

**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
AUGUST 27, 2026
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

- I. CALL TO ORDER**
- II. INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. ROLL CALL AND ESTABLISH QUORUM**
- IV. PUBLIC HEARINGS**
- V. ANNOUNCEMENTS**
- VI. APPROVE MINUTES**
 - 1. August 13, 2026
- VII. UNFINISHED BUSINESS**
 - 1. Final Plat Approval- Magnolia Run, 20012 Pineville Road, Tax Parcel 0511I-01-041.000, submitted by Gulf Contracting, LLC (owner) and Bobby Heinrich- Heinrich & Associates, LLC (agent).
- VIII. NEW BUSINESS**
 - 1. Tree Removal- 122 Oak Gardens Avenue, Tax Parcel 0612E-02-045.000, submitted by Judy and Charles Strong.
 - 2. Certificate of Resubdivision- 19201 Pineville Road, Tax Parcel 0611M-01-004.002, submitted by John Hilbert (owner) and Lawrence C. Rumsey (agent).
- IX. DEVELOPMENT & RESEARCH**
- X. 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 September 1, 2026.**

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

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Commissioner Joey King led the meeting in prayer.

Commissioner Philip LeBlanc read the opening statement for the Planning and Development Commission.

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 27th day of August 2026, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the Regular Meeting the following named persons: Chairman David DiLorenzo, Vice Chairman Don Sterling, Commissioners Nicholas Brown, William Suthoff, Tim Dulaney, Joey King, Sean Hughes, Ray Baas, Jr, Philip LeBlanc, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were City Advisor Bill Hessel and Building Inspector Shawn Barlow.

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

Commissioner Suthoff made motion, seconded by Vice Chairman Sterling and unanimously carried to approve the Regular Meeting minutes of August 13, 2026. Upon further discussion, Commissioner Baas, Jr. made motion seconded by Commissioner Suthoff and unanimously carried approving Commissioner Baas, Jr. request to amend the record to reflect his Nay vote in approving a Short-Term Rental located at 412 East 3rd Street, Tax Parcel 0612A-01-030.000, on August 13, 2026.

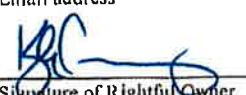
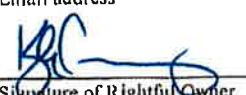
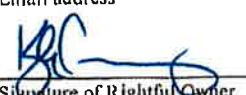
It came for discussion under Unfinished Business a Final Plat Approval for Manolia Run located at 20012 Pineville Road, Tax Parcel 0155I-01-041.000, submitted by

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Gulf Contracting, LLC (owner) and Bobby Heinrich- Heinrich & Associates, LLC, as follows:

	CITY OF LONG BEACH 201 Jeff Davis Avenue PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554 office (228) 863-1558 fax	Office use only Date Received <u>7/20/26</u> Zoning <u>G-2B</u> Agenda Date <u>8/13/26</u> Check Number <u>1243</u>																			
I. TYPE OF CASE: FINAL PLAT APPROVAL II. ADVALOREM TAX PARCEL NUMBER(S): <u>05111-01-041.000</u> III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>8 acres between Pineville Road & Patton Road.</u> <u>Just west of Clower Avenue.</u> IV. ADDRESS OF PROPERTY INVOLVED: <u>20012 Pineville Road</u> V. GENERAL DESCRIPTION OF REQUEST: Subdivision of <u>8 acre parcel</u> <u>into 27 residential lots to be known as Magnolia Run Subdivision</u> VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission. VII. REQUIRED ATTACHMENTS: A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city: a. One (1) blue-line copy of the construction drawing to include all items as they were constructed b. One (1) blue-line print of the proposed plat to be recorded c. Developer's performance or surety bond d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size. **Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat. e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows: i. One (1) mylar diazo film; or ii. One (1) USB Flash Drive which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system. B. Cash or Check payable to the City of Long Beach in the amount as follows: <table border="0" style="width: 100%;"><tr><td>2-3</td><td>Lots</td><td>\$100.00</td></tr><tr><td>4-10</td><td>Lots</td><td>\$150.00</td></tr><tr><td>11-50</td><td>Lots</td><td>\$300.00</td></tr><tr><td>50-100</td><td>Lots</td><td>\$400.00</td></tr><tr><td>100 +</td><td>Lots</td><td>\$500.00</td></tr></table> C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner. ***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS. VIII. OWNERSHIP AND CERTIFICATION: READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application. Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated. <table border="0" style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;"> <u>Gulf Contracting, LLC</u> Name of Rightful Owner (PRINT) <u>21294 Johnson Rd.</u> Owner's Mailing Address <u>Long Beach, MS 39560</u> City State Zip <u>228.863.0303</u> Phone <u>kyle@jlb-co.com</u> Email address  Signature of Rightful Owner </td><td style="width: 50%; vertical-align: top;"> <u>Bobby Heinrich - Heinrich & Associates, LLC</u> Name of Agent (PRINT) <u>1806 23rd Ave., Suite B</u> Agent's Mailing Address <u>Gulfport MS 39501</u> City State Zip <u>228-890-6768</u> Phone <u>audra.s@heinrichassociates.net</u> <u>bobby.h@heinrichassociates.net</u> Email address  Signature of Applicant </td></tr><tr><td style="text-align: center;"> <u>07/17/2026</u> Date </td><td style="text-align: center;"> Date </td></tr></table>			2-3	Lots	\$100.00	4-10	Lots	\$150.00	11-50	Lots	\$300.00	50-100	Lots	\$400.00	100 +	Lots	\$500.00	<u>Gulf Contracting, LLC</u> Name of Rightful Owner (PRINT) <u>21294 Johnson Rd.</u> Owner's Mailing Address <u>Long Beach, MS 39560</u> City State Zip <u>228.863.0303</u> Phone <u>kyle@jlb-co.com</u> Email address  Signature of Rightful Owner	<u>Bobby Heinrich - Heinrich & Associates, LLC</u> Name of Agent (PRINT) <u>1806 23rd Ave., Suite B</u> Agent's Mailing Address <u>Gulfport MS 39501</u> City State Zip <u>228-890-6768</u> Phone <u>audra.s@heinrichassociates.net</u> <u>bobby.h@heinrichassociates.net</u> Email address  Signature of Applicant	<u>07/17/2026</u> Date	 Date
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overstreeteng.com
161 Lameuse St. Suite 203
Biloxi, MS 39530
228.967.7137

August 27, 2026

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

RE: Magnolia Run – Final Plat

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking final approval of the Final Plat for this subdivision. After a significant effort in review, comment, and markups, including a revised drainage analysis proving that the site as it now exists successfully detains the site runoff to no greater than pre-development runoff rates (after the initial construction effort and after a follow-up construction effort), we believe the City could allow final plat acceptance and approval contingent upon the below conditions, which we believe **MUST** be resolved prior to final City approval and execution of this final plat:

1. Final Plat Document:
 - a. Based on the attached markups to Sht. 2 of 2 of the final plat, the developer should provide easements as necessary to encompass the swales constructed between lots.
2. Detention Analysis:
 - a. The detention analysis shows an area approximately 20' wide along the western property lines that does not now drain into the pond, i.e., it is undetained. The detention analysis takes this into account and proves that this undetained area does not result in an increase in runoff from the site into the western outfall ditch. The undetained area in its current condition on-site is actually approximately 30' wide. The site must be modified to match the detention analysis, i.e., more earthwork on-site is required in order to bring the site into conformance with the analysis.
 - b. The detention analysis also indicates that the runoff from the site into the Pineville Rd. drainage system is also undetained, but nevertheless does not result in an increase in runoff.
3. Warranty Bond:
 - a. For all elements constructed in the subdivision and to be dedicated to the City, we recommend a 2-year warranty bond in the amount of \$68,423.
4. Completion Bond – Punchlist Items:
 - a. For all items which we believe are not yet completed on the subdivision punchlist, we recommend a 2-year completion bond in the amount of \$268,125 in accordance with the attached worksheet.

Biloxi | Long Beach | Pascagoula | Daphne

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5. Completion Bond – Final Asphalt Installation
 - a. For the installation of the final surface course of asphalt in the subdivision, we recommend a 2-year completion bond in the amount of \$95,625 in accordance with the attached worksheet.
6. Current Condition of Lots 1-11
 - a. No development of homes on Lots 1-11 should be begun until the on-site conditions & drainage flowpaths match the detention analysis. This is necessary in order to assure that the site doesn't increase runoff to the west. To ensure that these necessary site changes can be made, no building permits should be issued for these lots until the site is acceptably modified per the detention analysis.

In summary, we can currently recommend a contingent acceptance of the final plat for the referenced subdivision. We recommend that the City withhold final approval and execution of the plat until all issues noted above are fully resolved.

Sincerely,



David Ball, P.E.

DB:539

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LONG BEACH - MAGNOLIA RUN
2-YEAR COMPLETION BOND ESTIMATE - 8/27/2026

NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION
1	ESTABLISH GRASS ON ALL EASEMENTS AND RIGHT-OF-WAYS	8846	SY	\$ 3.00	\$ 26,539.00
2	PROVIDE SURVEY OF OFFSITE IMPROVEMENTS AND SITE MODIFICATIONS	1	LS	\$ 7,500.00	\$ 7,500.00
3	UPDATE ASBUILTS	1	LS	\$ 10,000.00	\$ 10,000.00
5	PINEVILLE PATCH	1	LS	\$ 30,000.00	\$ 30,000.00
6	REMOVE REMAINING RIP RAP	1	LS	\$ 2,000.00	\$ 2,000.00
10A	RESET/REPLACE ALL CULVERTS NECESSARY	1	LS	\$ 15,000.00	\$ 15,000.00
10B	DITCH WORK	1	LS	\$ 7,500.00	\$ 7,500.00
10C	DRAINAGE IMPROVEMENTS ALONG PINEVILLE	1	LS	\$ 75,000.00	\$ 75,000.00
14	REGRADE SITE FOR POSITIVE DRAINAGE	1	LS	\$ 25,000.00	\$ 25,000.00
17	CONCRETE CORES	1	LS	\$ 7,500.00	\$ 7,500.00
18	INSTALL STREET LIGHTS	1	LS	\$ 25,000.00	\$ 25,000.00
20	UPDATE FINAL PLAT	1	LS	\$ 10,000.00	\$ 10,000.00
TOTAL CONSTRUCTION COST					\$ 214,500.00
ADMINISTRATIVE COSTS (25%)					\$ 53,625.00
REQUIRED COMPLETION BOND VALUE					\$ 268,125.00

LONG BEACH - MAGNOLIA RUN
FINAL ASPHALT INSTALLATION 2-YEAR COMPLETION BOND ESTIMATE - 8/27/2026

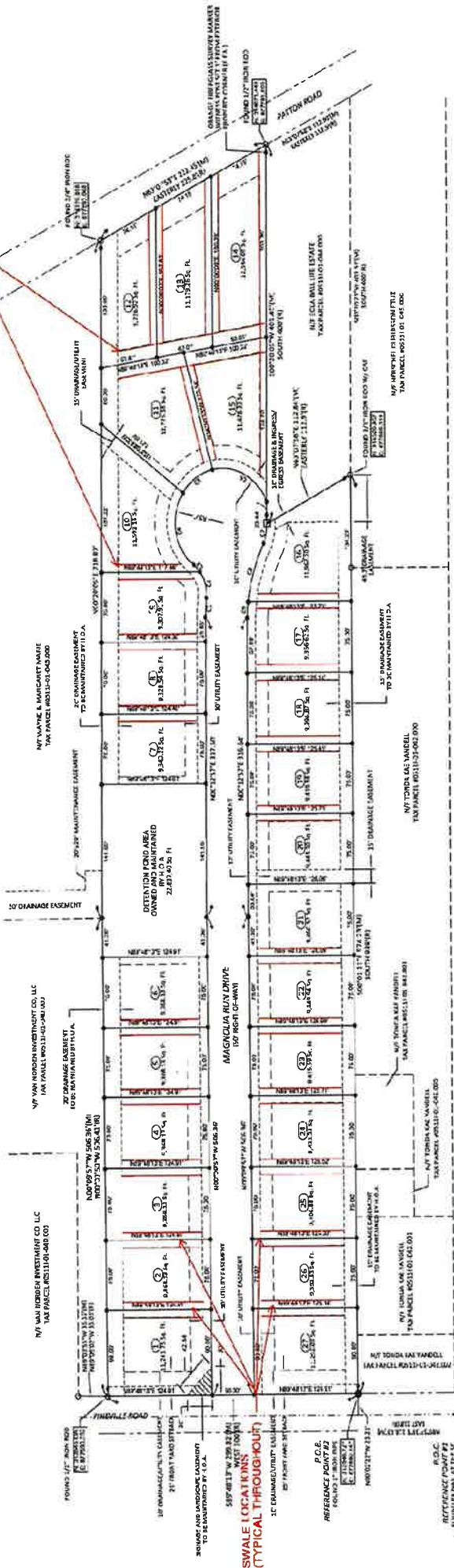
NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION
N/A	FINAL LIFT OF ASPHALT	340	TONS	\$ 225.00	\$ 76,500.00
TOTAL CONSTRUCTION COST					\$ 76,500.00
ADMINISTRATIVE COSTS (25%)					\$ 19,125.00
REQUIRED COMPLETION BOND VALUE					\$ 95,625.00

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MAGNOLIA RUN SUBDIVISION

PINEVILLE ROAD - LONG BEACH, MS
LOCATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH, 1ST JUDICIAL DISTRICT, HARRISON CO., MISSISSIPPI

TYPICAL EASEMENT
LOCATION FOR
SWALES IN BETWEEN
LOTS



SHOW DRAINAGE EASEMENTS ON SIDEYARDS AS REQUIRED

ALL DRAINAGE EASEMENTS ON SIDEYARD SHALL INCLUDE TO THE
TOP OF RIDGELINE AND NO LESS THAN 10'

ADDED EASEMENT LOCATIONS VIA MARKUPS ABOVE WHERE
SWALES EXIST. HOPEFULLY THAT CLARIFIED AS TO WHERE
DRAINAGE EASEMENTS SHALL BE

SURVEY NOTES:

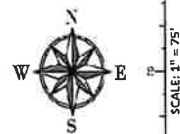
- ALL BEARINGS ON THIS PLAT ARE REFERENCED TO AND BASED ON MISSISSIPPI STATE PLANE GRID NORTH (EAST ZONE - NAD 83) USING THE GCSG COORDINATE NETWORK AS OBSERVED ON REFERENCE POINT ONE WITH A COMBINED SCALE FACTOR OF 1.000, A CONVERGENCE ANGLE OF -40.202297", AND AN ANOMALY ANGLE OF 0.000000". PRECISION GPS SURVEY USING TRIMBLE R-12 BASE AND R-12I ROVER IN REAL TIME KINEMATIC MODE.
- SURVEY CLASS - "B"
- MONUMENTS SET ARE 1/2"x1/8" IRON RODS WITH CAPS T.H.K. READS W/ENG PLS 02D46, UNLESS NOTED OTHERWISE
- DATE OF FIELD SURVEY 06/26/2026.
- THIS PROPERTY IS LOCATED IN FLOOD ZONES "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA MAP NUMBER 28047C05566, WITH AN EFFECTIVE DATE OF JUNE 16, 2009.
- THIS PROPERTY IS LOCATED IN THE CITY OF LONG BEACH PLANNING ZONE R-1.
- ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF LONG BEACH CODE OF ORDINANCES
- ANY DETENTION POND, CONVEYANCE AREA AND LANDSCAPED AREAS SHALL NOT BE MAINTAINED OR OWNED BY THE HOMEOWNERS ASSOCIATION. FINAL GRADING ASSOCIATED WITH THE CONSTRUCTION SHALL NOT IMPAIR THE ASSOCIATION, IF ESTABLISHED, OR IN THE EVENT A HOMEOWNERS ASSOCIATION IS NOT ESTABLISHED, THE OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE AGGREGATE LOT OWNERS.
- NO PRIVATE USE IMPROVEMENTS ALLOWED IN ANY EASEMENT AREAS.
- NO STRUCTURES TO BE BUILT IN DEDICATED EASEMENTS.
- EXISTING AND APPROVED DRAINAGE PAI LINES, INCLUDING SWALES, DITCHES, AND OTHER DRAINAGE CONVEYANCES, SHALL BE MAINTAINED. FINAL GRADING ASSOCIATED WITH THE CONSTRUCTION SHALL NOT IMPAIR THE DRAINAGE, FILL OR OTHERWISE ALTER THE LOCATION, DIRECTION, OR FUNCTION OF ANY SUCH DRAINAGE FEATURE EXCEPT WITHIN APPROVED HOUSE PAD AREAS. NO LOT OWNER, RESIDENT, HOMEOWNER, OR CONTRACTOR SHALL PLACE FILL OR OTHERWISE RAISE THE GROUND SURFACE ABOVE THE ELEVATIONS EXISTING AT THE TIME OF FINAL PLAT APPROVAL.
- THE EASEMENT ON LOT 15 SHALL BE FOR DRAINAGE & INGRESS/EGRESS AND SHALL PREVENT CONTRIBUTION OF FENCES AND STRUCTURES AS NOTED IN THE AGREEMENT BETWEEN DEVELOPER AND PROPERTY OWNER.
- TOTAL NUMBER OF LOTS - 27

Curve Table		
Curve #	Radius	Chord
C1	254.00	59'42.41"W 20.92
C2	40.00	51'51.01"E 28.27
C3	40.00	54'48.95"E 10.48
C4	57.00	58'59.45"E 77.28
C5	57.00	58'59.45"E 42.47
C6	57.00	58'59.45"E 79.94
C7	50.00	51'45.00"E 21.42
C8	144.00	51'45.00"E 16.74
C9	144.00	43'22.22"E 17.96

Lot Size Table		
Lot #	Area Sq. Ft.	Area Sq. Ft.
1	31,245.25	0.72
2	9,964.33	0.23
3	9,964.33	0.23
4	9,964.33	0.23
5	9,964.33	0.23
6	9,964.33	0.23
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TOTAL AREA SUMMARY		
LOTS 1-14	372,797.44 SF	8.58 AC.
DETENTION POND AREA	0.33 AC.	0.33 AC.
RIGHT-OF-WAY (EASEMENT)	3,493.33 SF	0.08 AC.

ZONING NOTES:

Current Zoning: R-1 Single Family Residential

Zoning Restrictions:

- 25' Front Yard Setback
- 5' Side Yard Setback
- 35' Minimum Structure Height
- 75' Minimum Lot Width
- 7,500 sq. ft. Minimum Lot Area
- 45% Maximum Lot Coverage

REFERENCE MATERIAL:

- Harrison County Tax Map
- Instrument 2021-5084-S-11
- Instrument 2021-5084-S-12
- Deed Book 3206, Page 312
- Deed Book 962, Page 377
- Instrument 2021-5427-D-11
- Instrument 2024-23186-D-11
- Instrument 2024-21763-D-11
- Plot of Survey Parcel 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 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1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649

MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Tree Removal for the property located at 122 Oak Gardens Avenue, Tax Parcel 0612E-02-045.000, submitted by Judy and Charles Strong, as follows:

**MINUTES OF AUGUST 27, 2026
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	8/12/26
Zoning	R-1
Agenda Date	8/27/26
Check Number	1319

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

JS 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

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

JS 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: 8/11/26

PROPERTY INFORMATION

TAX PARCEL # 0612E-02-045.000

Address of Property Involved: 122 Oak Gardens Ave.

Property owner name: Judy and Charles Strong
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: 122 Oak Gardens Ave.

Phone No. (228) 990-5169

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. (use separate sheet if needed)

Due to power company having to cut about 40% of its canopy. This can pose a safety weather risk. Roots exposed difficulty walking, mowing, and change.

Number of Trees:

_____ Live Oak _____ Southern Magnolia

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

Signature: Judy Strong Date: 8/11/26

ADDITIONAL INFORMATION REQUIRED
FROM APPLICANT

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

JS 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.

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

JS OWNERSHIP: Please provide a recorded warranty deed.

JS 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 \$1,000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

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.

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

MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF AUGUST 27, 2026 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



J1 - GULFPORT DISTRICT
Instrument 2021-0032285-B-11
File/Recorded 10/19/2025 1:11:01 PM
Total Fees \$2,800
3 Pages Recorded

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

William H.
David B. Pilger
Attorney at Law
1406 Dionville Blvd. Suite 101
Ocean Springs, MS 39564
(228) 215-0011

File No. 2310442N

INDEXING INSTRUCTIONS Lot 18, Blk 1, Oak Gardens S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

IT IS HEREBY AND IN CONSIDERATION OF the price and value of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and of the good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Gulf Coast Rental Homes Inc., a Mississippi Corporation, does hereby sell, convey and warrant unto Charles B. Strong and Judy T. Strong, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto, including, and to be more particularly described as follows, to-wit:

Lot Nineteen (19), Block One (1), Oak Gardens 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 16, at Page 21, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Gulf Coast Rental Homes Inc., a Mississippi Corporation, by Quitclaim Deed recorded in Instrument No. 2017-4893-DJ1 Land Deed Records of Harrison County, Mississippi.

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

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

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

It is agreed and understood that the taxes for the current year have been paid in full of this state on an estimated basis, and when said taxes are actually determined, if the proportion of the debt is incurred, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE on this the 15 day of November, 2021

Gulf Coast Rental Homes Inc.,
a Mississippi Corporation

By: David Roberts, President

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named David Roberts, President of Gulf Coast Rental Homes Inc., a Mississippi Corporation, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid company, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 15 day of November, 2021



Julie A. Foxwell
NOTARY PUBLIC

DEED ACCEPTED BY:

Charles B. Strong

Judy T. Strong

CORPORATE RESOLUTION

In a duly called meeting of all of the members of the below named company it was unanimously approved by all of the members that David Roberts, has complete authority to sell 122 Oak Gardens Ave., Long Beach, MS 39560, also described as follows:

Lot Nineteen (19), Block One (1), Oak Gardens 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 16, at Page 21, reference to which is hereby made in aid of and as a part of this description.

So, approved and acknowledged this, the 15 day of November, 2021

Gulf Coast Rental Homes, Inc.
a Mississippi Corporation

By: David Roberts, President

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15 day of November, 2021, within my jurisdiction, the within named David Roberts, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 15 day of November, 2021.



Julie A. Foxwell
NOTARY PUBLIC

**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**CITY OF LONG BEACH
TREE BOARD COMMITTEE
201 JEFF DAVIS AVE
LONG BEACH, MS 39560**

21 August 2026

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for 122 Oak Gardens Ave., Tax Parcel # 0612E-02-045.000, Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on August 20, 2026, and evaluated the application in accordance with the city's established tree preservation and removal guidelines.

2. Based on the findings, the Tree Board Committee's response to the application is as follows:

The Tree Board Committee voted to DISAPPROVE the tree removal request in accordance with Ordinance No. 655 "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi". Although the power company has trimmed the tree, it is in good condition.

3. Board members present and voting during the site review were the following:

1. Blane Sutton: No
2. Sherry Grady: No
3. Michael McGill: No

4. The Point of Contact is Sherry Grady, (228-236-8816) sherryb1231@yahoo.com

Sherry Grady
Board Member
Long Beach Tree Board

MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Certificate of Resubdivision for the property located at 19201 Pineville Road, Tax Parcel 0611M-01-004.002, submitted by John Hilbert (owner) and Lawrence C. Rumsey (agent), as follows:

**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

Office use only
Date Received 8/4/26
Zoning C-2
Agenda Date 8/27/26
Check Number 7363

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611M-01-004.002
- III. GENERAL LOCATION OF PROPERTY INVOLVED: West of Pineville Road, North of Canal #1 and East of Willow Creek Drive, Long Beach, Mississippi
- IV. ADDRESS OF PROPERTY INVOLVED: 19201 Pineville Road
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of a 5.1 acre, more or less parcel
Into 2 parcels
- VI. REQUIRED ATTACHMENTS:
- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

John Hilbert

Name of Rightful Owner (PRINT)

786 Dr. Martin Luther King Jr Blvd

Owner's Mailing Address

Box 1, MS 39530

City State Zip

601-757-1460

Phone

John Hilbert

Signature of Rightful Owner

7/24/2026

Date

LAWRENCE C. RUMSEY

Name of Agent (PRINT)

710 HOWARD AVE

Agent's Mailing Address

Box 1 MS 39530

City State Zip

228-432-9344

Phone

[Signature]

Signature of Applicant

8/03/26

Date

**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Coast TV Cable, Inc. (Cable One Inc.)

ADDRESS (STREET, CITY, STATE, ZIP CODE) 19201 Pineville Road, Long Beach, MS. 39560

PHONE # (H) 228-374-5900 (C) 601-757-1460

TAX PARCEL NUMBER(S) OWNED 0611M-01-004.002

SIGNATURE John Hilbert

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR

SPOKES PERSON/AGENT FOR YOU: _____

MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

OUR PROPERTY

DB 1046-334

334

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, the undersigned, JAMES C. ENGLISH, ("Grantor"), by these presents, does hereby sell, convey and warrant unto COAST TV CABLE, INC., a Mississippi corporation, ("Grantee"), the land and property which is situated in the First Judicial District, Harrison County, Mississippi, described as follows, to-wit:

Beginning at an iron pipe at the intersection of the South margin of Pineville Road and the North margin of Canal #1, then run S53 degrees 47 minutes West a distance of 1,048.38 feet to an iron pipe, thence run North 626.86 feet to an iron rod, thence run East 38.24 feet to an iron rod, thence run South 66 degrees 14 minutes East 254.70 feet to an iron rod, thence run South 48 degrees 18 minutes East 239.16 feet to an iron rod, thence run North 54 degrees 02 minutes East 288.35 feet to an iron rod, thence run North 50 degrees 48 minutes West 182.30 feet to an iron rod, thence North 39 degrees 04 minutes East 178.90 feet to an iron rod and the South margin of said Pineville Road, thence run South 49 degrees 06 minutes East 248.65 feet along the South margin of Pineville Road to the Point of Beginning.

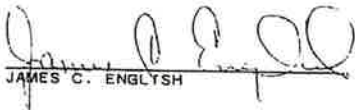
All being located in the Northeast 1/4, of the Southwest 1/4, Section 11, Township 8 South, Range 12 West, First Judicial District, Section Block #47, Long Beach, Harrison County, Mississippi.

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This conveyance and its warranties are subject only to the following exceptions, namely

1. Any restrictive covenants and zoning ordinances affecting said land and property.
2. Easements to Mississippi Power Company and other easements of record, if any.
3. Any prior severances of oil, gas and other minerals in, on and under the subject property.
4. Ad Valorem Taxes for 1988 to be prorated between Grantor and Grantee as of the date hereof.

WITNESS THE HAND AND SIGNATURE HERETO of Grantor affixed on this the ____ day of March, 1988.


JAMES C. ENGLISH

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JAMES C. ENGLISH, who acknowledged that he signed and delivered the above and foregoing Warranty Deed for the

**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
336**

purposes recited on the date therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this
the _____ day of March, 1988.

Samuel K. Underhill
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Date: 1-1-1989

GRANTOR:

JAMES C. ENGLISH
19177 Pineville Road
Long Beach, Mississippi 39560
(601) 864-4380

GRANTEE:

COAST TV CABLE, INC.
19177 Pineville Road
Long Beach, Mississippi 39560
(601) 864-4380

615
STATEMENT OF FEES
First Page \$2.00
Add Page at \$1.00 2
Abstracting/Section 1.00
Marginal Entry at .50
Total Fees 5.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record at _____ o'clock
and _____ minutes M. on _____ day of _____, 1988.
and recorded _____ in Book _____ of _____ Pages 334-336
By _____
G. N. Craft, Chancery Clerk

ACTING AGENT AUTHORIZATION FORM

I, John Hillbert, Director of Operations - Cable One Inc., authorize Lawrence C. Rumsey of Rumsey Consulting Engineering, Inc., to act as my agent in all matters regarding the proposed re-subdivision development of the Cable One Inc., property located at 19201 Pineville Road, Long Beach, Mississippi.

John Hillbert

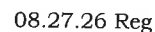
John Hillbert, Director of Operations - Cable One, Inc.

Before me, the undersigned authority in and for the State of Mississippi, County of Harrison, personally appeared the aforementioned, John Hillbert, who acknowledged that he signed and delivered the foregoing acting agent authorization form on the day and year therein mentioned.

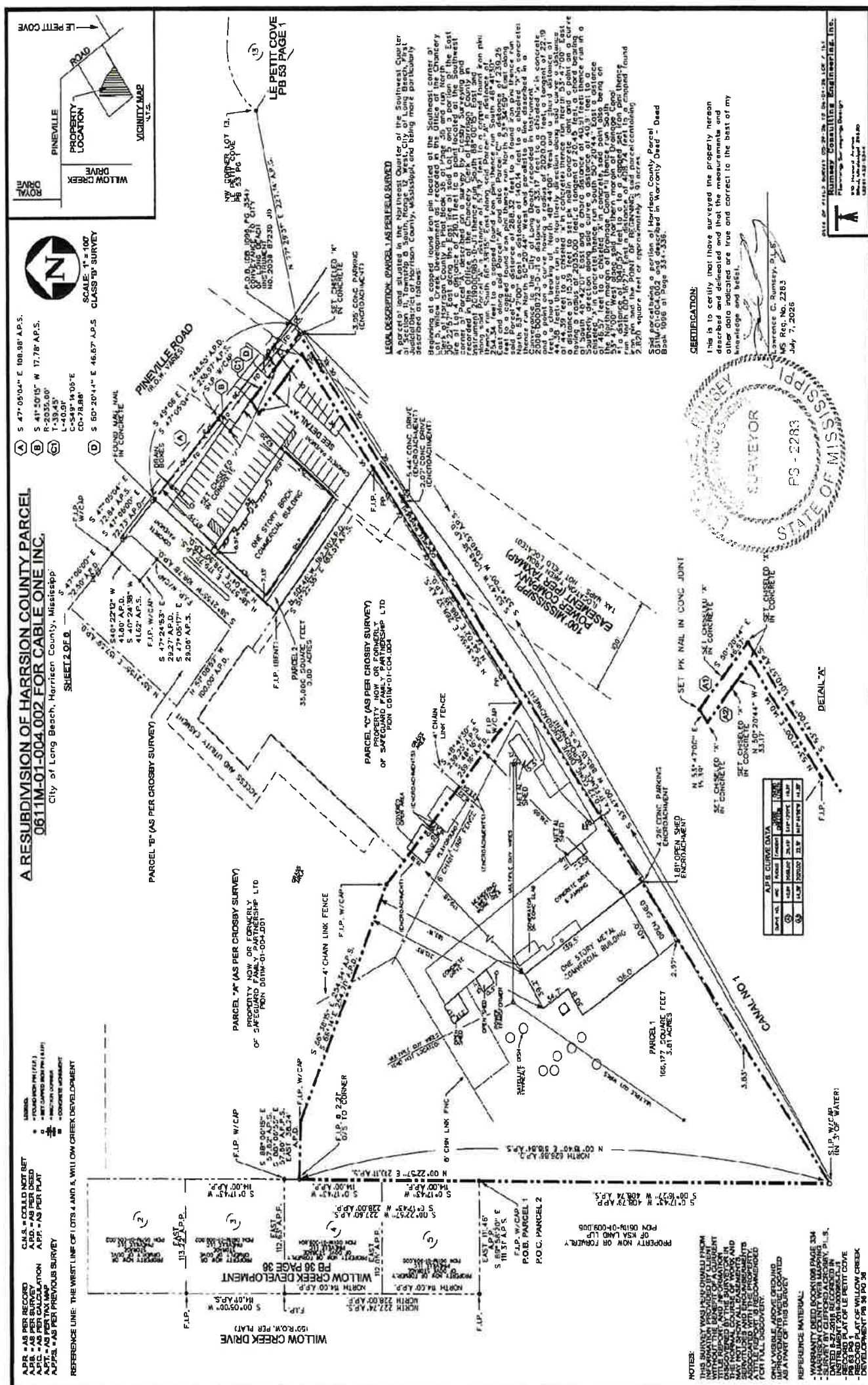
Witness my signature and official seal of the office this 30th day of June, 2026.

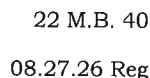
Chesney Wallace
Notary Public





**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF HARRISON COUNTY PARCEL
0611M-01-004.002 FOR CABLE ONE INC.

City of Long Beach, Harrison County, Mississippi

SHEET 5 OF 6

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel 0611M-01-004.002 into 2 new parcels. The subject property is generally described as being located at 19201 Pineville Road, and further described as West of Pineville Road, North of Canal #1 and East of Willow Creek Drive, Long Beach, Mississippi.

LEGAL DESCRIPTION: (WARRANTY DEED BOOK 1096 PAGE 334-336) (OVERALL PARCEL)

Beginning at an iron pipe at the intersection of the South margin of Pineville Road and the North margin of Canal #1, then run S53 degrees 47 minutes West a distance of 1,048.38 feet to an iron pipe, thence run North 626.86 feet to an iron rod, thence run East 38.24 feet to an iron rod, thence run South 66 degrees 14 minutes East 254.70 feet to an iron rod, thence run South 48 degrees 16 minutes East 239.16 feet to an iron rod, thence run North 54 degrees 02 minutes East 288.35 feet to an iron rod, thence run North 50 degrees 46 minutes West 182.30 feet to an iron rod, thence North 39 degrees 04 minutes East 178.90 feet to an iron rod and the South margin of said Pineville Road, thence run South 49 degrees 06 minutes East 248.55 feet along the South margin of Pineville Road to the Point of Beginning.

All being located in the Northeast 1/4, of the Southwest 1/4, Section 11, Township 8 South, Range 12 West, First Judicial District, Section Block #47, Long Beach, Harrison County, Mississippi.

LEGAL DESCRIPTION: (PARCEL 1 AS PER FIELD SURVEY)

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Beginning at a capped found iron pin located at the Southeast corner of Lot 5, Willow Creek Development as recorded in the Office of the Chancery Clerk of Harrison County in Plat Book 36 at Page 36 and run North 00° 22' 57" East along the East line of said Lot 5 and a portion of the East line of Lot 4 a distance of 210.11 feet to a point located at the Southwest corner of Parcel "A" described on a survey by Crosby Surveying and recorded in the Office of the Chancery Clerk of Harrison County in Instrument 2019000985-D-J1; thence run South 88° 00' 15" East and along said Parcel "A" a distance of 57.82 feet to a capped found iron pin; thence run South 66° 38' 15" East along said Parcel "A" a distance of

(PARCEL 1 AS PER FIELD SURVEY CONTINUED)

254.34 feet to a capped found iron pin; thence run South 48° 41' 30" East and along said Parcel "A" and also Parcel "C" a distance of 239.25 feet to a capped found iron pin; thence run North 53° 34' 59" East along said Parcel "C" a distance of 288.32 feet to a found iron pin; thence run North 53° 47' 00" East a distance of 140.14 feet to a chiseled 'X' in concrete; thence run North 50° 20' 44" West and parallel to a line described in a Conveyance to the City of Long Beach recorded in Instrument 2008-00008723-D-J1 a distance of 33.17 feet to a chiseled 'x' in concrete and a point on a curve having a radius of 2020.00 feet, a tangent of 22.19 feet, a chord bearing of North 48° 44' 06" West and a chord distance of 44.38 feet; thence run in a Northerly direction along said curve a distance of 44.39 feet to a chiseled 'x' in concrete; thence run North 53° 47' 00" East a distance of 15.39 feet to set pk nail in concrete joint and a point on a curve having a radius of 2035.00 feet, a tangent of 20.45 feet, a chord bearing of South 48° 42' 01" East and a chord distance of 40.91 feet; thence run in a Southerly direction along said curve a distance of 40.91 feet to a chiseled 'X' in concrete; thence run South 50° 20' 44" East a distance of 46.57 feet to a chiseled 'X' in concrete, said point also being on the Northern margin of Drainage Canal #1; thence run South 53° 47' 00" West along said Northern margin of Drainage Canal #1 a distance of 1040.57 feet to a capped set iron pin; thence run North 00° 16' 27" East a distance of 408.74 feet to a capped found iron pin and the POINT OF BEGINNING; said parcel containing 2,820 square feet or approximately 3.91 acres.

Said parcel being a portion of Harrison County Parcel 0611M-01-004.002 and described in Warranty Deed - Deed Book 1096 at Page 334-336.

06-26-2026 TLF

**Rumsey Consulting Engineering, Inc.**
Planning, Surveying, Design
910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-5344

MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF HARRISON COUNTY PARCEL
0611M-01-004.002 FOR CABLE ONE INC.

City of Long Beach, Harrison County, Mississippi

SHEET 6 OF 6

LEGAL DESCRIPTION: (PARCEL 2 AS PER FIELD SURVEY)

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at a capped found iron pin located at the Southeast corner of Lot 5, Willow Creek Deveopment as recorded in the Office of the Chancery Clerk of Harrison County in Plat Book 36 at Page 36 and run North 00°22'57" East along the East line of said Lot 5 and a portion of the East line of Lot 4 a distance of 210.11 feet to a capped set iron pin located at the Southwest corner of Parcel "A" described on a survey by Crosby Surveying and recorded in the Office of the Chancery Clerk of Harrison County in nstrument 2019000985-D-Ji; thence run South 88°00'15" East and along said Parcel "A" a distance of 57.82 feet to a capped found iron pin; thence run South 66°38'15" East along said Parcel "A" a distance of 254.34 feet to a capped found iron pin; thence run South 48°41'30" East and along said Parcel "A" and also Parcel "C" a distance of 239.25 feet to a capped found iron pin; thence run North 53°34'59" East along said Parcel "C" a distance of 288.32 feet to a found iron pin and the POINT OF BEGINNING; thence run North 51°22'35" West and along said Parcel "C" a distance of 183.51 feet to a found iron pin (bent); thence run North 38°57'12" East a distance of 179.71 feet to a found mag nail in concrete on the Southern margin of Pineville Road; thence run South 47°05'04" East along said Southern margin of Pineville Road a distance of 108.98 feet to a capped set iron pin located at the Northwest corner of a parcel now or formerly of the City of Long Beach described in Instrument 2008-0008723-D-Ji; thence run South 41°50'15" West along said parcel of the City of Long Beach, a distance of 17.73 feet to a set chiseled "X" in concrete, said point also being on a curve having a radius of 2035.00 feet, a tangent of 18.99 feet, a chord bearing of South 49°48'39" East and a chord distance of 37.98 feet; thence run in a Southeasterly direction along said curve and parcel of the City of Long Beach a distance of 37.98 feet to a set pk nail in concrete joint; thence run South 53°47'00" West distance of 15.39 feet to a set chiseled "X" in concrete and a point on a curve having a radius of 2020.00 feet, a tangent of 22.19 feet, a chord bearing of South 48°44'06" East and a chord distance of 44.38 feet; thence run in a Southeasterly direction along said curve a distance of 44.39 feet to a set chiseled "X" in concrete; thence run South 50°20'39" East a distance of 33.17 feet to a to a set chiseled "X" in concrete; thence South 53°47'00" West a distance of 140.14 feet to found iron pin and the POINT OF BEGINNING; said parcel containing 32,344 square feet or approximately 0.74 acres.

Said parcel being a portion of Harrison County Parcel 0611M-01-004.002 and described in Warranty Deed - Deed Book 1096 at Page 334-336.

06-20-2026 TLT

**Rumsay Consulting Engineering, Inc.**
Planning, Surveying, Design

910 Howard Avenue
Bloom, Mississippi 39530
(228) 432-9344

MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF HARRISON COUNTY PARCEL
0611M-01-004.002 FOR CABLE ONE INC.

City of Long Beach, Harrison County, Mississippi

SHEET 4 OF 6

CERTIFICATE OF OWNERSHIP

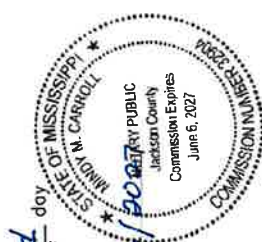
I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

John Hillert OWNER
DATE 7-31-2026

CERTIFICATE OF NOTARY PUBLIC

Subscribed and sworn to before me, in my presence this 30th day of August, 2026, a Notary Public in and for the County of Harrison, State of Mississippi.

Michelle M. Carroll
NOTARY PUBLIC
My Commission Expires: 4/14/2027



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision along with information from a deed description recorded by Warranty Deed in Deed Book 1096 at Page 334-336 in accordance with all applicable codes and ordinances. Witness my original signature, Registration Number and Seal this the 30th day of August, 2026.

Lawrence C. Rumsey
LAWRENCE C. RUMSEY, P.L.S.
Mississippi Registration Number 2283



CERTIFICATE OF NOTARY PUBLIC

Subscribed and sworn to before me, in my presence this 31st day of July, 2026, a Notary Public in and for the County of Harrison, State of Mississippi.

Tracy L. McGuffee
NOTARY PUBLIC
My Commission Expires: April 27 2030

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR _____ DATE _____

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 2026.

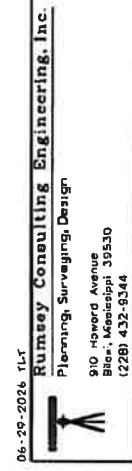
PLANNING COMMISSION CHAIRMAN _____ DATE _____

ACCEPTANCE

Submitted to and approved by the City of Long Beach, Board of Alderman, at the regular meeting of said Board of Alderman held on the _____ day of _____ 2026.

ADOPT: _____ ATTEST: _____

MAYOR _____ CITY CLERK _____



**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Michael Glass <mike.glass@h2oinnovation.com>
Sent: Saturday, August 22, 2026 3:14 PM
To: Tina Dahl; Rex Garey; David Ball; Tyler Yarbrough; Jennifer Fitchie; Joe Culpepper; Jan Berry; Brian Atkinson; Chad David
Subject: Re: Certificate of Resubdivision, 19201 Pineville Road

Both buildings currently share one water tap off the City main, with a private line running to each building. Each building has its own shut-off valve, but that just lets you cut water to one building — it doesn't mean each lot has its own connection to the City. Same story with sewer: both buildings drain into one private lift station (a pump system) that then connects to our sewer main.

Normally we'd want each new lot to have its own separate water tap. But since digging up their existing driveway to install a new tap isn't necessary here, we're okay skipping that — as long as there's a signed, recorded agreement between the two property owners that spells out:

- Who owns the shared water line and the sewer pump station
- Who's responsible for fixing them and how repair costs get split
- That both owners have the right to access the equipment, even if it's on the other person's lot
- That if one owner won't fix a problem, the other owner can go ahead and fix it themselves and bill (or place a lien on) the owner who wouldn't
- That the City isn't responsible for any of this private equipment — it's on them, not us.

We're not opposed to the property being split into two lots — we just want this agreement in place first, so the City isn't stuck in the middle if something breaks and one owner won't deal with it.

Let us know if you need anything else from us before this heads to Planning Commission.

Mike Glass

H₂O Innovation

Project Manager

City of Long Beach Public Works Department

/PO

**MINUTES OF AUGUST 27, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

August 14, 2026

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

RE: Certificate of Subdivision – Tax Parcel No. 0611M-01-004.002

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, described as a parcel of land located within the City of Long Beach, Mississippi, off Pineville Road. The submitted subdivision proposes to divide one existing parcel into two parcels. Proposed parcel "1" will be nearly 3.81 acres in size, with approx. 148 feet of street frontage on Pineville Road. Proposed parcel "2" will be nearly 0.80 acres in size, with approx. 41 feet of street frontage on Pineville Road.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,



Tyler Yarbrough

MINUTES OF AUGUST 27, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City of Long Beach Engineer, Vice Chairman Sterling made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted contingent upon the City receiving an acceptable letter from the owner as requested from H2O.

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

APPROVED:

Chairman David DiLorenzo

DATE: _____

ATTEST: _____

Minutes Clerk Tina M. Dahl