beach, Mississippi, 39560, Tax Parcel Number 0511H-03-006.000. The legal description is as follows:

103.8 X 390 W OF DAUGHERTY RD IN THE W1/2 OF SE1/4 SEC 3-8-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, January 13, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

MINUTES OF JANUARY 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Armstrong, Richard W
1104 East Railroad Street
Long Beach, MS 39560

VOMCK LLC
PO Box 54
Long Beach, MS 39560

Lukes, Jonathon C and Julia Elizabeth
20074 Commission Road
Long Beach, MS 39560

Bradshaw, Harry C Jr and Judith
20066 Commission Road
Long Beach, MS 39560

Simmons, Darryl S
6240 Ridge Road
Ocean Springs, MS 39564

Davis, Daniel L Jr
20050 Commission Road
Long Beach, MS 39560

Ladner, Andrew R
20048 Commission Road
Long Beach, MS 39560

Rogers, Kathleen F
20046 Commission Road
Long Beach, MS 39560

Mississippi Apts Investments LLC
9615 SW 118Street
Miami, FL 33176

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 December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to nine (9) property owners within 160' of 6005 Daugherty Road- Tax Parcel Number 051111-03-006.000, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by Alan J. Simmons.

Given under my hand this the 14th of December 2021.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

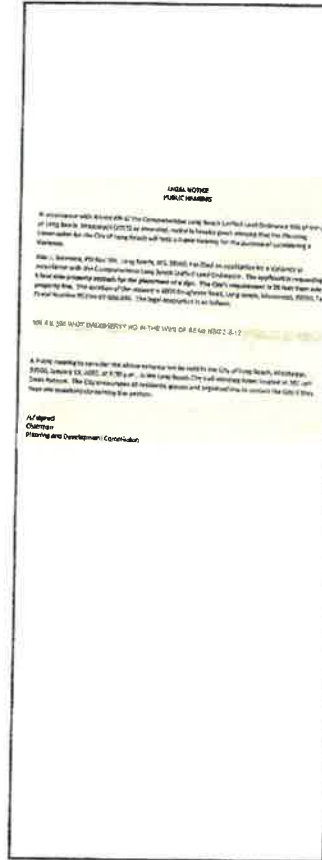
-My Commission Expires-


NOTARY PUBLIC



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

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

- Vol. 56 No. 17 dated 17 day of December, 2021
- 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.

[Signature]
Publisher

Sworn to and subscribed before me this 20 day of December, A.D. 2021.



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

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

After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner Shaw and unanimously carried recommending to approve the Variance, as submitted.

The fifth public hearing to consider a Variance for property located at 202 Klondyke Road, Tax Parcel 0612C-03-002.000, submitted by Andrew and Brittany Geotes for Long Beach Project, LLC, as follows:

MINUTES OF JANUARY 13, 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 11-12-21
Zoning C2
Agenda Date 1-13-22
Check Number 1206

VARIANCE REQUEST

- I. Tax Parcel Number(s): 06120-03-002.000
- II. Address of Property Involved: 202 Klondyke Rd. Long Beach MS. 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
please see variance request addendum

****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? please see variance request addendum
- 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. please see variance request addendum
- 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? please see variance request addendum
- 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. please see variance request addendum

MINUTES OF JANUARY 13, 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 due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Andrew + Brittany Leaks for Long Beach project LLC
Name of Rightful Owner (PRINT)

Andrew Leaks
Name of Agent (PRINT)

11534 Hillcrest Rd
Owner's Mailing Address

11534 Hillcrest Rd
Agent's Mailing Address

Lpt MS 39503
City State Zip

Lpt MS 39503
City State Zip

778-365-5506
Phone

778-365-5506
Phone

[Signature] 11/10/21
Signature of Rightful Owner Date

[Signature] 11/10/21
Signature of Applicant Date

[Signature] 11/10/21

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Variance Request Addendum

III.

I am applying for a variance to allow my real estate company, NextHome Simplicity to install a sign on the Northeast corner of my property. I am attaching a proof of the sign as well as a photo of its proposed location. The proposed location is approximately 12' from the western margin of Klondyke Rd, and 6" from the northern boundary line of the northern property border. The proposed sign is approximately 5' wide and 92" tall.

A.

If the proposed signage is required to meet the stated code requirement, it would render a large part of the parking lot unusable, as well as create a hazard for cars entering and exiting the parking lot.

B.

The boundaries of the property, as well as its overall shape, the pre-existing structure, and pre-existing parking lot were in place at the time we purchased the property in 2018. There was also a pre-existing sign in the general vicinity of the new sign's proposed location.

C.

My wife and I purchased this property in 2018 with the intent of opening our business and improving our community by rehabbing a blighted property. Our business has been open in its current location for nearly two years, but many people in our community still do not understand what we do, and what our business is. In order to grow our business and increase awareness, we purposed to install this proposed sign to clarify that we are a real estate brokerage. We believe our growth has been and will continue to be limited in our local market without it, affecting the health and longevity of our business.

D.

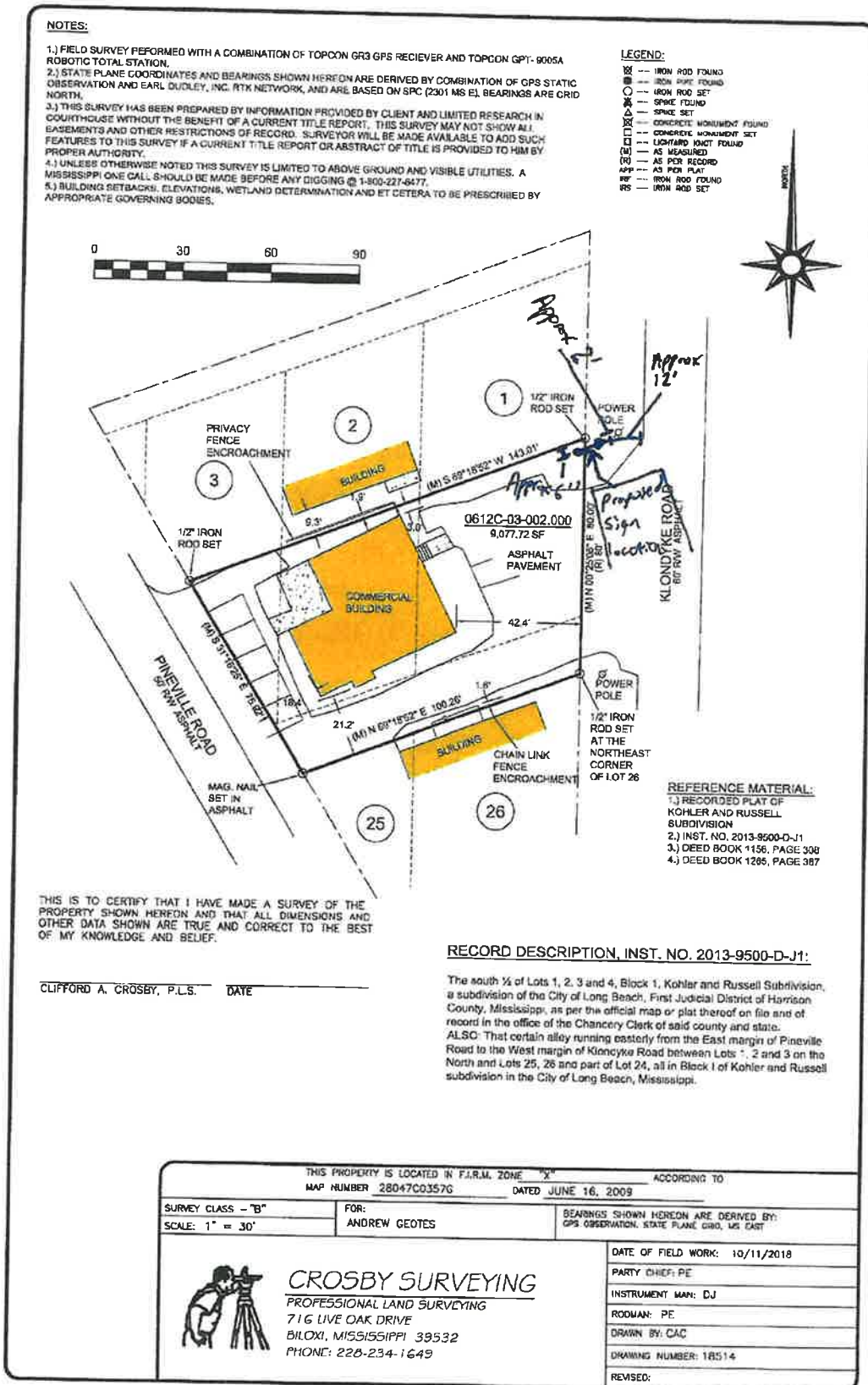
Many of the businesses in the area immediately surrounding our property have the same issue and have signage that does not meet the current code requirement. Immediately to our south on Klondyke the "Y-Not-Stop" has a similar non-conforming sign, as well as our neighbor to the north, "Oil Plus". On the Pineville Rd side of our property, immediately to our west across

MINUTES OF JANUARY 13, 2022
REGULAR MEETING

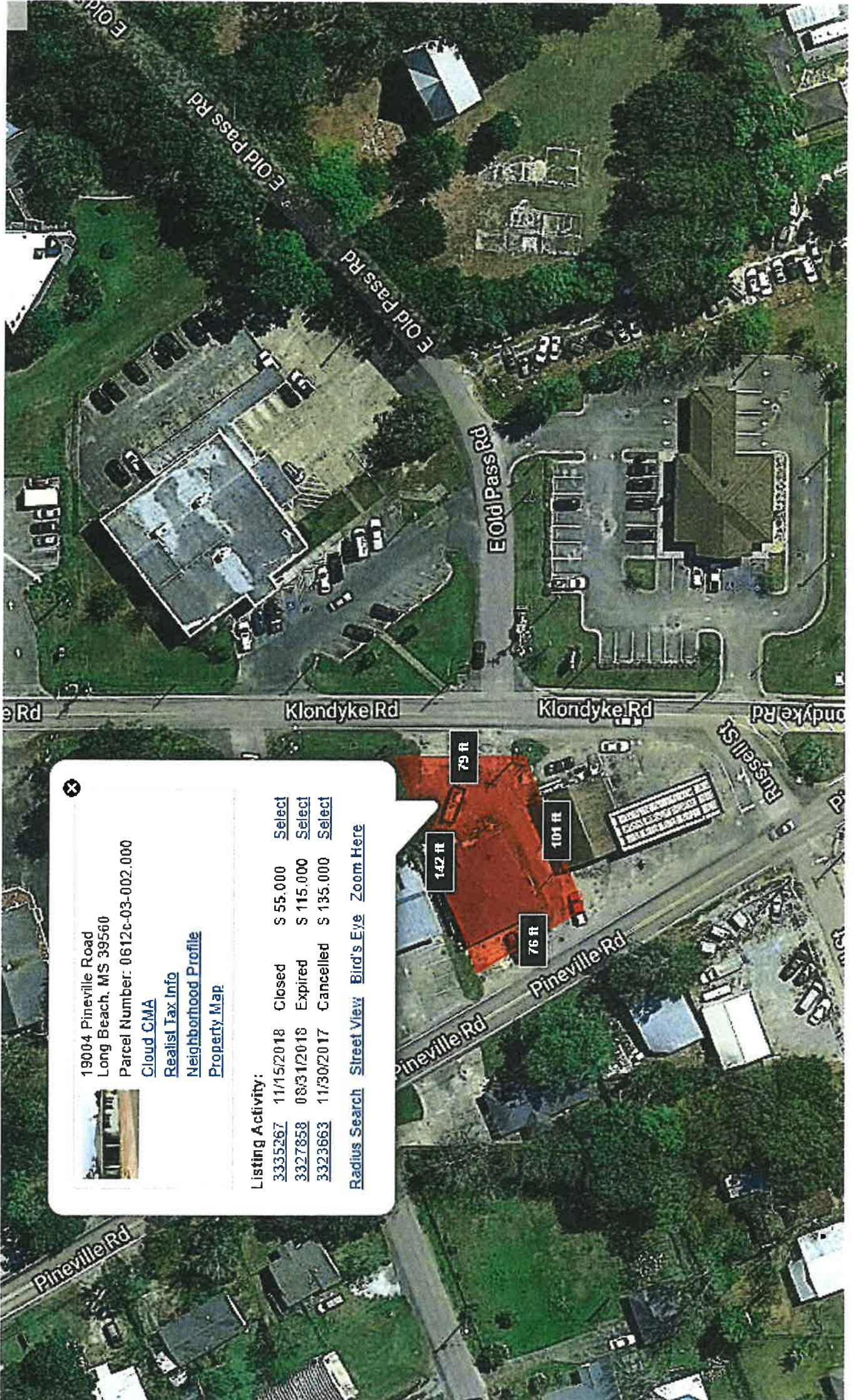
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Pineville Rd, the "Healing Hands Chiropractic Clinic" also has a similar, non-conforming sign. Lastly, 200' north of our property, also on the Pineville Rd side, "Gold Nugget Wine & Liquor" and "Little Caesars Hot-N-Ready Pizza" also have similar, non-conforming signage. As stated previously we wholeheartedly believe our request is reasonable, and also keeps within the already established trend of signage in the immediate vicinity of our property. Also, as previously stated, to require the proposed signage to meet the current code requirement, most of our Klondyke Rd parking lot would be rendered useless.

lope ID: ECB6EEE2-0764-480D-BAD2-FA2D651191A1 Exhibit E



LONG BEACH PLANNING and DEVELOPMENT COMMISSION




 19004 Pineville Road
 Long Beach, MS 39560
 Parcel Number: 0612c-03-002.000
[Cloud CMA](#)
[Realist Tax Info](#)
[Neighborhood Profile](#)
[Property Map](#)

Listing Activity:
 3335267 11/15/2018 Closed \$ 55,000 Select
 3327858 08/31/2018 Expired \$ 115,000 Select
 3323663 11/30/2017 Cancelled \$ 135,000 Select

[Radius Search](#) [Street View](#) [Bird's Eye](#) [Zoom Here](#)



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



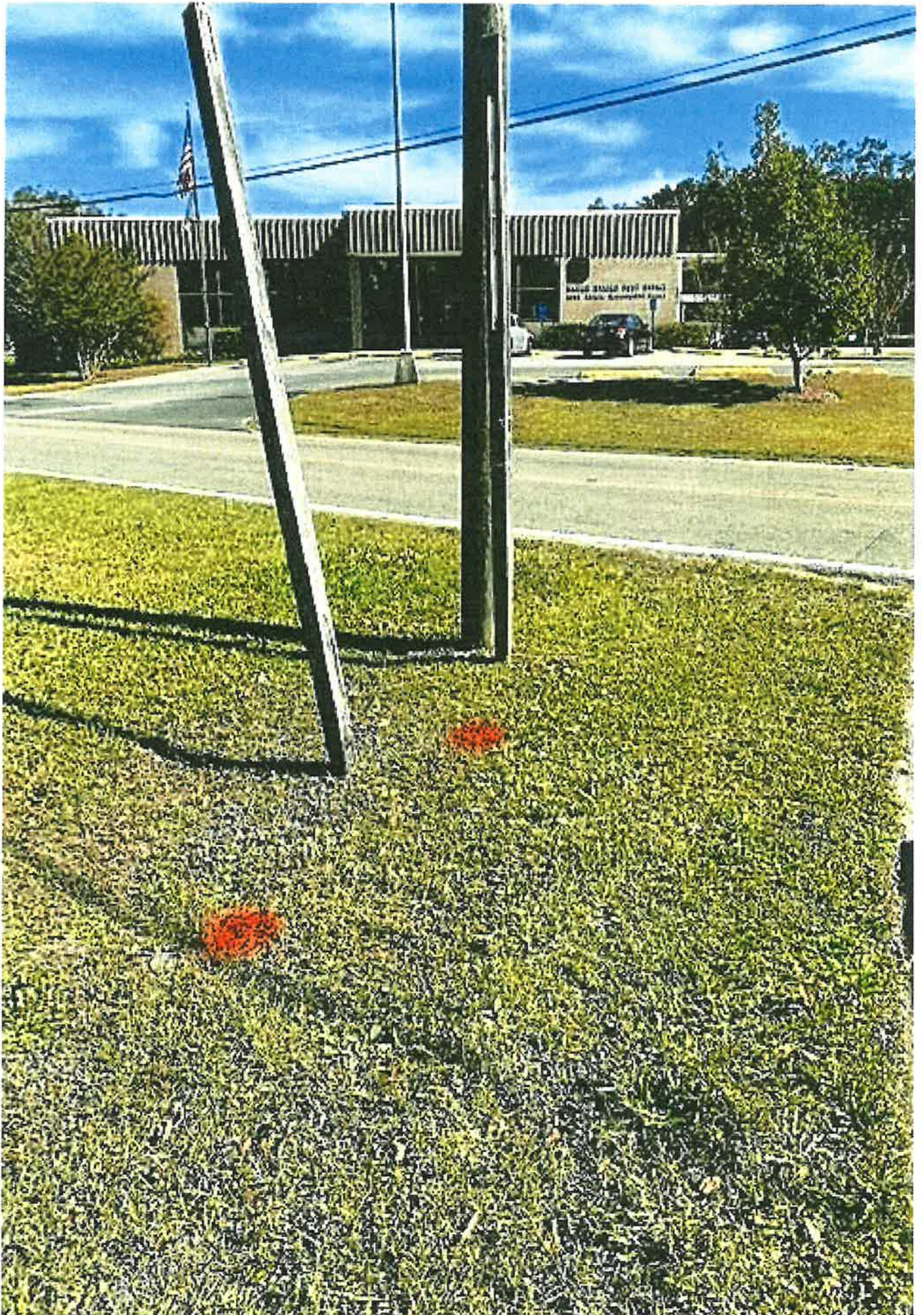
**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Exhibit A



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Exhibit B



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Exhibit C



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

1/8/21, 1:38 PM

proof.jpg



qty of (1) double sided 48" h x 48" w house shaped logo/name sign with recessed background and raised text/logo
\$2,640 + tax

qty of (1) double sided 8" h x 48" w REAL ESTATE OFFICE sign with recessed background and raised text
\$495 + tax

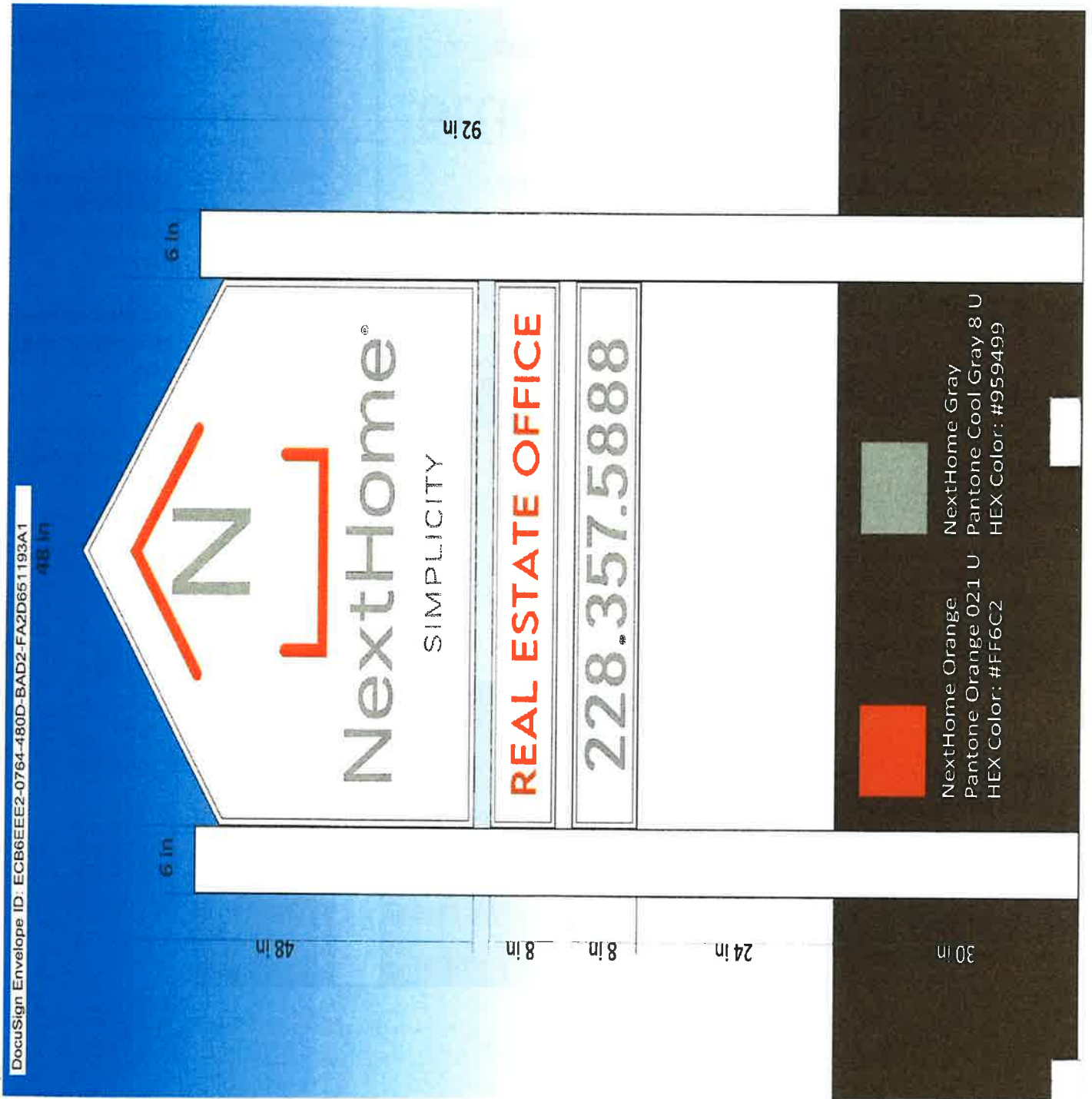
qty of (1) double sided 8" h x 48" w 228.357.5888 sign with recessed background and raised numbers
\$495 + tax

installation on painted 6x6 wood posts in Long Beach, MS.
\$475

total after tax = **\$4,392.35**

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Exhibit D



qty of (1) double sided 48"h x 48"w house shaped logo/name sign with recessed background and raised text/logo
\$2,640 + tax

qty of (1) double sided 8"h x 48"w REAL ESTATE OFFICE sign with recessed background and raised text
\$495 + tax

qty of (1) double sided 8"h x 48"w 228.357.5888 sign with recessed background and raised numbers
\$495 + tax

installation on painted 6x6 wood posts in Long Beach, MS.
\$475

total after tax = **\$4,392.35**

259

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File #181551

Indexing Instructions:
S ½ of Lots 1, 2, 3 & 4, Blk 1, Kohler &
Russell S/D, Harrison County, 1st JD,
MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

JOHN H. McCREARY, an unmarried man
20134 LOVERS LANE
LONG BEACH, MS 39560
(228) 343-2265

REVIEWED

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

LONG BEACH PROJECT, LLC
A Mississippi Limited Liability Company
105 WILLOW LANE
LONG BEACH, MS 39560
(228) 832-4473

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

The South One Half (S ½) of Lots One (1), Two (2), Three (3) and Four (4), Block One (1), KOHLER AND RUSSELL SUBDIVISION, a subdivision of the City of Long Beach, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of said county and state.

ALSO: that certain alley running Easterly from the East margin of Pineville Road to the West margin of Klondyke Road between Lots One (1), Two (2) and Three (3) on the North and Lots Twenty-Five (25), Twenty-Six (26) and part of Lot Twenty-Four (24), all in Block One (1) of KOHLER AND RUSSELL SUBDIVISION in the City of Long Beach, Mississippi.

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

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

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

WITNESS THE SIGNATURE of the Grantor on this the 15th day of November, 2018.

JOHN H. McCREARY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JOHN H. McCREARY, an unmarried man, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 15th day of November, 2018.

(SEAL)

My Commission Expires:



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that fourteen (14) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE PUBLIC HEARING

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

Andrew and Brittany Geotes for Long Beach Project, LLC, 11534 Hillcrest Road, Gulfport, MS, 39503, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicants are requesting a 3-foot front property variance and a 25-foot side property variance for the placement of a sign on the northeast corner of the property. The City's requirement is 15 feet from front property line and 25-foot side variance for sign placement.** The location of the request is 202 Klondyke Road, Long Beach, Mississippi, 39560, Tax Parcel Number 0612C-03-002.000. The legal description is as follows:

S ½ OF LOTS 1 TO 4 BLK 1 KOHLER & RUSSELLSUB LYING E OF THREE NOTCH RD AKA PINEVILLE RD & ADJ ALLEY RUNNING ELYL FROM E MAR OFF PINEVILLE RD TO W MAR OF KLONDYKE RD BETWEEN LOTS 1,2 & 3 ON N & LOTS 25, 26 & PART OF 24 ON S & ALSO 3DT PART COMAT NE COR OF LOT 26 BLK 1 ON W MAR OF KLONDYKE RD N 80 FT TO POB S 69 DG W 143 FT TO E MAR OF PINEVILLE RD N 31 DG W 3 FT N 70 DG E 143.6 FT TO POB

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, January 13, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

MINUTES OF JANUARY 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5160
Brisolara, Melvin
20010 Merinda Lane
Long Beach, MS 39560

Easy Peel Address Labels
Band along line to create Pop-up Edge
Sumrall Oil Services Inc.
PO Box 525
Bay Springs, MS 39422

Go to avery.com
Use Avery®
Mancini, Henry
206 Klondyke Road
Long Beach, MS 39560

Wetzel, James K and Garnette A
PO Box 1
Gulfport, MS 39502

Barber, Tabatha B
1130 B East Old Pass Road
Long Beach, MS 39560

Pique, Harold J Jr -L/E-
22406 Blackwell Farm Road
Saucier, MS 39574

Jensen, Vivian Anderson
502 Jeff Davis Avenue
Waveland, MS 39576

Heidingsfelder, Adam and Mary
106 South Seashore Avenue
Long Beach, MS 39560

Hester, Deborah kay -L/E-
221 West Old Pass Road
Long Beach, MS 39560

Brown, Brenda Cassady
19005 Pineville Road
Long Beach, MS 39560

Leggett, Danny R and Wilma Leggett
18015 Pineville Road
Long Beach, MS 39560

Spencer, Mary Ann ETAL
218 Russell Street
Long Beach, MS 39560

United States Postal Service
201 Klondyke Road
Long Beach, MS 39560

The First
6480 Hwy 98 West
Hattiesburg, MS 39404

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:

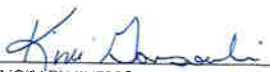
1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160') 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 December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fourteen (14) property owners within 160' of 202 Klondyke Road- Tax Parcel Number 0612C-03-002.000, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by Andrew and Brittany Geotes for Long Beach Project, LLC.

Given under my hand this the 14th of December 2021.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

-My Commission Expires-


NOTARY PUBLIC



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

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZETTE, 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:


1. No. 17 dated 17 day of December, 2021
 2. No. _____ dated _____ day of _____, 20____
 3. No. _____ dated _____ day of _____, 20____
 4. No. _____ dated _____ day of _____, 20____
 5. No. _____ dated _____ day of _____, 20____
 6. No. _____ dated _____ day of _____, 20____
 7. No. _____ dated _____ day of _____, 20____
 8. No. _____ dated _____ day of _____, 20____

Iant further states on oath that said newspaper 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 20 day of DEC, A.D. 2021.

Debbie A. Orr
Notary Public



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

Noted for the record:

AFFIDAVIT

I, Melvin T Brisolara owner of the property located at 19006 Pineville Rd Long Beach, MS 39560, tax parcel ID: 0612C-03-001.000, do hereby give permission to the owner of 202 Klondyke Rd Long Beach, MS 39560, tax parcel ID: 0612C-03-002.000 to install the proposed sign, in the proposed location (see attached exhibits A, B, C, D, E).

X DocuSigned by:
Melvin T. Brisolara
844D6100B1684B3

Date: Nov 10, 2021 | 9:45 AM PST

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

After considerable discussion, Commissioner Shaw made motion, seconded by Commissioner Barlow and unanimously carried recommending to approve the Variance, as submitted.

The sixth public hearing to consider a Variance for property located at 306 9th Street, Tax Parcel 0611P-04-110.000, submitted by Alma Mogollan and Eugenio Mogollan, as follows:

MINUTES OF JANUARY 13, 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 1-12-21
Zoning R-1
Agenda Date 1-13-22
Check Number Cash

VARIANCE REQUEST

I. Tax Parcel Number(s): 0611P-04-110.000

II. Address of Property Involved: 306 9th Street

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
requesting a 2ft variance from rear property line and 4ft variance on each side property line to build a Storage unit.

****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? In error the concrete was put down. Did not know the city's setbacks.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show th the applicant did not cause the need for this request. Building back Storage unit in same location as the old Storage unit was.

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? Structure was already built and was not aware of city setbacks.

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. would have to remove Storage unit that is already in place. all of this was done unknown of the code.

**MINUTES OF JANUARY 13, 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 fec(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.

Alma Mogollan
✓ Eugenio Mogollan
Name of Rightful Owner (PRINT)

n/a
Name of Agent (PRINT)

306-9 Street
Owner's Mailing Address

n/a
Agent's Mailing Address

Long Beach Ca 39560
City State Zip

City State Zip

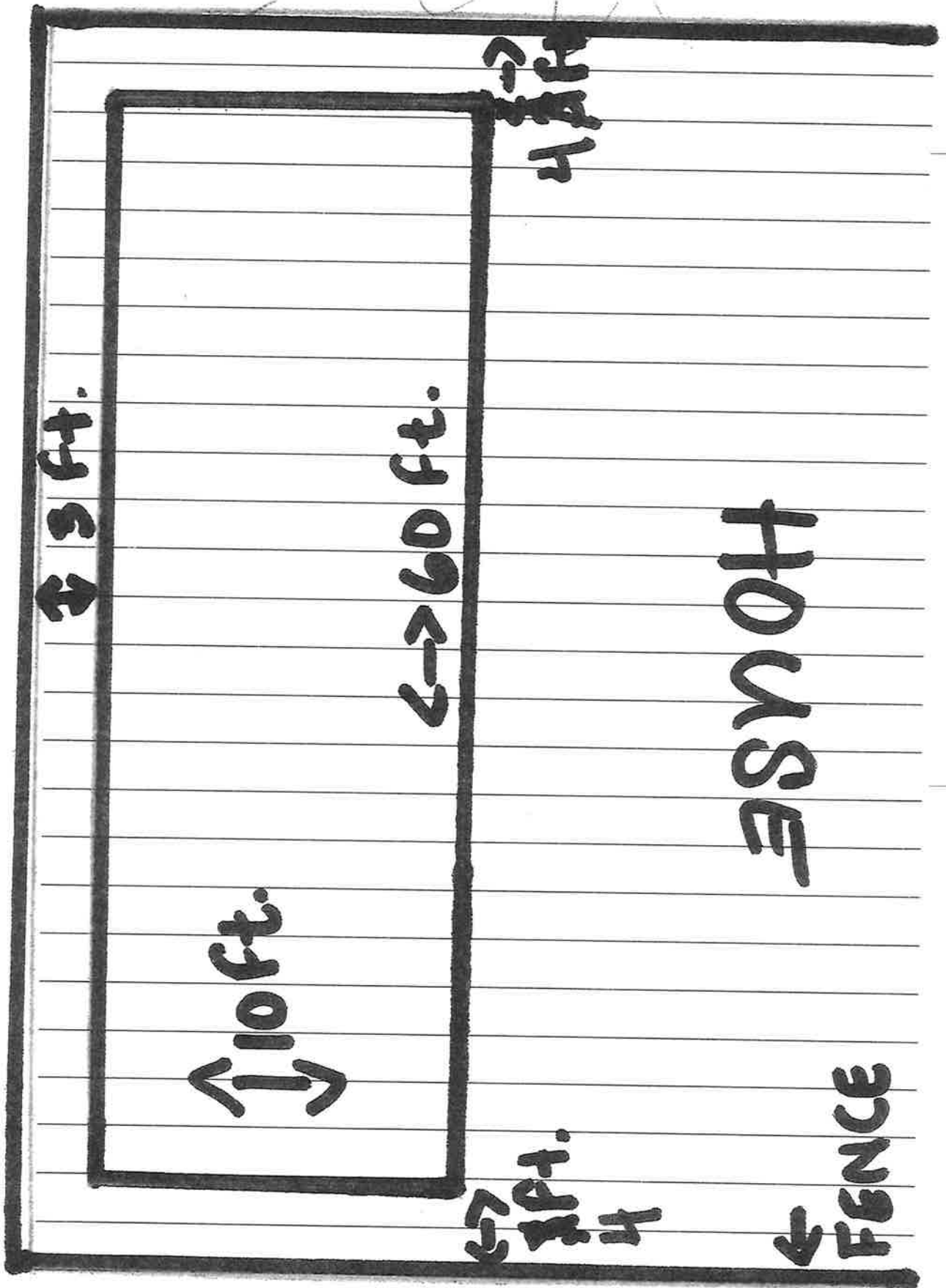
228-314-4960
Phone

Phone

✓ Eugenio Mogollan
Signature of Rightful Owner Date

Alma A. Mogollan 11-01-21
Signature of Applicant Date

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Gates Side



Back Side

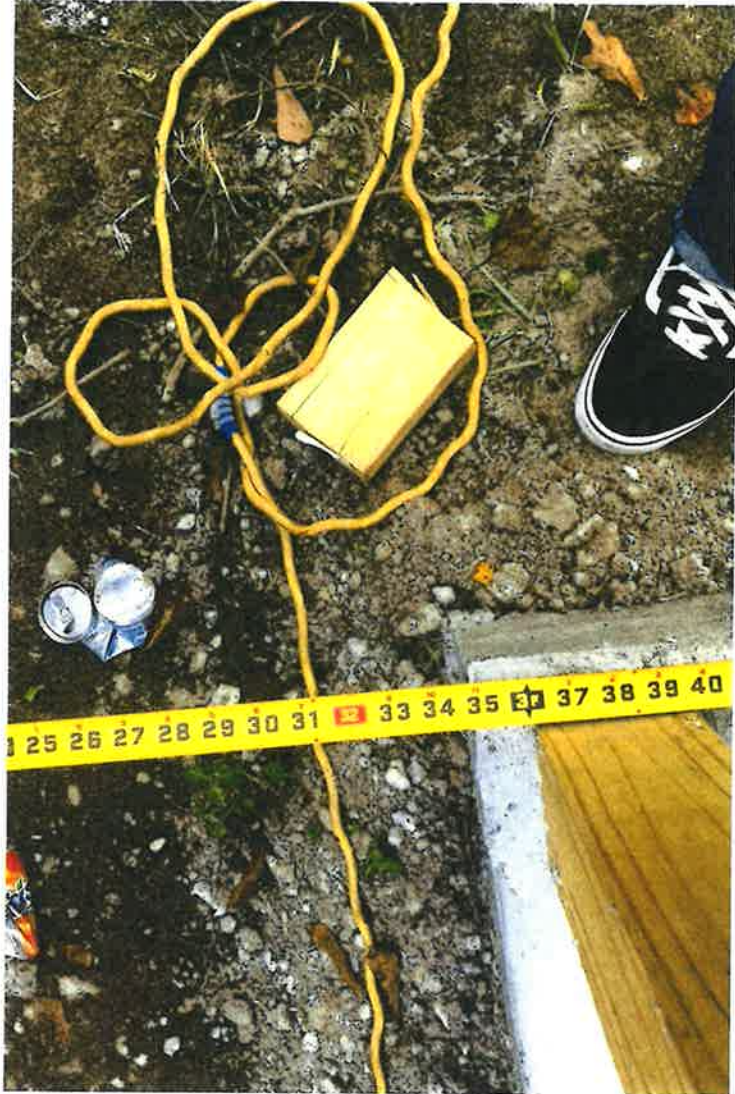
MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Back Side



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Charles St. Side



Gates Ave. Side



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Old Shed


 1st Judicial District
 Instrument 2014-2026 U-21
 Filed/Recorded: 3/26/2014 01:20 P
 Total Fees \$ 15.00
 3 Pages Recorded

FOUNDED

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

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Mary S. Levens
 1601 30th Avenue
 Gulfport, MS 39501
 (228) 863-6956

do hereby sell, convey and warrant unto

Eugenio Mogollan and Alma Mogollan
 386 9th Street
 Long Beach, MS 39560
 (228) 222-7445

as joint tenants with full rights of survivorship and not as tenants in common, that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: EXEMPT

TITLE NOT EXAMINED

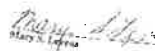
THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and

Page 1 of 3

WITNESSETH that I, Andrew Marion, Notary Public in and for the State of Mississippi, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in my office.

IT IS AGREED and understood that this deed is subject to all liens and encumbrances which are duly recorded and which are not shown on the plat hereon. The grantee shall be responsible for the payment of all taxes and other charges which may be due on the date hereof.

WITNESS OUR SIGNATURES this 15th day of March, 2014.


 Mary S. Levens

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, with intent to be bound, the within and foregoing instrument and the contents thereof, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and official seal this 15th day of March, 2014.

MY COMMISSION EXPIRES:
 02/26/2016


 ANDREW MARION, PLLC
 Notary Public
 State of Mississippi
 Commission Expires
 Feb 26, 2016

NOTARY PUBLIC

 Andrew Marion

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Exhibit "A"

The West fifty-five (55) feet of Lots One (1), Two (2), Three (3) and Four (4), Block Three (3),
Gates Subdivision, a subdivision according to the official map or plat thereof on file and of record
in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi,
in Plat Book 5 at Page 17 (Copy Plat Book 3 at Page 183) thereof.

TITLE NOT EXAMINED

Page 3 of 3

The Clerk reported that eighteen (18) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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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**.

Eugenio Mogollan and Alma Mogollan, 306 9th Street, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting a 2-foot variance from rear property line and 4-foot variance from each side property line to construct a storage unit. The City's requirement is 15' feet from rear property line and 8-feet from side property line.** The location of the request is 306 9th Street, Long Beach, Mississippi, 39560, Tax Parcel Number 0611P-04-110.000. The legal description is as follows:

W 55 FT OF LOTS 1 TO 4 INC BLK 3 GATES SUBD

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, January 13, 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 863-1558

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Maloy Bill and Joni D 20092 Pineville Road Long Beach, MS 39560	Davis Connie M Carson and Godfrey 314 Charles Avenue Long Beach, MS 39560	Francis John C and Judith Langrud 312 Charles Avenue Long Beach, MS 39560
Moretz, Nicholas A and Sherrie L 310 Charles Avenue Long Beach, MS 39560	Thumm Jennifer -EST- 308 Charles Avenue Long Beach, MS 39560	Watson Lemlen G 311 Charles Avenue Long Beach, MS 39560
Smith Jennifer A 309 Charles Avenue Long Beach, MS 39560	Hoda Penny A 11103 Magnolia Terrace Place Gulfport, MS 39503	Bogert Dennis Walter and Christina M 308 Gates Avenue Long Beach, MS 39560
Ladner Jane A 310 Gates Avenue Long Beach, MS 39560	Loftus, Jeffrey O 312 Gates Avenue Long Beach, MS 39560	Cardenas, Joel C and Deza Laura Isela 314 Gates Avenue Long Beach, MS 39560
Guille David K and Besse Anne M 313 Gates Avenue Long Beach, MS 39560	Waltman Investments LLC 14080 Big Creek Road Gulfport, MS 39503	West Jerry R and WF 401 Gates Avenue Long Beach, MS 39560
Smith Howard D Jr and Lisa A 403 Gates Avenue Long Beach, MS 39560	Dill Jerry 327 East 3 rd Street Long Beach, MS 39560	Smith Gary W 6057 Harvest Lane Long Beach, MS 39560

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within 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 December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eighteen (18) property owners within 160' of 306 9th Street- Tax Parcel Number 0611P-04-110,000, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by Eugenio Mogollan and Alma Mogollan.

Given under my hand this the 14th of December 2021.

Tina M Dahl
TINA M DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

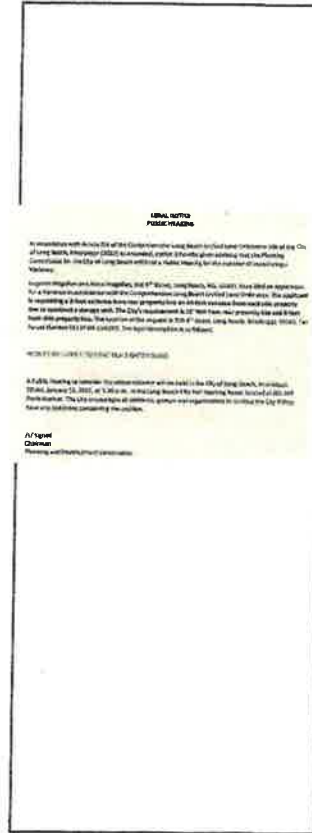
-My Commission Expires-

Kini Gonsoulin
KINI GONSOLIN
NOTARY PUBLIC



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

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE 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. XI No. 50 dated 17 day of December, 2021
Vol. ___ No. ___ dated ___ day of ___, 20___
Vol. ___ No. ___ dated ___ day of ___, 20___
Vol. ___ No. ___ dated ___ day of ___, 20___
Vol. ___ No. ___ dated ___ day of ___, 20___
Vol. ___ No. ___ dated ___ day of ___, 20___
Vol. ___ No. ___ dated ___ day of ___, 20___
Vol. ___ No. ___ dated ___ day of ___, 20___
Vol. ___ No. ___ dated ___ day of ___, 20___

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

Sworn to and subscribed before me this 20 day of DEC, A.D. 2021.

[Signature]
Publisher
[Signature]
Notary Public

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

Commissioner 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 Shaw and unanimously carried recommending to approve the Variance contingent upon the City's Building Official approving the final inspection of the building, as submitted.

The seventh public hearing to consider a Variance for property located at 101 Carroll Avenue, Tax Parcel 0612E-02-051.000, submitted by Kelly S. Bishop and Michael S. Andrews, as follows:

MINUTES OF JANUARY 13, 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 11-12-21
Zoning R-1
Agenda Date 1-13-22
Check Number 185

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612E-02-054.000

II. Address of Property Involved: 101 Carroll Ave

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
This request is for an 8ft variance to the back property line to add an attached garage.

****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 on a corner lot and the house sits back from the facing street too far to allow room for a garage the size needed to store recreational vehicles.

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 house was built in 1958. We purchased in Nov 2020. The mid-century modern style with low sloping roof does not allow for an addition on the north side where single carport already exists.

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?
There is not enough room to build with 15ft set back.

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.
Will not be able to store extra vehicles out of the weather.

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

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

Kelly S Bishop Michael S Andrews
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

101 Carroll Ave
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

228-380-9910 228-860-7401
Phone

Phone

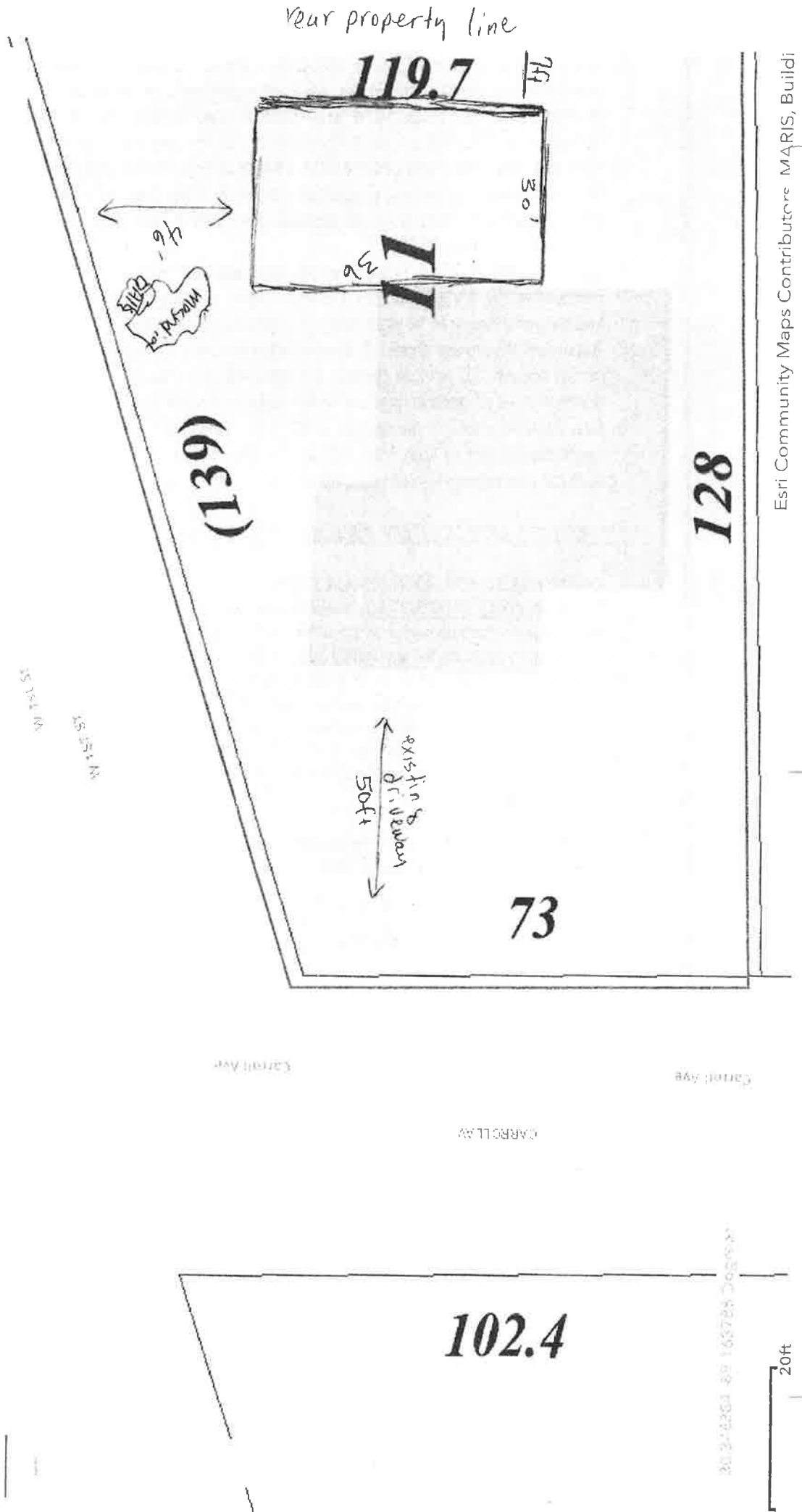
Kelly S Bishop Michael S Andrews
Signature of Rightful Owner Date

Signature of Applicant Date

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



HARRISON COUNTY, MS
Property Search Application



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Indexing Instructions:
Lot 11, Carroll S/D, Harrison County
1st JD, MS

File#202237

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

ADMINISTRATOR'S CONVEYANCE

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

**SEAN E. STOREY, Administrator of
ESTATE OF JOHN EDWARD STOREY, III
9020 ALCAY CUEVAS ROAD
PASS CHRISTIAN, MS 39571
(228) 363-1067**

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

**MICHAEL S. ANDREWS and KELLY BISHOP
as joint tenants with full rights of survivorship and not as tenants in common
15414 JOHN CLARK ROAD
GULFPORT, MS 39503
(228) 380-9910**

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

Lot Eleven (11), CARROLL SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 19 at Page 38 thereof, reference to which is hereby made in aid of and as a part of this description.

This Conveyance is being executed in accordance with the Order Authorizing Administrator to Close Sale of Real Estate Pursuant to Terms of Sales Contract dated October 5, 2020, authorizing said sale entered in Cause No. 19-2416(3) in the Matter of the Estate of John Edward Storey, III, Deceased, in the Chancery Court of Harrison County, First Judicial District, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and

easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

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

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

WITNESS THE SIGNATURE of the Grantor on this the 17th day of November, 2020.

ESTATE OF JOHN EDWARD STOREY, III

Seal and Signature of Sean E. Storey
SEAN E. STOREY, Administrator

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named SEAN E. STOREY, who acknowledged to me that he is the ADMINISTRATOR for the ESTATE OF JOHN EDWARD STOREY, III, Deceased, and that for and its behalf and as its act and deed he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 17th day of November, 2020.

(S.F.A.L.)
My Commission Expires:



Celeste Paige
NOTARY PUBLIC

The Clerk reported that fifteen (15) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

281

MINUTES OF JANUARY 13, 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**.

Kelly S. Bishop and Michael S. Andrews, 101 Carroll Avenue, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicants are requesting an 8-foot rear property variance to add an attached garage. The City's requirement is 15 feet from rear property line.** The location of the request is 101 Carroll Avenue, Long Beach, Mississippi, 39560, Tax Parcel Number 0612e-02-054.000. The legal description is as follows:

LOT 11 CARROLL SUBD.

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, January 13, 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 863-1558

Cade, Ruby E
106 Oak Gardens Avenue
Long Beach, MS 39560

Atkinson, Julious G Jr
108 Oak Gardens Avenue
Long Beach, MS 39560

Adams, Michael E and Karen L
110 Oak Gardens Avenue
Long Beach, MS 39560

Bittner, Donald J
111 Oak Gardens Avenue
Long Beach, MS 39560

Little, William J Jr
2505 14th Street Suite 500
Gulfport, MS 39501

Oman, Ronald R and Joy C
105 Carroll Avenue
Long Beach, MS 39560

Collier, Michael B and Carla Renae
107 Carroll Avenue
Long Beach, MS 39560

Kloc, Laura Reese and Christopher J
100 Carroll Avenue
Long Beach, MS 39560

Wehmeyer, Keith and Grace
102 Carroll Avenue
Long Beach, MS 39560

Palmer, Maxie R and Penny B
104 Carroll Avenue
Long Beach, MS 39560

Ladner, Marlin Roger Jr and Sharon K
106 Carroll Avenue
Long Beach, MS 39560

Owen, Leslie Ann Hartley and James G
105 Oak Gardens Avenue
Long Beach, MS 39560

Sylvia, John and Lisa
107 Oak Gardens Avenue
Long Beach, MS 39560

Mavis, Donna R Wambolt
109 Oak Gardens Avenue
Long Beach, MS 39560

Bittner, Donald J
111 Oak Gardens Avenue
Long Beach, MS 39560

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, STACEY 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 December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fifteen (15) property owners within 160' of 101 Carroll Avenue- Tax Parcel Number 06121-02-034.000, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by Kelly S. Bishop and Michael S. Andrews.

Given under my hand this the 14th of December 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

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. 211 No. 50 dated 17 day of December, 2021

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 20 day of Dec, A.D. 2021.

Debbie A. Orr
Notary Public

DEBBIE A. ORR
COMMISSION EXPIRES 07-26-2024
NOTARY PUBLIC
ID 89805
HARRISON COUNTY
STATE OF MISSISSIPPI

**LEGAL NOTICE
PUBLIC HEARING**

an ordinance with certain articles of zoning ordinance and zoning map changes of the City of Long Beach, Mississippi shall be presented and read to the public at a public hearing to be held at the City of Long Beach, Mississippi, Planning and Development Commission, on the 13th day of January, 2022, at 7:00 PM, for the purpose of considering a variance.

Kelly S. Bishop and Michael S. Andrews, 151 Canal Junction, Long Beach, MS, have filed an application for a variance to zone 1-1000, which is the Comprehensive Long Beach Historic District. The complete and amended application is available for review at the City of Long Beach, Mississippi, Planning and Development Commission, 101 Carroll Avenue, Long Beach, Mississippi, 38644. Tax Parcel Number 06121-02-034.000. The legal description is as follows:

LOT 10 CARROLL ROAD

A public hearing to consider the above ordinance shall be held in accordance with the provisions of the City of Long Beach, Mississippi, Planning and Development Commission, on the 13th day of January, 2022, at 7:00 PM, at the City of Long Beach, Mississippi, Planning and Development Commission, 101 Carroll Avenue, Long Beach, Mississippi, 38644. The City of Long Beach, Mississippi, Planning and Development Commission will accept applications for a variance on the day of the public hearing.

By Special Ordinance
Planning and Development Commission

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

After considerable discussion, Commissioner Shaw made motion, seconded by Commissioner Glenn and unanimously carried recommending to approve the Variance, as submitted.

The eighth public hearing to consider a Variance for property located at 12 Mossy Oaks Lane, Tax Parcel 0511I-02-032.012, submitted by Dean O. Kraner, as follows:

MINUTES OF JANUARY 13, 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 11-8-21
Zoning R-1
Agenda Date 1-13-22
Check Number 2069

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0511I-02-032.012
- II. Address of Property Involved: 12 Mossy Oaks Lane, Long Beach, MS 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Wanting a permit to build a carport over our camper travel trailer, located in our Back Yard fenced in Area. Need 6' Side Yard Variance on corner lot. And 10' variance to place Next to house.

****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 large protected Live Oak trees have lost branches multiple times during storms and are damaging our travel trailers spot. We are trying to protect it, to prevent any further damage to it.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show the the applicant did not cause the need for this request. The result of request is described above. Just trying to provide shelter for our camper under the multiple large oak trees.
- 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? If I am required to meet the code requirements, my camper will likely continue to take damage during storms. I see several other Long Beach residents with a similar structure used for the same purpose as my request.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. As stated above. I am merely trying to protect my camper from storm/sun damage in the area of my back yard. As I see many of my neighbors and Long Beach residents have done.

Thanks for considering my Variance

MINUTES OF JANUARY 13, 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.

Dean O Kraver
Name of Rightful Owner (PRINT)

12 Mossy Oaks Lane
Owner's Mailing Address

Long Beach MS. 39560
City State Zip

317-523-4841
Phone

Dean O Kraver
Signature of Rightful Owner Date

Dean O Kraver
Name of Agent (PRINT)

SAME
Agent's Mailing Address

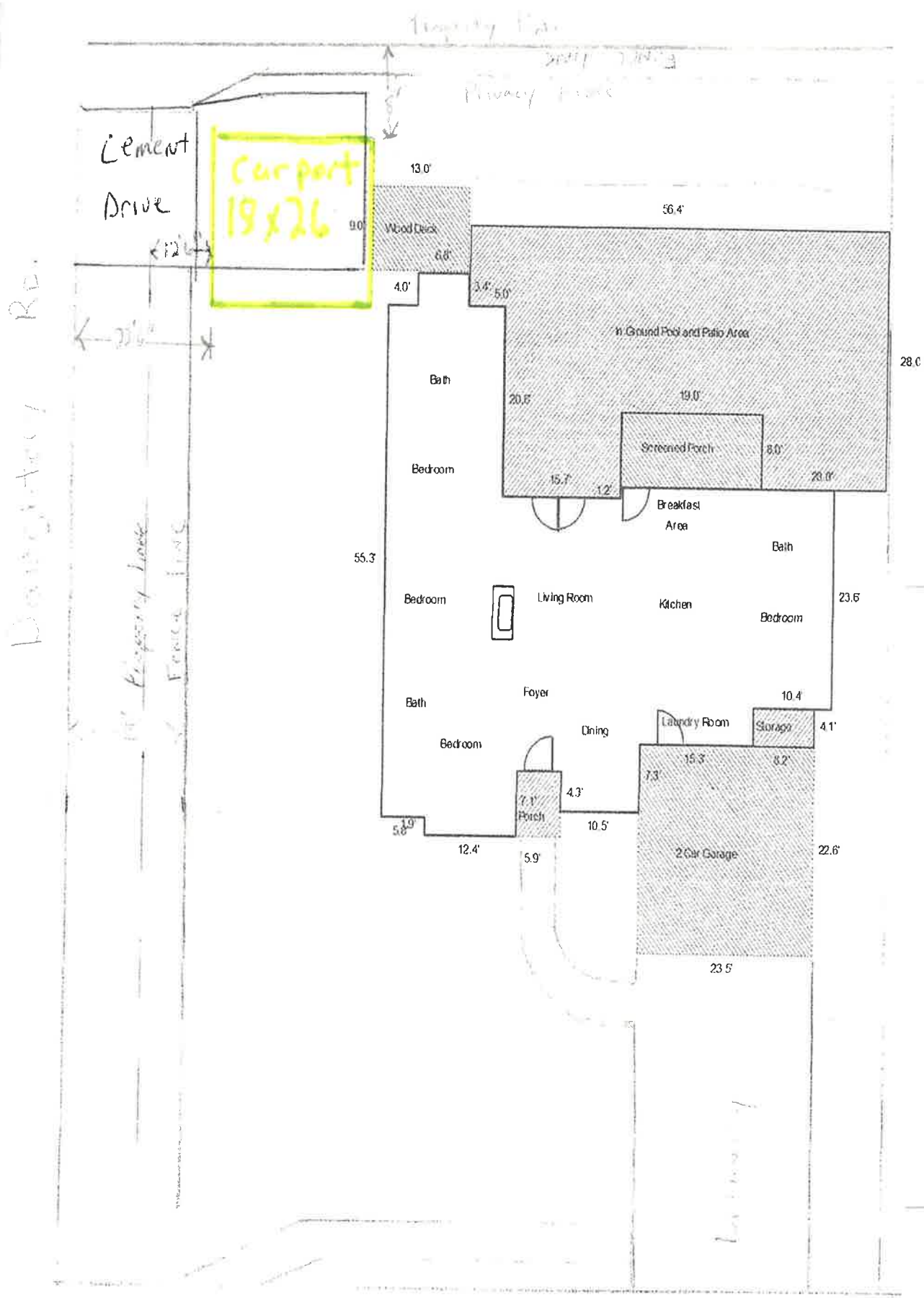
City State Zip

317-523-4841
Phone

Dean O Kraver
Signature of Applicant Date

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Exhibit A page 1



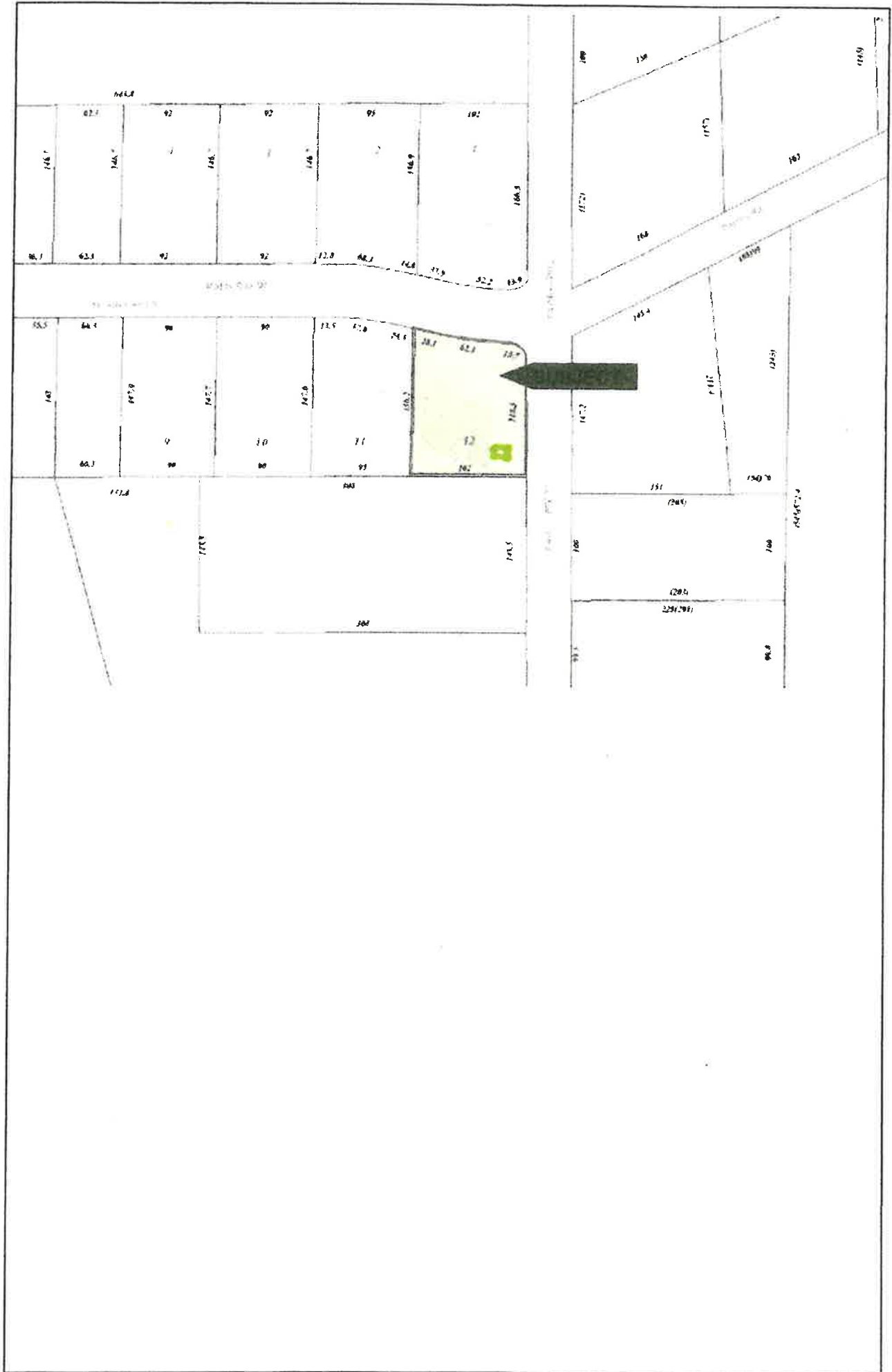
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Exhibit A page 2

File # 487964

Borrower/Client KIMBERLY KRANER
 Property Address 12 MOSSY OAKS LANE
 City LONG BEACH County HARRISON State MS Zip Code 39560
 Lender REGIONS BANK



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Gulf Coast Portable Buildings

September 21, 2017

We also Have a new Carport Cover. It's a 22x21 Boxed Eave Style Roof with 8' Legs, (2) Gable Ends and (2) 21' Panels on the side. We would Love for y'all to come check us out.



2

4 Comments



Like



Comment



Share



Most Relevant



Peggy Linton

Hi.. I am trying o find out what the cost for this carport is.. please message me. Thanks

Like · Reply · 4y

Most Relevant is selected, so some replies may have been filtered out.



Author

Gulf Coast Portable Buildings

The price on this one is \$1,985.00



Write a comment...



s://www.facebook.com/gulfcoastportablebuildings/photos/a.118811964804169/1703051433046873

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
UNOFFICIAL



1st Judicial District
Instrument 2021 2024 T -J1
Filed/Recorded 2/16/2021 01:59 P
Total Fees \$ 40.00
19 Pages Recorded

Return To: (615) 346-0730
Post Closing Department, Regions Bank d/b/a/ Regions Mortgage, 2050 Parkway Office Circle, RCN-6, Mail Code: ALBH40602B, Birmingham, AL 35244
Prepared By: Sharon Parrish
550 Metroplex Drive, Nashville, TN 37211
(615) 365-5730
Indexing Instructions:
Full legal description is located on page 3.

AFTER RECORDING RETURN TO:
PILGER TITLE CO.
1406 Blenville Blvd., Ste 101
Ocean Springs, MS 38564
(228) 215-0011

Title(s) of Document: Deed of Trust

Date of Document:
February 5, 2021

Borrower(s): Kimberly Kraner

224-424-3664

12 MOSSY OAKS LN
LONG BEACH, MS 39560-9138

Lender:

Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle, Birmingham, AL 35244

(850) 672-7155

Trustee:

Denise McLaurin
215 Forest St, Hattiesburg, MS 39401-

(601) 554-2386

Indexing Covered-MS
VMP #
Kimberly S Kraner
729487964
MS - INDEXING COVERSHEET

VMP#2021MS11286
Page 1 of 1



UNOFFICIAL
UNOFFICIAL

Return To:
Post Closing Department, Regions Bank d/b/a/ Regions Mortgage, 2050 Parkway Office Circle, RCN-6, Mail Code: ALBH40602B, Birmingham, AL 35244
Prepared By:
Sharon Parrish
550 Metroplex Drive, Nashville, TN 37211
(615) 365-5730
Indexing Instructions:
Full legal description is located on page 3.

Deed of Trust

Definitions

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated February 5, 2021, together with all Riders to this document.

(B) "Borrower" is Kimberly S Kraner and Dean O Kraner, Wife and Husband;

Borrower is the Trustor under this Security Instrument.

(C) "Lender" is Regions Bank d/b/a Regions Mortgage

MISSISSIPPI Single Family-Fannie Mae/Freddie Mac
UNOFFICIAL INSTRUMENT
VMP #
Victoria Kluwe Financial Services

Form 5025
1/01
VMP#(MS)13322
Page 1 of 17

Kimberly S Kraner
729487964
MS - CONFORMA DEED OF TRUST



UNOFFICIAL

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
UNOFFICIAL

Lender is a State chartered association organized and existing under the laws of the State of Alabama. Lender's address is 2050 Parkway Office Circle, Birmingham, AL 35244.
Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is Denise McLaurin.
(E) "Note" means the promissory note signed by Borrower and dated May 8, 2015. The Note states that Borrower owes Lender one hundred ninety thousand eight hundred and 00/100 Dollars (U.S. \$190,800.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2045.
(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property".
(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):
[] Adjustable Rate Rider [] Condominium Rider [] Second Home Rider
[] Balloon Rider [] Planned Unit Development Rider [] Family Rider
[] VA Rider [] Biweekly Payment Rider [] Other(s) [Specify]
(I) "Applicable Law" means all applicable federal, state and local laws, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non appealable judicial opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic, automatic, telephonic, internet, computer, or magnetic means to order, request, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(L) "Escrow Items" means those items that are described in Section 3.
(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 3) for (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the

UNOFFICIAL

MS010001 Single Family Private Mortgage Note
UNOFFICIAL INSTRUMENT
FORM 888 1/15
MAY 2015 (REV. 1/15)
BANK OF AMERICA

File Number: 2207000004
MS - COMMERCIAL TRUST OF ALABAMA



UNOFFICIAL
UNOFFICIAL

Property, (ii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601) or seq. 1 and its implementing regulations, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.
Transfer of Rights in the Property
This Security Instrument secures to Lender (i) the repayment of the Loan, and all interest, extensions and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Harrison:
(Type of Recording Jurisdiction) (Name of Recording Jurisdiction)
See Exhibit A attached hereto and made a part hereof for all purposes.

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Parcel ID Number: 05111-02-032.012 which currently has the address of
12 Mossy Oaks Lane (Owner)
Long Beach (City) Mississippi 39560 (Zip Code)
("Property Address")

MS010001 Single Family Private Mortgage Note
UNOFFICIAL INSTRUMENT
FORM 888 1/15
MAY 2015 (REV. 1/15)
BANK OF AMERICA

File Number: 2207000004
MS - COMMERCIAL TRUST OF ALABAMA



UNOFFICIAL


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**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
UNOFFICIAL**

24. **Substitute Trustee.** Lender, at its option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder by an instrument recorded in the county in which this Security Instrument is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.


Kimberly S. Kraner (Seal) -Borrower


Dean O. Kraner (Seal) -Borrower

(Seal) -Borrower

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(Seal) -Borrower

Refer to the attached *Signature Addendum* for additional parties and signatures.

MISSISSIPPI Single Family Form No. MAFF1000a Mar.
UNIFORM INSTRUMENT
VMP 08
Wells & Rowe Financial Services

Form 2025
1-01
VU/PL/MSJ (1/3/23)
Page 16 of 17

Kimberly S. Kraner
7257487564
MS - COWYMA DEED OF TRUST



UNOFFICIAL
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Acknowledgment
State of
County of

Personally appeared before me, the undersigned authority in and for said county and state, on February 5, 2021, within my jurisdiction, the within named Kimberly S. Kraner and Dean O. Kraner

who acknowledged that he/she/they executed the above and foregoing instrument.




Notary Public

UNOFFICIAL

My commission expires:

Loan origination organization Regions Bank d/b/a Regions Mortgage
NMLS ID 174490
Loan originator Jackie A. Fowler
NMLS ID 546304

MISSISSIPPI Single Family Form No. MAFF1000a Mar.
UNIFORM INSTRUMENT
VMP 08
Wells & Rowe Financial Services

Form 2025
1-01
VU/PL/MSJ (1/3/23)
Page 17 of 17

Kimberly S. Kraner
7297487564
MS - COWYMA DEED OF TRUST



UNOFFICIAL

**MINUTES OF JANUARY 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
UNOFFICIAL**

Exhibit "A"
Legal Description

Lot Twelve (12), Mossy Oak Subdivision, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 46, at Page 7, reference to which is hereby made in aid of and as a part of this description.



Kimberly S. Kraner

2/5/22
Date



Dean O. Kraner

2/5/22
Date

UNOFFICIAL

UNOFFICIAL

The Clerk reported that fourteen (14) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

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MINUTES OF JANUARY 13, 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**.

Dean O. Kraner, 12 Mossy Oaks Drive, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting a 6-foot side property setback on a corner lot and a 10-foot variance next to home to build carport in back yard. The City's requirement is 18 feet from side property line on corner lots and 10 feet from any other structure.** The location of the request is 12 Mossy Oaks Drive, Long Beach, Mississippi, 39560, Tax Parcel Number 05111-02-032.012. The legal description is as follows:

LOT 12 MOSSY OAK SUBD SEC 10-8-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, January 13, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Irwin, John P and Kim M
5525 Daugherty Road
Long Beach, MS 39560

Wright, Philip J and Gisele P
11 Mossy Oaks Drive
Long Beach, MS 39560

Mayfield, Rebecca
10 Mossy Oaks Blvd
Long Beach, MS 39560

Le Hung V
9 Mossy Oaks Drive
Long Beach, MS 39560

Luke, Connelly Michael
1 Mossy Oaks Drive
Long Beach, MS 39560

Kelley, Joe D Jr
2 Mossy Oaks Drive
Long Beach, MS 39560

Clover, Bart W and Durenda L
3 Mossy Oaks Drive
Long Beach, MS 39560

Hopwood, Richard and Walker, Derrith R
4 Mossy Oaks Drive
Long Beach, MS 39560

Taylor, Gary Owen and Fredde
5536 Daugherty Road
Long Beach, MS 39560

Fleming, Michael J and Ramona D
5528 Daugherty Road
Long Beach, MS 39560

Sifuentes, Barbara E and German Lee
5524 Daugherty Road
Long Beach, MS 39560

Taylor, Fredde M
5522 Daugherty Road
Long Beach, MS 39560

Fayard, Godfrey F Jr -L/E-
20041 Patton Road
Long Beach, MS 39560

Odenwald, Henry C Fr and Gaetana B
5545 Daugherty Road
Long Beach, MS 39560

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within 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 December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fourteen (14) property owners within 160' of 12 Mossy Oaks Drive- Tax Parcel Number 05111-02-032.012, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by Dean O. Kraner.

Given under my hand this the 14th of December 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

-My Commission Expires-

Kim Gonsoulin
NOTARY PUBLIC



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

MINUTES OF JANUARY 13, 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 12-14-21
Zoning R-1
Agenda Date 1-13-22
Check Number 2108

VARIANCE REQUEST

I. Tax Parcel Number(s): 0711N-05-013.000, 0711N-05-014.000

II. Address of Property Involved: 176 Central Avenue

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
I am asking that I not be required to have a sidewalk installed along Finley Ave. along my side yard.

****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?

- My only green space is along this area and installing a sidewalk would greatly reduce that.
- I am concerned about negative drainage impacts too.

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.

I did not know that I would be required to put additional side walks in my side yard as there are no other sidewalks on Finley. The front of my property Central (where my driveway and mailbox are) has a sidewalk.

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?

Additional unexpected financial costs and unwanted drainage issues.

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

There is no other sidewalks on Finley

MINUTES OF JANUARY 13, 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.**

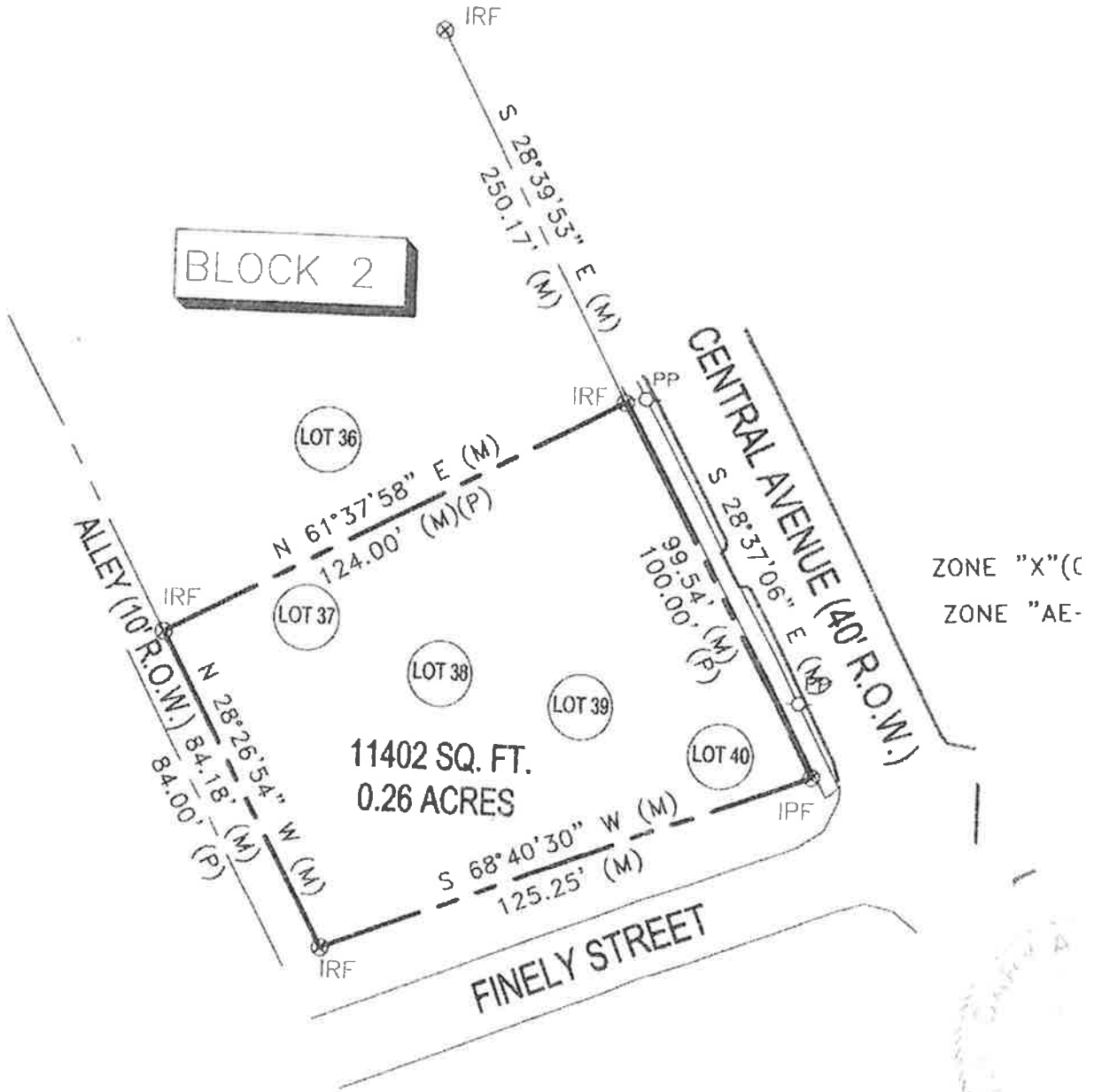
V. OWNERSHIP AND CERTIFICATION:

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.

<u>Jonathan McCaslin</u>			_____		
Name of Rightful Owner (PRINT)			Name of Agent (PRINT)		
<u>19 Chamale Cove East, Unit 1</u>			_____		
Owner's Mailing Address			Agent's Mailing Address		
<u>Stell</u>	<u>LA.</u>	<u>70460</u>	_____	_____	_____
City	State	Zip	City	State	Zip
<u>504-402-3861</u>			_____		
Phone			Phone		
<u>[Signature]</u>		<u>12/14/21</u>	_____		_____
Signature of Rightful Owner		Date	Signature of Applicant		Date

**MINUTES OF JANUARY 13, 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 #165090

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, O. A. "RIP" HOXIE, SR., 1022 Crawford Street, Vicksburg, MS 39180, 601-831-3053, does hereby sell, convey and warrant unto JASMINE N. SNODGRASS and husband, STANELY E. SNODGRASS, 179 S. Ocean Wave Ave., Long Beach, MS 39560, 228-223-3633, 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:

Lots Thirty-seven (37) and Thirty-eight (38), Block Two (2), OCEAN WAVE ADDITION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 66 (Copy Book 2 at Page 113) thereof, reference to which is hereby made in aid of and as a part of this description.

Together with all the rights, privileges and appurtenances thereto belonging and also certain water rights as set out in Deed from Mrs. Lee M. Russell recorded in Deed Book 262, Page 297 of the Deed Records of the First Judicial District of Harrison County, Mississippi.

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THE ABOVE DESCRIBED property is not now nor has it ever been a part of the homestead of the Grantor therein.

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

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

WITNESS MY SIGNATURE, on this the 13th day of June, 2016.

O. A. "RIP" HOXIE, SR.
O. A. "RIP" HOXIE, SR.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, O. A. "RIP" HOXIE, SR., 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 13th day of June, 2016.

Debra De Jones
NOTARY PUBLIC

My Commission Expires _____



DAVIS & DAVIS, P.L.L.C.
Christopher A. Davis
Ms. Bar No. 9274
2550 Marshall Road, Ste. 300
Biloxi, Ms 39531
(228) 275-9922
File No: 320-5704

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Indexing instructions: Lots 39 & 40 Block 2 Ocean Wave Add. Long Beach, Harrison County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, I, CLARA E. TOMLINSON, *433 Melissa Dr. Biloxi, Mo 39531* (228) 594-9043, as Grantors, do hereby sell, convey and warrant unto JASMINE SNODGRASS, a married woman, 1006 Finley Street Long Beach, Mississippi (228) 223-3633, as Grantee, the following described land and property, located and being situated in the Harrison County, Mississippi, and more particularly described as follows, to wit:

Lot 39 and 40, Block 2, OCEAN WAVE ADDITION, to the City of Long Beach, Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Book 3 at Page 66 of Plat Records of said county and state.

THIS CONVEYANCE IS SUBJECT to any and all recorded restrictive covenants, rights-of-way, easements and the prior reservations of all oil, gas, and other minerals.

TAXES FOR THE CURRENT YEAR are assumed by Grantee, and Taxes for all subsequent years are hereby assumed by the Grantee herein.

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that sixteen (16) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC MEETING

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

Jonathan McCaslin, 19 Chamale Cove East, Unit 1, Slidell, LA, 70460, 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 176 Central Avenue, Tax Parcels 0711N-05-013.000 and 0711N-05-014.000. The legal description is as follows:

LOTS 39 & 40 BLK 2 OCEAN WAVE ADD and
 LOTS 37 & 38 BLK 2 OCEAN WAVE ADD

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, January 13, 2021, 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

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5160
Alexander, Lewis and Dixie
200 Central Avenue
Long Beach, MS 39560

Easy Peel Address Labels
SMG Long Beach Properties LLC
4500 West Railroad Street
Gulfport, MS 39501

Go to avery.com/templates
Chaney, Vance R and Lora L Wilson
1000 East Beach Blvd
Long Beach, MS 39560

Snodgrass, Stanley E
179 South Ocean Wave Avenue
Long Beach, MS 39560

Oerting, Frankly S and Lyn B
128 Pirate Avenue
Long Beach, MS 39560

Johnson, Lynda
18553 Ray Road
Long Beach, MS 39560

Lentz, Kimberly R
173 South Ocean Wave Avenue
Long Beach, MS 39560

PeeWee Investments, LLC
221 West Old Pass Road
Long Beach, MS 39560

Crisler, Lori
158 Central Avenue
Long Beach, MS 39560

Parker, Denise E
179 Central Avenue
Long Beach, MS 39560

Bobinger, Roland and Pitt, David
615 Lewis Avenue
Gulfport, MS 39501

Whitaker, Jeanne Ann B and Chester A
167 Central Avenue
Long Beach, MS 39560

White, Judith A
201 Central Avenue
Long Beach, MS 39560

Gregory, Joseph E and Debra E
205 Old Bay Lane
Bay St Louis, MS 39520

Bos, Karie A -Trustee-
517 Lewis Avenue
Gulfport, MS 39501

Wells, David and Samyra T
24413 South Boxwood Drive
Sunlakes, AZ 85248

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


1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on December 15, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to sixteen (16) property owners within 160' of 176 Central Avenue, Tax Parcels 0711N-05-013.000 and 0711N-05-014.000, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by Jonathan McCaslin.

Given under my hand this the 15th of December 2021.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 15th day of December 2021.

-My Commission Expires-


NOTARY PUBLIC



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Proof of Publication

**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. ~~XXI~~ No. 50 dated 17 day of December, 2021
 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 20 day of Dec, A.D. 2021.

Debbie A. Orr
Notary Public



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

Commissioner 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 Glenn and unanimously carried recommending to approve the Variance, as submitted.

Vice Chairman Shawn Barlow recused himself at this time.

The tenth public hearing to consider a Variance for property located at 111 Driftwood Drive, Tax Parcel 0612E-02-148.001, submitted by Barlow Builders, Inc (owner) and Shawn B. Barlow (agent), as follows:

MINUTES OF JANUARY 13, 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	10.28.21
Zoning	B-1
Agenda Date	1-13-22
Check Number	8931

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612E-02-148.001
- II. Address of Property Involved: 111 Driftwood Drive
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Seeking an Ordinance #645, sidewalk (payment in lieu of) variance.

****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?
Protected live oak trees, both water and sewer connection boxes, power pole and power pole guide wire will interfere with proper sidewalk installation.
- 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.
Driftwood Subdivision was developed in 1966 without sidewalks.
- 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?
Sidewalk would be pieced together in an very unsightly fashion.
- 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.
This was (1) of only (2) remaining unimproved lots out of (53), none of which have sidewalks.

MINUTES OF JANUARY 13, 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.

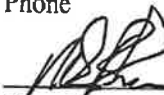
Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Barlow Builders, Inc.
Name of Rightful Owner (PRINT)

P.O. Box 3296
Owner's Mailing Address

Gulfport, MS 39505
City State Zip

(228) 832-9779
Phone



Signature of Rightful Owner 10/27/2021
Date

Shawn B Barlow
Name of Agent (PRINT)

308 E Third Street
Agent's Mailing Address

Long Beach, MS 39560
City State Zip

(228) 297-5556
Phone


Signature of Applicant 10/27/2021
Date

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF A 20,081.51 SQUARE FEET PARCEL KNOWN AS LOTS 1 AND 2, BLOCK 3, DRIFTWOOD SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO ORIGINAL LOTS 1 AND 2. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0612E-02-148.000

PROPOSED

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

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

- LEGEND:**
- ⊙ --- IRON ROD FOUND
 - ⊙ --- IRON PIPE FOUND
 - ⊙ --- IRON ROD SET
 - ⊙ --- SPIKE FOUND
 - ⊙ --- SPIKE SET
 - ⊙ --- CONCRETE MONUMENT FOUND
 - ⊙ --- CONCRETE MONUMENT SET
 - ⊙ --- LIGHTING ROD FOUND
 - ⊙ --- AS PER SURVEY
 - ⊙ --- AS PER RECORD
 - ⊙ --- AS PER PLAN
 - ⊙ --- IRON ROD FOUND
 - ⊙ --- IRON ROD SET

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 01/31/2020
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBERS 28047C0358G AND 28047C0359G, DATED JUNE 18, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 18 FEET

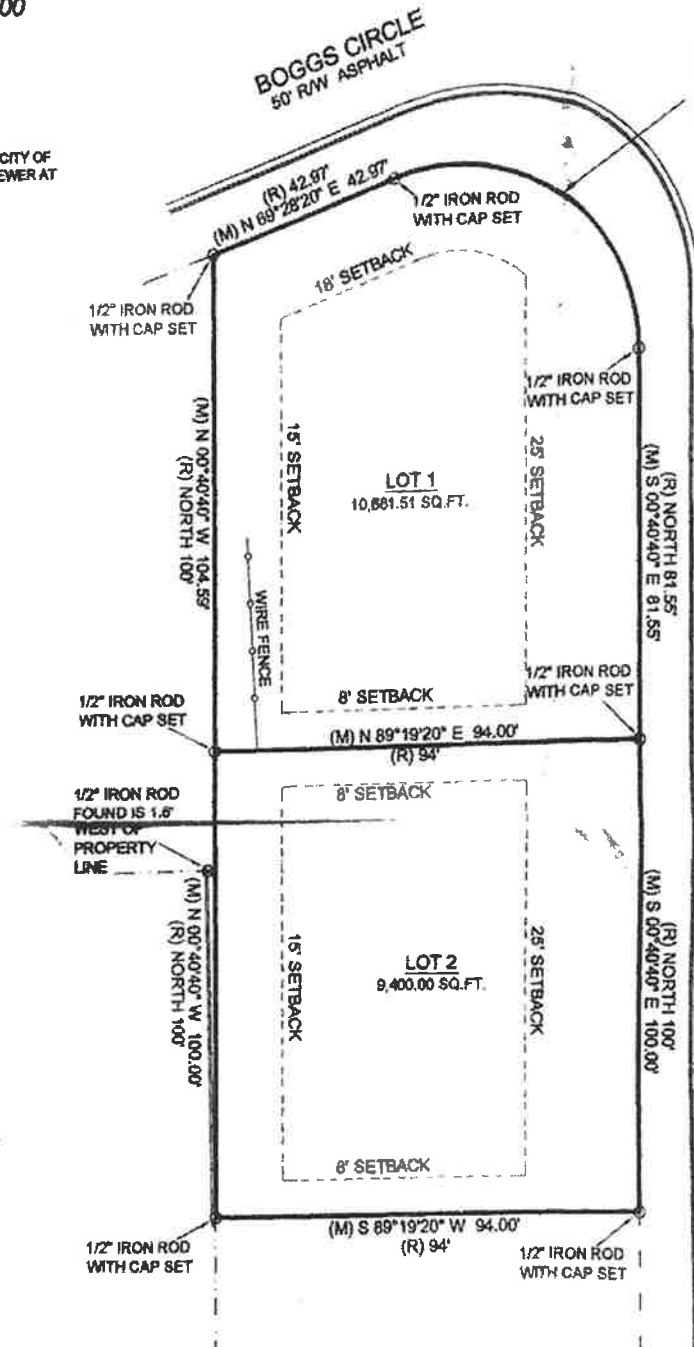
- REFERENCE MATERIALS:**
- 1.) RECORDED PLAN OF DRIFTWOOD SUBDIVISION
 - 2.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 3.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
 - 4.) LONG BEACH ZONING MAP AND ORDINANCE

CLIENT: BARLOW BUILDERS, INC.
DATE OF FIELD SURVEY: 1/31/2020
DRAWN BY: CAC
JOB NUMBER: 17502.dwg

PREPARED BY:

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

L= 78.70'
R= 40.00'
CHD= (M) S 55°35'52" E
CHD=85.48'



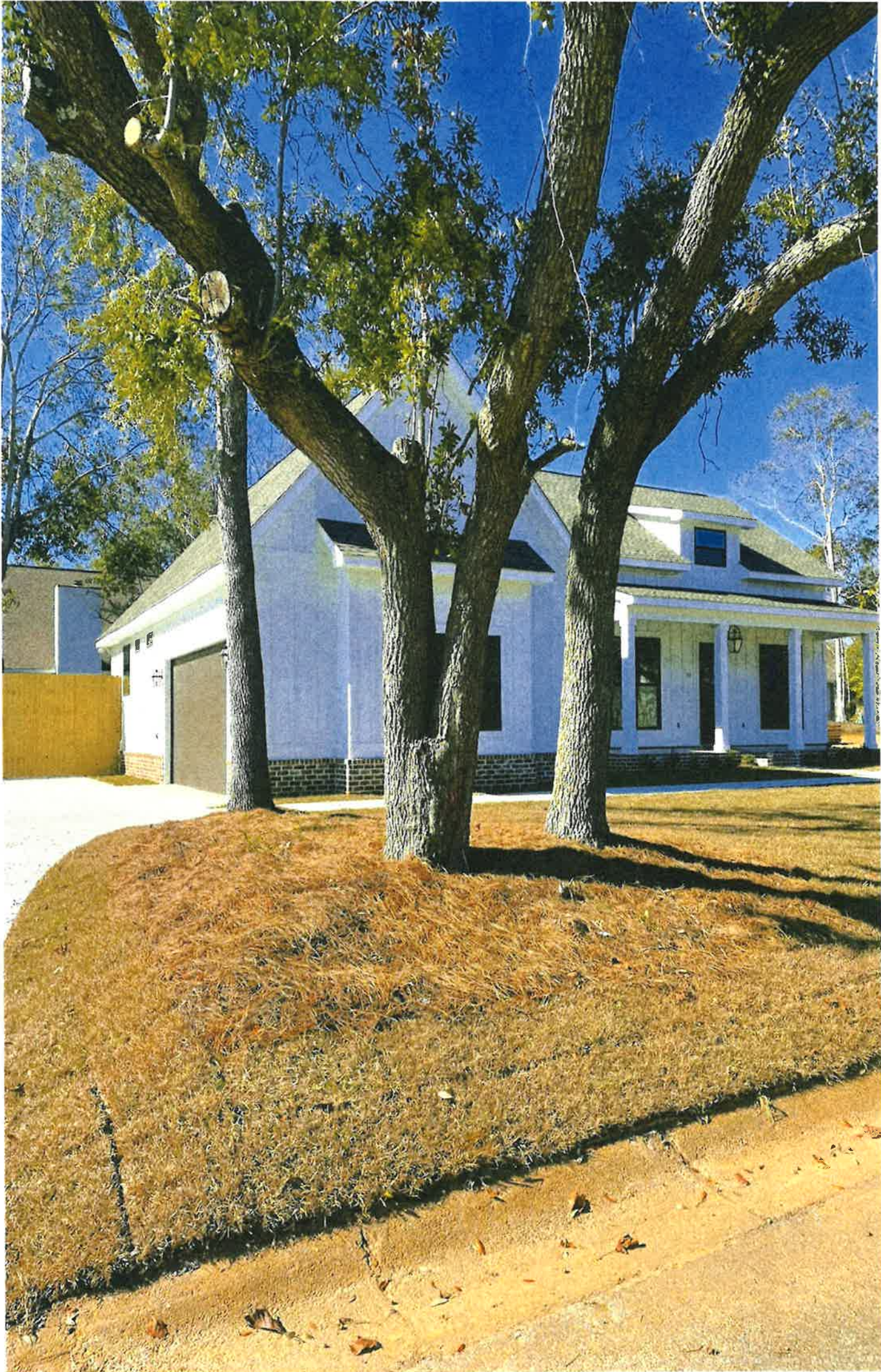
NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING ☎ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



LONG BEACH PLANNING and DEVELOPMENT COMMISSION



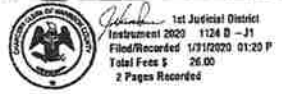
**MINUTES OF JANUARY 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Indexing: Lots 1 & 2, Blk 3, Driftwood S/D

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
2200 25th Avenue
Gulfport, MS 39501
(228)896-8962
File# 2823

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

MARK C. BARLOW
P O BOX 3296
GULFPORT, MS 39505
(228) 297-5556

does hereby **SELL, CONVEY and WARRANT** unto

BARLOW BUILDERS, INC.
A Mississippi Corporation
P O BOX 3296
GULFPORT, MS 39505
228-297-5556

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


**Lots 1 and 2, Block 3, DRIFTWOOD SUBDIVISION, a subdivision according to the
official map or plat thereof on file and of record in the office of the Chancery Clerk of
the First Judicial District of Harrison County, Mississippi in Plat Book 25 at Page 11.**

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

2

TAXES for the year 2020 are hereby prorated and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the current year have been
prorated as of this date on an estimated basis, and that when said taxes are actually determined, if
the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

EXECUTED, this the 31 day of January, 2020.


Mark C. Barlow

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and
state, on this 31 day of January, 2020, within my jurisdiction, the within
named Mark C. Barlow, who acknowledged that he executed and delivered the above and
foregoing instrument.


NOTARY PUBLIC

My Commission expires:



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that eighteen (18) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC MEETING

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

Barlow Builders, Inc, P.O. Box 3296, Gulfport, MS, 39505, 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 111 Driftwood Drive, Tax Parcel 0612E-02-148.001. The legal description is as follows:

Lot 2, Block 3, Driftwood Subdivision, City of Long Beach,
first Judicial District of Harrison County, Mississippi

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, January 13, 2021, 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

MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Martha M Gipson 215 Boggs Circle Long Beach, MS 39560	Roberts Forrest -Trustee- 217 Boggs Circle Long Beach, MS 39560	Kirk Russ I and Shannon L 219 Boggs Circle Long Beach, MS 39560
Harrison Janel and Stuart 221 Boggs Circle Long Beach, MS 39560	Lee, Beverly B -Estate- PO Box 22507 Jackson, MS 39225	Tejera, Enrique Luis and Ella Fait 109 Driftwood Drive Long Beach, MS 39560
Sneed, Harry Prentiss Jr -EST- 114 Driftwood Drive Long Beach, MS 39560	Roberts, Dorothy H 252 Handy Lane Pass Christian, MS 39571	Heinzel, James M and Kathleen M 110 Driftwood Drive Long Beach, MS 39560
Robertson, Ronald E and Janice A Trust 108 Driftwood Drive Long Beach, MS 39560	Bardwell, Jennifer W and Joseph R 106 Driftwood Drive Long Beach, MS 39560	Gremillion, Bruce and Rosemary -L/E- 212 Boggs Circle Long Beach, MS 39560
Ethridge, Randy 210 Boggs Circle Long Beach, MS 39560	Carroll, Thomas E and Jamie S 214 Boggs Circle Long Beach, MS 39560	Lewis, Philip L and Laura E 216 Boggs Circle Long Beach, MS 39560
Morrison, Claire Boggs -Trustee- 218 Boggs Circle Long Beach, MS 39560	Peters, Michael A and Carmen M 220 Boggs Circle Long Beach, MS 39560	Black, Heathe W 222 Boggs Circle Long Beach, MS 39560

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within 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 December 14, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eighteen (18) property owners within 160' of 111 Driftwood Drive- Tax Parcel Number 0612E-02-148.001, notifying them that a public meeting will be held, January 13, 2022, to consider an application for a Variance filed by Barkow Builders, Inc.

Given under my hand this the 14th of December 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of December 2021.

-My Commission Expires-

Kini Gonsoulin
NOTARY PUBLIC



MINUTES OF JANUARY 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Proof of Publication

**LEGAL NOTICE
PUBLIC HEARING**

In accordance with Ordinance 2021-01 of the City of Long Beach, Mississippi, the City of Long Beach Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Below Building, LLC, P.O. Box 1204, Gulfport, MS, 39508, has filed an application for a Variance in accordance with the Long Beach Statewide Ordinance. The applicant is requesting a Variance from the placement of a mobile home on a lot owned by Below Building, LLC. The location of the requested Variance is 111 Driftwood Drive, Tax Parcel 00232500-040001. The legal description is as follows:

Lot 2, Block 8, Driftwood Subdivision, City of Long Beach, East Judicial District of Harrison County, Mississippi.

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, at 5:00 p.m., on Thursday, January 13, 2022, at 5:00 p.m., in the Long Beach City Hall Meeting Room located at 201 Long Beach Avenue, Long Beach, Mississippi. The City managers of residents, groups and organizations to attend the City of Long Beach Public Hearing concerning the Variance.

Notary Public
Debbie A. Orr

**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. 211 No. 56 dated 17 day of December, 2021

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 20 day of Dec, A.D. 2021.

Debbie A. Orr
Notary Public



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

Commissioner Shaw made motion, seconded by Commissioner Glenn and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Shaw made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the Variance, as submitted.

Vice Chairman Barlow 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 13th day of January 2022, in the Long Beach City Hall Meeting Room, 201

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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 Olaivar, Vice Chairman Shawn Barlow, Justin Shaw, Michael Levens, Chris Fields, Jennifer Glenn, and Marcia Kruse, City Advisor Bill Hessel, Building Official Mike Gundlach, Building Official Ryan Ladner, and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Jeff Hansen and Sawyer Walters.

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 December 9, 2021, as submitted.

Commissioner Shaw made motion, seconded by Commissioner Kruse and unanimously carried to approve the Work Session minutes of December 9, 2021.

It came for discussion under Unfinished Business, a Tree Removal Permit Application for property located at 100 Carroll Avenue, Tax Parcel 0612E-02-073.000, submitted by Christopher and Laura Kloc, as follows:

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	<u>1/15/21</u>
Zoning	<u>R-1</u>
Agenda Date	<u>12-9-21</u>
Check Number	<u>4705</u>

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

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

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

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

TODAY'S DATE: 1/15/21

PROPERTY INFORMATION

TAX PARCEL # 0612E-02073.000

Address of Property Involved: 100 Carroll Ave

Property owner name: Christopher & Laura Kloc

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

Property owner address: 100 Carroll Ave

Phone No. (228) 224-9163

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

See attached (use separate sheet if needed)

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

a OWNERSHIP: Please provide a recorded warranty deed.

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

MINUTES OF JANUARY 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

November 15, 2021

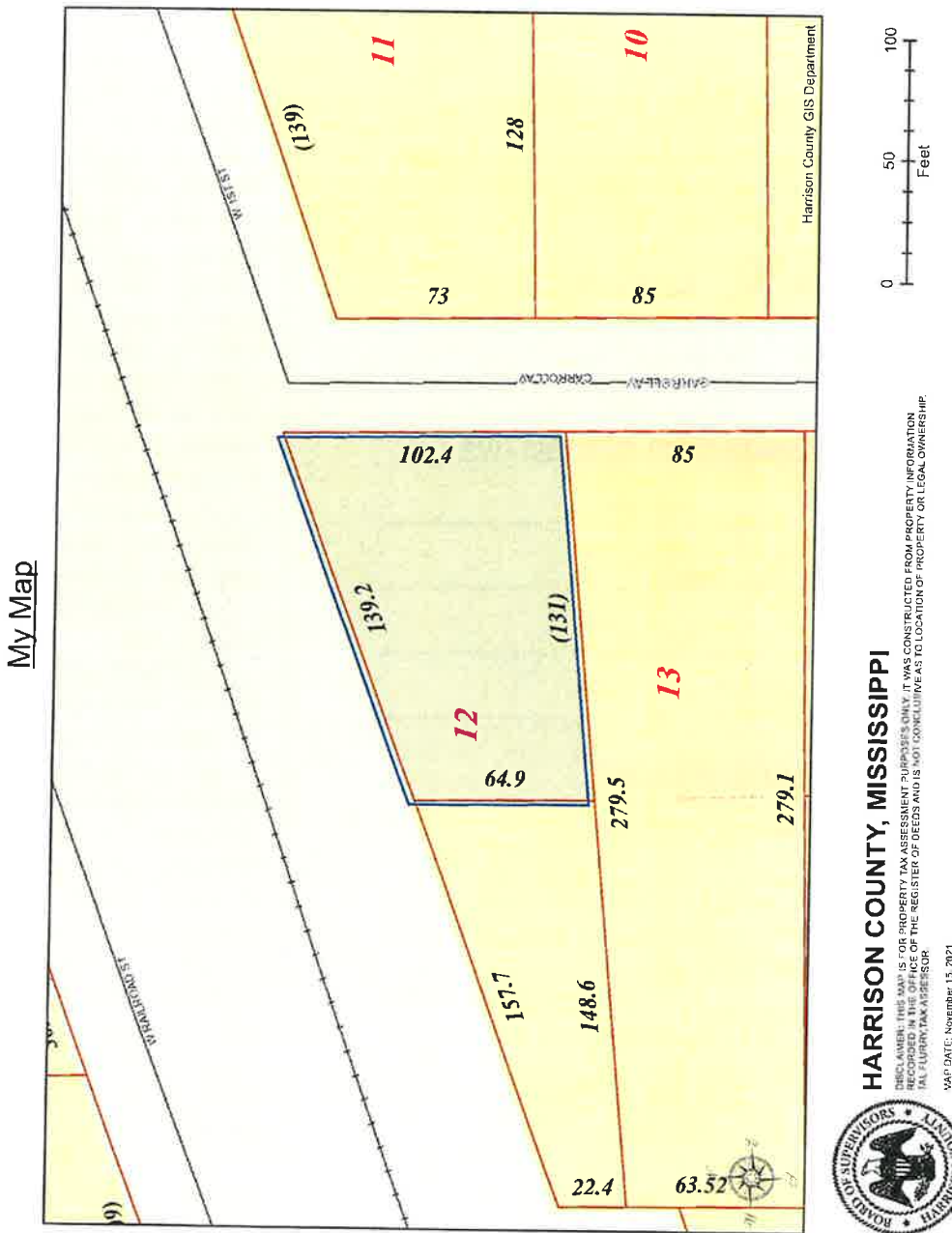
Seeking removal of tree located at 100 Carroll Avenue, Long Beach, Mississippi on the southeast corner of the property in close proximity to the power lines associated with Carroll Avenue. Prior to use purchasing the property in 2017 the tree limb on the west side of the tree was cut off. Upon reviewing the remnant area it is becoming increasingly soft, brittle, and breaking. The tree is significantly leaning to the east with a substantial amount of weight on the east side of the tree. If the tree were to fall it would likely take out the power pole that supplies the electricity to Carroll Avenue located on the east side of the tree as well as the power lines that feed 100 Carroll Avenue and 102 Carroll Avenue. If the tree were to fall it, and fell in an eastward direction it could cause damage and delays to the street of Carroll Avenue as well as depending on the root ball, damage to the water, gas, sewer and street in close proximity to the tree. After the last wind storm we had approximately four weeks ago it is my wife and my belief the tree has lifted and is leaning more to the east than it previously was. We contacted a tree service who came out and advised it would be beneficial to remove the tree to prevent future damage and issues.

Thank you


Chris Kloc

100 Carroll Avenue

228-224-9163

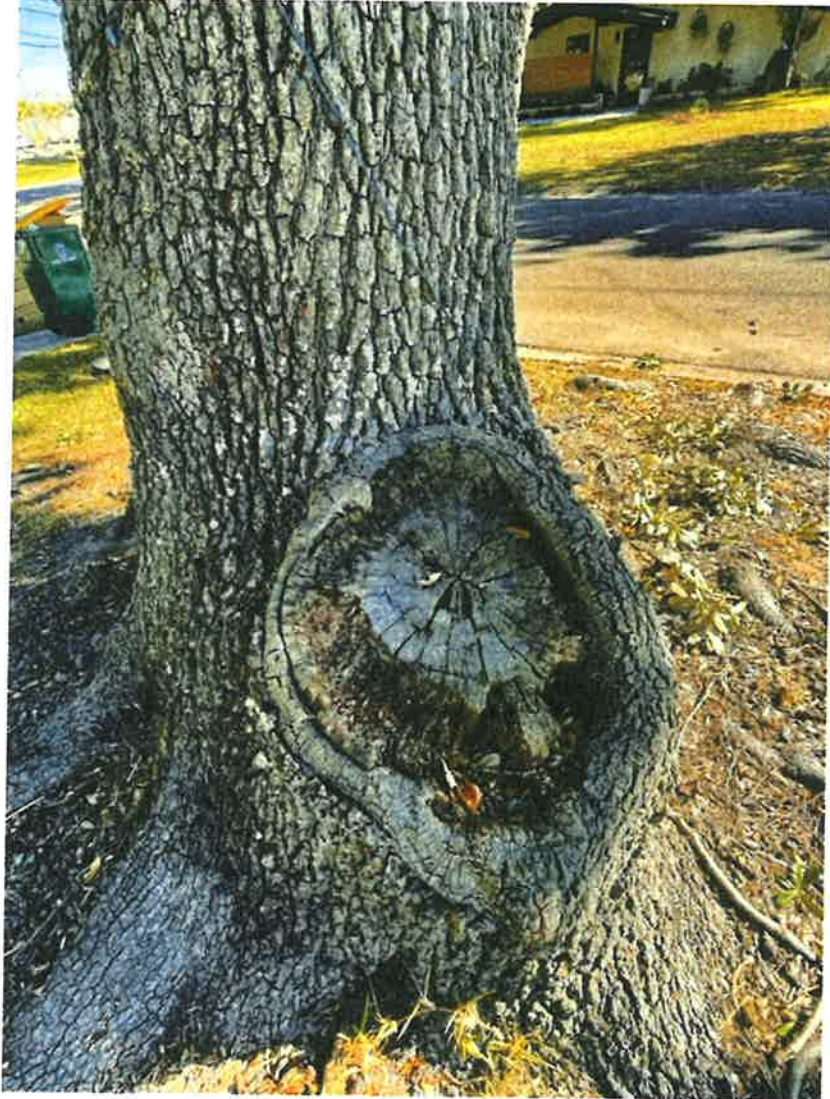


MINUTES OF JANUARY 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MEMORANDUM

Date: November 19, 2021

To: City of Long Beach Planning Commission

From: Kimberly R. Lentz, Long Beach Tree Board

Re: Tree Removal Application – 100 Carrol Ave

.....

The Live Oak tree is growing close to power lines. However, Mississippi Power trims the tree limbs away from the lines and has done so within the past year. The tree is solid and is not damaging or threatening to damage the homeowners' property. If circumstances arise that create an imminent threat to the sewer system, power lines or other public utilities, the homeowners should immediately call the city engineer and the tree can be removed. Otherwise, the Tree Board recommends that the tree should not be removed.

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Friday, December 17, 2021 10:12 AM
To: Tina Dahl
Subject: RE: 100 Carroll Avenue, Tree Removal Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Tina,

This tree is not interfering with any underground utilities at this time but it is heaving road and curb. As are numerous other trees are throughout the city.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

Office # (228) 863-0440
404 Kohler Street Long Beach, MS 39560
P.O. Box 891 Long Beach, MS 39560
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

From: Tina Dahl <tina@cityoflongbeachms.com>
Sent: Monday, December 13, 2021 11:15 AM
To: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Cc: 'Jan Berry' <jan@cityoflongbeachms.com>
Subject: 100 Carroll Avenue, Tree Removal Permit Application

Joe, Please see the request below from the Planning and Development Commission. I have highlighted the action taken during the meeting. Thank you, Tina

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After considerable discussion and upon receipt of email from the Public Works Engineer Joe Culpepper, Commissioner Barlow made motion, seconded by Commissioner Shaw and unanimously carried recommending to table the tree removal request until the homeowner provides information from an arborist.

Commissioner Levens recused himself at this time.

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business, a Tree Removal Permit Application for the property located at 6096 Beatline Road, Tax Parcel 0511G-02-008.001, submitted by Walker Land Services, LLC, as follows:



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

OFFICE USE ONLY	
Date Received	<u>12-21</u>
Zoning	<u>C-21</u>
Agenda Date	<u>1-13-22</u>
Check Number	<u>1200</u>

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

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

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

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

TODAY'S DATE: 12-1-21

PROPERTY INFORMATION

TAX PARCEL # 0511G-02-008.001

Address of Property Involved: 6096 BEATLINE RD.

Property owner name: WALKER LAND SERVICES, LLC

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

Property owner address: 1529 Magnolia St. Gulfport

Phone No. (228) 860-5924

CONTRACTOR OR APPLICANT INFORMATION

Company Name: SELF

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming Pruning

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

Tree is in the path of the driveway & culvert of a newly proposed building. Tree appears to be dying.

Number of Trees: 1 Live Oak _____ Southern Magnolia _____

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

Wendy Walker 11-17-21
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

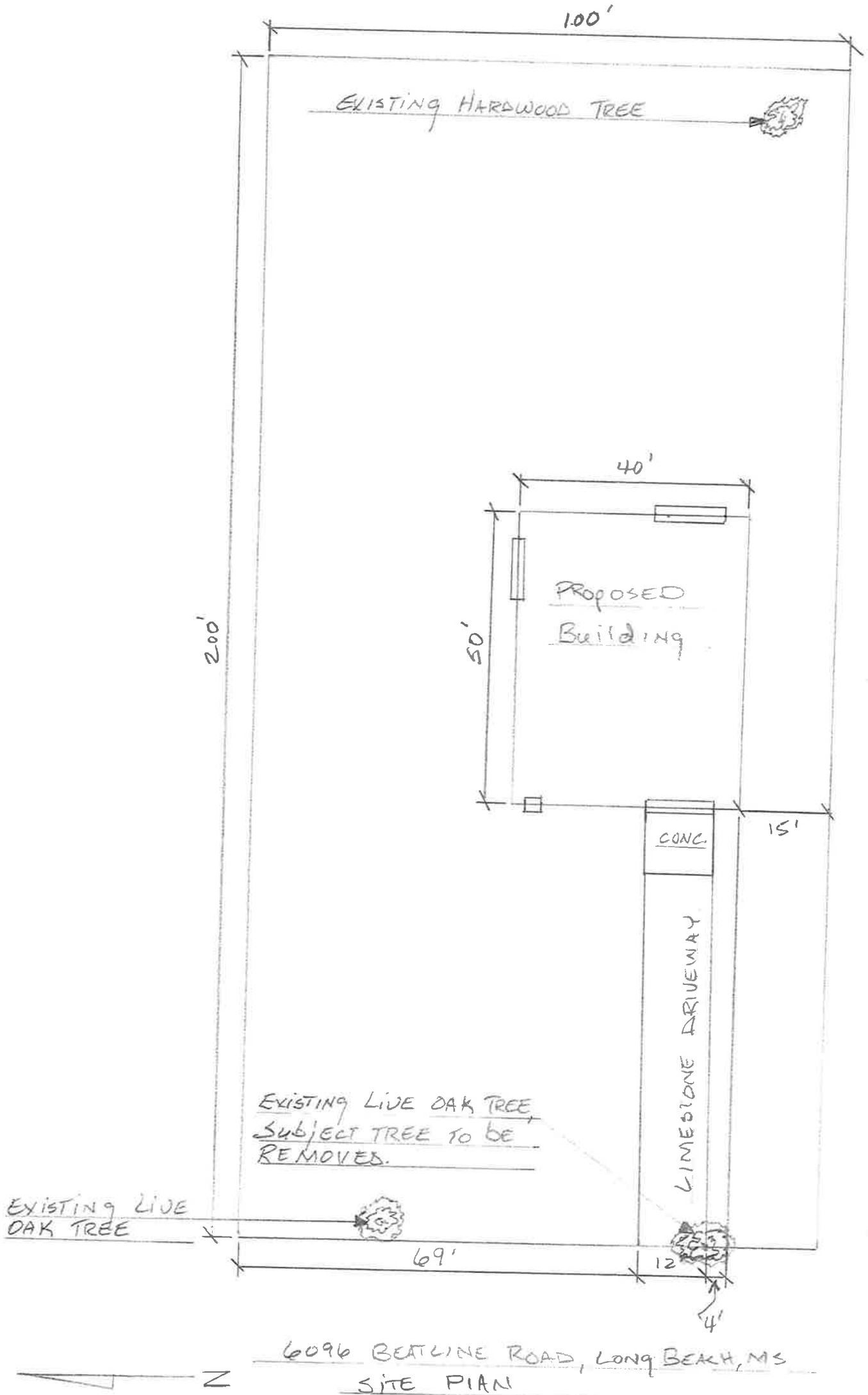
OWNERSHIP: Please provide a recorded warranty deed.

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

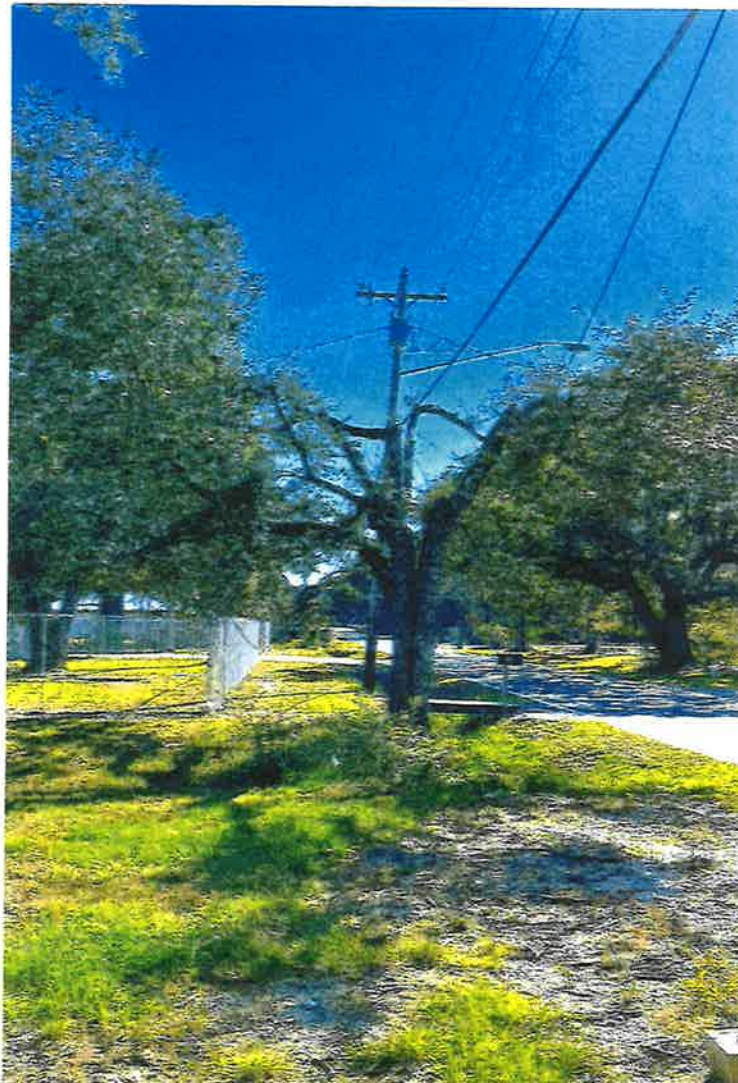
REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed;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

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

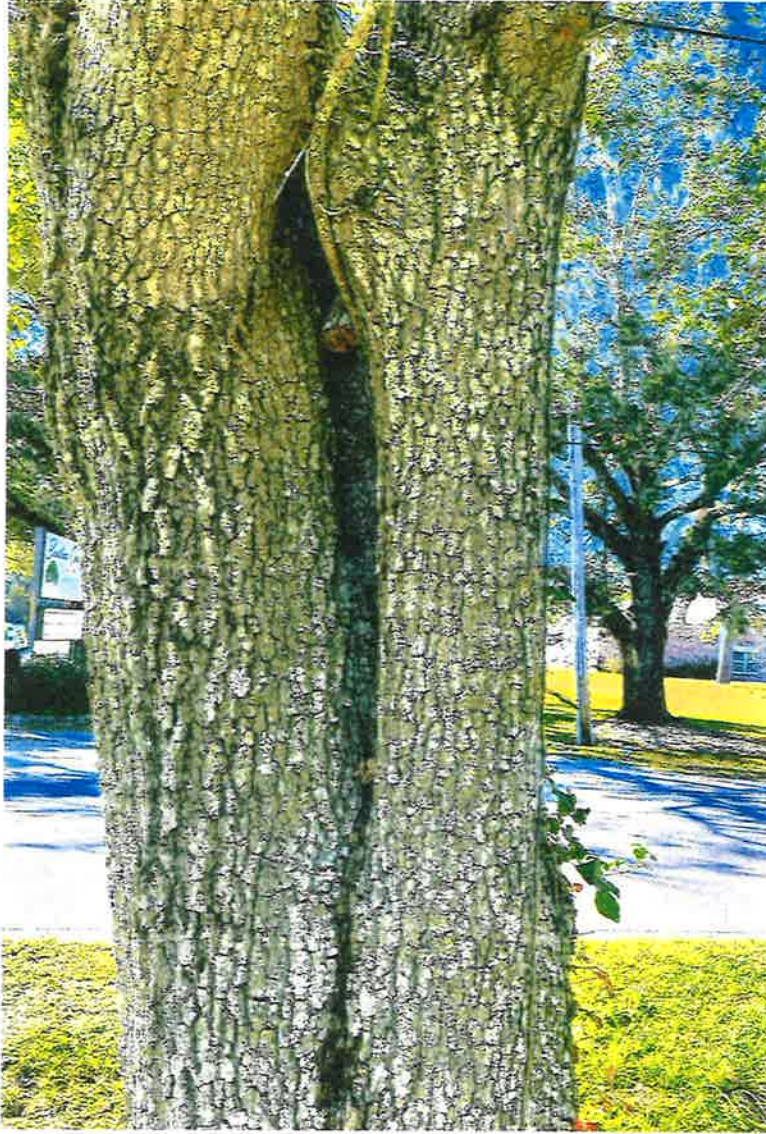
MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JANUARY 13, 2022
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**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 212437

Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

**H & T Properties, LLC, a Mississippi Limited Liability Company
821 N. Nicholson Avenue
Long Beach, MS 39560
228-860-0410**

does hereby sell, convey and warrant unto

**Walker Land Services, LLC, a Mississippi Limited Liability Company
1529 Magnolia Street, Lot 7
Gulfport, MS 39507
(228) 860-5927**

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

A parcel of land situated in Lot 2, Block 11 of Cox's S Subdivision of the Southwest 1/4 of Section 3, Township 8 South, Range 12 West per 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 1 at Page 9, better described as follows, to-wit:

Commencing at a iron rod at the Northwest corner of said Lot 2, thence S 00°16'32"W for a distance for 40.30' to a capped 1/2" iron rod set at the point of beginning; thence N 89° 48' 16" for a distance of 200.00' to a capped 1/2" iron rod set; thence S 00 ° 16' 31" W for a distance of 100.00' to a capped 1/2" iron rod set; thence S 89 ° 48' 17" W for a distance of 200.00' to a iron rod found; thence N 00 ° 16' 32" E for a distance of 100.00 feet to the point of beginning. Said parcel contains 20,001 square feet or 0.46 acres, more or less.

IN WITNESS WHEREOF, H & T Properties, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 16th day of November, 2021.

H & T Properties, LLC

BY: *Theresa Redo*
Theresa Redo, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Theresa Redo, who acknowledge that she is a Member of H & T Properties, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 16th day of November, 2021.

Scott Chiles
NOTARY PUBLIC


My Commission Expires:

**MINUTES OF JANUARY 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: January 6, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal 6096 Beatline Rd

The Long Beach Tree Ordinance allows the removal of protected trees to accommodate new construction. However, Section 6(g) requires the Planning Commission to consider whether the proposed improvements could be revised to accommodate existing trees.

There are two trees close to the proposed entrance to a proposed new structure. One tree must be removed to accommodate the project and the selection by the property owner is reasonable. The Tree Board suggests the removal be contingent upon the project being otherwise approved by the commission and the applicable permits being issued.

After considerable discussion and upon the recommendation of the letter submitted by the Tree Board, Commissioner Shaw made motion, seconded by Commissioner Kruse to approve the removal of the Live Oak Tree, as submitted.

There being no further business to come before the Planning and Development Commission at this time, Commissioner Kruse 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 Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk