

**MINUTES OF OCTOBER 26, 2017**  
**PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a public hearings of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 26<sup>th</sup> of October 2017, 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 public hearing.

There was present and in attendance on said Commission and at the public hearing the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Eddie Seal, Mike Gundlach, Randy Fischer, and minutes Clerk Veronica Howard.

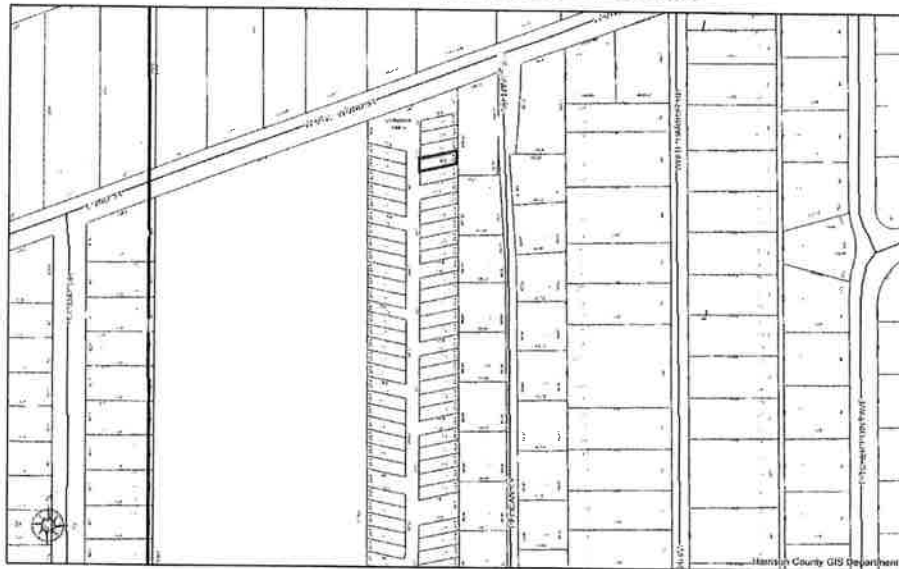
Commissioner(s) Chris Carrubba and Mark McMillan were absent the public hearing.

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

\* \* \*

The public hearing to consider a Short-term Rental for property located at 63 Oak Alley Lane, tax parcel 0512J-03-066.063 submitted by Milton Averett was called to order:

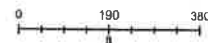
63 Oak Alley Ln - Tax parcel 0512J-03-066.063



**HARRISON COUNTY, MISSISSIPPI**

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

MAP DATE: October 23, 2017



**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560					
<b>PROPERTY INFORMATION:</b>							
ADDRESS: <u>03 OAK ALLEY Lane</u>		Tax Parcel #: <u>0512J-03-066p.0x03</u>					
<small>(Location of Short-Term Rental)</small>							
<b>OWNER'S INFORMATION:</b>							
Property Owner's Name: <u>Milton Averett</u>							
Property Owner's Address: <u>2409 Cypress Creek Dr. Diberville MS 39540</u>							
Property Owner's Mailing Address, if different from above:							
<div style="display: flex; justify-content: space-between;"> <span>City</span> <span>State</span> <span>Zip</span> </div>							
Property Owner's Phone No: <u>601-270-1674</u>		Email Address: <u>Milton Averett @ Yahoo. com</u>					
Is there a homeowner's association for the neighborhood? <u>      </u> If so, please provide written statement of support of short term rental?							
<b>PROPERTY MANAGER INFORMATION:</b>							
Property Manager's Name: <u>Vicki Giger</u>							
Property Manger's Address: (Must be a local contact)							
<u>91 Oak Alley, Long Beach MS 39560</u>							
<div style="display: flex; justify-content: space-between;"> <span>City</span> <span>State</span> <span>Zip</span> </div>							
Property Manager's Phone No.: <u>601 325-5753</u>		Email Address: <u>HDA Oaks @ yahoo. com</u>					
<b>PLEASE PROVIDE THE FOLLOWING:</b>							
<ul style="list-style-type: none"> <li><input type="checkbox"/> Mississippi Sales Tax ID # _____</li> <li><input checked="" type="checkbox"/> Recorded Warranty Deed</li> <li><input checked="" type="checkbox"/> Parking Rules &amp; Plan</li> <li><input checked="" type="checkbox"/> Trash Management Plan</li> <li><input checked="" type="checkbox"/> Copy of Proposed Rental Agreement</li> <li><input checked="" type="checkbox"/> Proof of Liability Insurance, which included short term rental coverage</li> </ul>							
<b>ADDITIONAL INFORMATION:</b>							
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> OWNERSHIP: Please provide a recorded warranty deed</li> <li><input checked="" type="checkbox"/> FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li><input type="checkbox"/> LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).</li> <li><input type="checkbox"/> INCOMPLETE APPLICATIONS will not be processed.</li> </ul>							
<b>AFFIDAVIT</b>							
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>Milton Averett</u>	<u>[Signature]</u>	<u>3, Oct. 2017</u>					
PRINT NAME	SIGNATURE	DATE					
<b>BELOW IS FOR OFFICE USE ONLY</b>							
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:				
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>[Signature]</u>		Date: <u>10/4/17</u>					
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>10/4/17</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>10/05/2017</u></td> </tr> <tr> <td>Agenda Date: <u>10/26/2017</u></td> </tr> <tr> <td>Amount Due/Paid: <u>\$200.00</u></td> </tr> <tr> <td>Check #: <u>1009</u></td> </tr> </table>				Date Received: <u>10/05/2017</u>	Agenda Date: <u>10/26/2017</u>	Amount Due/Paid: <u>\$200.00</u>	Check #: <u>1009</u>
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Agenda Date: <u>10/26/2017</u>							
Amount Due/Paid: <u>\$200.00</u>							
Check #: <u>1009</u>							

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**MINUTES OF OCTOBER 26, 2017**  
**PLANNING and DEVELOPMENT COMMISSION**

10/4/2017

AOL Mail

Milton Averett, Sr

Milli Mill Properties LLC  
63 Oak Alley Ln  
Long Beach Ms

**Parking Rules & Plan-** Two car parking directly in front of Condo

**Trash Management Plan-** Waste Management picks up once a week

10/4/2017

AOL Mail

Milli Mill Properties

63 Oak Alley Ln  
Long Beach, MS

**Check-In (4:00pm EST/ 3:00pm CST):** All efforts will be made to have your vacation home cleaned and ready by check-in time, but sometimes we cannot guarantee the exact time of occupancy due to unforeseen circumstances. Housekeeping and maintenance personnel must provide services between occupancies for every property.

**Check-Out (11:00am EST / 10:00am CST):** Check-out time must be met to allow cleaning to be completed for the next guest(s). Guests occupying the property beyond the checkout time without prior approval from GCVR will be charged an unapproved late check-out fee equivalent to one day's rent. This provision shall not be construed to permit the Tenant to stay an additional night or stay beyond the check-out time.

**Late Arrivals/Emergency Issues:** Guests arriving after hours should call our office prior to arrival so that arrangements can be made to leave your keys and directions to the property in the outside key drop box. In the event of an afterhours emergency please call (850) 340-1903. Please remember this line is for emergencies only and will be responded to as soon as possible. There will be a minimum charge of \$50.00 for after-hours lock-out or non-emergency service.

**Suggested Items To Bring:** Toilet Paper, Paper Towels, Napkins, Toiletries, and all other Paper Products, Soap, Detergent, Cleaning Supplies, etc., Beach Towels & Beach Equipment, Baby Equipment (Cribs, Pack'n Play, Baby Gates, etc.), Ethernet Cord for Internet. All linens are provided by Gulf Coast Vacation Rentals, Inc. and are included in the reservation cost. Agent and owner can assume no responsibility for any articles left on the premises by tenant. Any items requesting to be returned are subject to all shipping costs paid by the guest or a \$25.00 service fee, whichever is greater.

**Pets:** Only homes that are designated "pet friendly" will allow pets. Otherwise, pets are not permitted in the rental property or on the premises. No exceptions will be made. A non-refundable pet fee of \$100 plus tax per pet, with a limit of two pets per rental property, will be charged at time of booking. Guests must have pet occupancy approved at the time of reservation or prior to arrival. Tenants with undeclared or unauthorized pets will be asked to vacate immediately with no refund and be charged a \$150 non-declared pet fee. If evidence of pets is found on the property without prior approval, the nonrefundable pet fee will be charged to the credit card on file without notice. Damages caused by pets will be subject to the terms and conditions of the Accidental Rental Damage Insurance or your Refundable Damage Deposit.

**Housekeeping:** Your unit will be thoroughly cleaned before your arrival. If you are not satisfied with the condition upon check-in, please contact our office immediately and GCVR will dispatch a housekeeping representative. If you are a late arrival, please notify us by the following morning. If you have not called within 24 hours of your arrival, we will assume you found your unit in acceptable condition. We would ask that you leave your property in the order that you found it; this includes, but is not limited to, the placement of interior and exterior furniture. Please insure that no dirty dishes are left in the sink, dishwasher, and after cleaning are returned to the cabinets.

**Linens:** An initial linen supply (one set of towels including one bath towel, one hand towel, and one wash cloth per number of persons the property sleeps and one set of sheets per bed) will be provided for each reservation. All beds will be made with the exception of sleeper sofas, futons, and trundles. Kitchen linens include one dish towel and one dish cloth.

**Smoking:** Smoking is strictly prohibited inside all rental units. You will incur additional charges for carpet cleaning and deodorizing if any evidence of smoking is found in your unit. Also please be considerate of the environment and property you're occupying by cleaning up discarded cigarette, cigar, and etc trash before departure. Additional cleaning charges may occur for those that do not leave the property and grounds of the property as they found it. There are no exceptions to this policy.

**Repairs and Service Calls:** Please report any problems, needed repairs/services, or inoperative equipment to our office promptly. We will make every effort to have repairs done quickly and efficiently. All homes will be fully functional at check-in but we cannot guarantee appliances, TV's, air conditioners, fireplaces, etc. and refund or rate adjustments cannot be made for any mechanical failure.

**Property or Guest Amenities:** All efforts will be made to accommodate property amenities or guest amenities advertised or offered. However under no circumstances can GCVR guarantee or warrant any one property or guest amenity. Please report any issues with property or guest amenities immediately to either of GCVR's offices. No refund or rate adjustment will be given.

**Utilities:** No compensation will be given for temporary outage of electricity, gas, water, cable, satellite, internet, or telephone service. Utility service outages should be reported immediately and all efforts will be made to have them restored as soon as possible. In the event an outage cannot be restored GCVR has the right to substitute rental properties (see Right to Change Rental Assignments below) for the remainder of the reservation or until the utilities are fully restored, whichever occurs first.

**Minimum Stay:** Most rentals require a minimum advance reservation of seven days during the Summer Season but may be available for shorter periods of less than seven days during the Spring, Fall and Winter Seasons. Reservations may be made at any time for available unreserved units for less than the minimum day requirement only if reserved within one week or less in advance to arrival.

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**Age Requirements:** We do not rent to anyone under the age of 25 (legal photo ID required upon request). Any reservation made under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental money. Violators will be evicted.

**Maximum Occupancy:** The maximum number of guests per unit is based on the individual unit's ability to comfortably and safely accommodate our guests. Occupancy limits are in accordance with rules of the State Fire Marshal's Office. No exceptions will be made. Guest exceeding maximum occupancy will be subject to forfeiture of advance payment, deposit and/or rental money, and will be evicted.

**Reservation & Confirmation Deposits:** Reservations are taken by phone, in person or online. To confirm, we must receive your confirmation deposit and signed lease within ten (10) days or the reservation is subject to cancellation without notice. The confirmation deposit for Short Term Reservations (28 days or less) is one half (50%) of your total reservation cost. The confirmation deposit for Long Term Reservations (28 days or more) is one half (50%) of the first month's total reservation cost plus \$250.00 for each additional month. All reservations must be confirmed with an acceptable form of payment. After receiving your deposit your confirmation will be emailed and/or mailed out to you. Final payment for Short Term Reservations is due in full 30 days prior to arrival. Long Term Reservations are to be paid in full 30 days prior to each month's occupancy. If you make a reservation within the 30 days prior to arrival, the full amount will be due immediately and will be subject to the cancellation policy as stated herein.

**Payment:** Accepted forms of payment are as follows: cash, personal check (must be received 30 days prior to your arrival), all major credit cards, money orders, cashier's checks, and certified checks. All rentals are subject to Florida sales tax and local city and/or county taxes. All payments are to be made to Gulf Coast Vacation Rentals, Inc. and any payments not received 10 days after the reservation was made may result in loss of deposit and/or cancellation of reservation without notice. Please make sure that your reservation number or name on the reservation is on any remittance so that we can be sure your payment is accounted for correctly. Returned checks are subject to a \$50.00 check handling charge.

**Cancellation/Refunds:** If you should have to cancel your reservation or reschedule, please call our office immediately. Without the purchase of Trip Insurance, we can give no refunds. Any monies paid, less the cancellation fee of \$150.00 and less the optional Travel Insurance, will be refunded only if the property is re-rented for the same rate and time. If the property is not re-rented the guest forfeits all deposits and/or money paid.

**Travel Insurance/Refunds:** Vacation Rental Insurance is available and provides coverage to protect guests from a wide array of unexpected events such as, but not limited to, unpredictable weather, a medical or family emergency. We strongly encourage you to purchase this coverage to protect your vacation investment, as no refunds will be offered, even in the event of a mandatory evacuation. Information about the optional insurance can be viewed on insurance provider's website. This insurance is non-refundable and is subject to the policies and procedures of the insurance provider. If you choose not to purchase this coverage, the cancellation policy will prevail and no automatic refunds will be given. The terms and conditions are of insurance carrier and NOT Gulf Coast Vacation Rentals, Inc.

**Damage Deposit:** As a part of your stay, you may purchase a Vacation Rental Damage Protection plan designed to cover unintentional damages to the rental unit interior that occur during your stay provided they are disclosed to management prior to check-out. If purchased, the policy will pay a maximum benefit of \$1,500.00. Any damages that exceed \$1,500.00 or are not covered under the plan will be charged to the credit card on file. If, during your stay at one of our rental properties, an insured person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or actual cash value of such property up to a maximum benefit of \$1,500.00. Certain terms and conditions apply. Full details of the Vacation Rental Damage coverage are contained in the Description of Coverage or Insurance Policy. [www.vacationrentalinsurance.com/g10vrd](http://www.vacationrentalinsurance.com/g10vrd). The Vacation Rental Damage plan can be purchased up to, and including at, check-in. By submitting payment for this plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly Gulf Coast Vacation Rentals, Inc. any amount payable under the terms and conditions of the Vacation Rental Damage. If you do not wish to purchase the Vacation Rental Damage Protection you may add \$500.00 for a damage deposit.

**Sight Unseen:** Our vacation rental units are individually owned and furnished. We try to accommodate our renters, but we will not give refunds or adjustments if you find the decor or furnishings unacceptable to your preferences. We manage privately owned vacation homes which are furnished to the owner's tastes, but no two properties are the same. Rates, descriptions, bed sizes, inventories, and furnishings are subject to change without notice. Neither the rental agent nor the owner will be obligated to neither provide replacements nor give refunds for failure or absence of any items.

**Right to Change Rental Accommodations (Substitution):** We reserve the right to substitute comparable accommodations without prior notice or liability in the event of a sale of the rental property, or if the property becomes unavailable due to maintenance or other problems. We cannot absolutely guarantee a specific rental property in the event of unforeseen circumstances which could render the property to be unsafe or uninhabitable. We will make every effort to contact you should this happen. When comparable accommodations are not available, guests will have the option of selecting from available properties at the comparable published rate or receiving a complete refund.

**Rental Homes for Sale:** Rental units may be on the market for sale. In the event a request to show the unit is made, owners reserve the right to allow showings accompanied by themselves or by Real Estate agents to qualified buyers by appointment only. Guests will be notified in advance and every effort will be made not to disrupt your vacation.

**Construction:** The Forgotten Coast is a growing area and is becoming most desirable. Some areas along the beaches are currently involved in re-nourishment projects, and there is the possibility that construction projects may be in progress near-by during the time of

10/4/2017

AOL Mail

your stay. GCVR cannot predict when or where these jobs will begin or how long they will last. Therefore, we have no control in these situations and no compensation or substitutions to other properties will be considered.

**Disclaimer:** Tenant(s) shall rely only upon any statements or representations made by Gulf Coast Vacation Rentals, Inc. or its agents with respect to the property's level of suitability for a specific use or with respect to property condition. Every effort has been made to assure the accuracy of this information. However, Gulf Coast Vacation Rentals, Inc. cannot assume responsibility for errors or omissions; rental data, rates, terms, and conditions are subject to change without notice.

**Limitations:** Premises shall be used for recreational purposes only in a non-offensive manner. No use shall be made thereof which is unlawful, improper, noisy, or offensive, or contrary to the State of Florida laws and ordinances, or of local town ordinances. No large gatherings for games of chance, clubs, or other organizations for activities open to the public, no campfires may be kindled, no tents, trailers, campers, motor homes, nor mobile homes, will be allowed on the premises. Upon expiration of the rental period, tenants agree to give peaceable possession of the said premises to GCVR in as good a condition as they now are, usual wear accepted.

**Indemnification:** Tenant(s) agree to indemnify and save harmless the Owner(s) and Agent(s) for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Tenant(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Tenant(s). The terms "Agent(s)" and "Owner(s)" as used in this Agreement shall include their heirs, successors in interest, assigns, employees, agents, and representatives where the context requires or permits. The term "Tenant(s)", "You", and "Your" as used in this Agreement shall include Tenant(s) heirs, successors, assigns, guests, invitees, representatives and other persons on the rental property during Tenant(s) occupancy (without regard to whether such persons have authority under this Agreement to be upon the rental property), where the context requires or permits.

**Termination:** Gulf Coast Vacation Rentals, Inc. may terminate this Agreement upon the breach of any of the terms hereof by Tenant. Tenant shall not be entitled to the return of any rental paid under the terms of this Agreement and shall be evicted.

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LLOYDS CONDOMINIUM UNIT OWNERS POLICY DECLARATION

This Declaration Page is attached to and forms part of Certificate provisions (Form SLC-3 USA).

Previous No: HISCON 5733 Authority Ref No: 80621P33073516M Certificate No: HISCON-6533

1. Name and address of the Assured: MILTON L. AVERETT, 63 OAK ALLEY LANE, Long Beach, MS 39560. COINSURANCE CONTRACT. This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance...

2. Effective from 10/10/2016 to 10/10/2017 both days at 12:01 a.m. standard time

3. Insurance is effective with certain UNDERWRITERS AT LLOYD'S, LONDON. Percentage: 100%

Table with 3 columns: Amount, Coverage, Premium. Includes SECTION I COVERAGE (Coverage A, B, C) and SECTION II COVERAGE (Coverage D, E).

4. Special conditions Flood is Excluded. THIS INSURANCE IS SUBJECT TO THE TERMS, CONDITIONS AND LIMITATIONS OF THE POLICY FORMS: See attached Forms Schedule.

5. 33 % MINIMUM EARNED PREMIUM NO FLAT CANCELLATIONS 100 % COINSURANCE. In the event of total loss to any of the property covered by this policy, the premium charged for this policy shall be FULLY EARNED and not refunded.

6. Service of Suit may be made upon: Menden & Mouri, LLP, 750 Seventh Avenue, New York, NY 10019-6829, USA

7. MORTGAGEE PENNYMAC LOAN SERVICES, LLC, P O BOX 6618, SPRINGFIELD, OH 45501-6618, LOAN # 8004490708

Dated: 10/12/16. Lemon Mohler Insurance Gulfport, 11240 Hwy. 49 N., Gulfport, MS 39503. By: [Signature] P. Buckner, Correspondent.

CERTIFICATE PROVISIONS

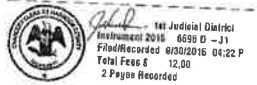
- 1. Signature Required. This Certificate shall not be valid unless signed by the Correspondent on the attached Declaration Page.
2. Correspondent Not Insurer. The Correspondent is not an Insurer hereunder and neither is nor shall be liable for any loss or claim whatsoever...
3. Cancellation. If this Certificate provides for cancellation and this Certificate is cancelled after the inception date, earned premium must be paid for the time the insurance has been in force.
4. Service of Suit. It is agreed that in the event of the failure of Underwriters to pay any amount claimed to be due hereunder...
5. Assignment. This Certificate shall not be assigned either in whole or in part without the written consent of the Correspondent endorsed hereon.
6. Attached Conditions Incorporated. This Certificate is made and accepted subject to all the provisions, conditions and warranties set forth herein...

Short Rate Cancellation Table For Term of One Year.

Table with 10 columns: Days Insurance in Force, Per Cent of one year Premium, Days Insurance in Force, Per Cent of one year Premium, Days Insurance in Force, Per Cent of one year Premium, Days Insurance in Force, Per Cent of one year Premium, Days Insurance in Force, Per Cent of one year Premium.

Notes applicable to insurance with terms less than one year or more than one year. A. If insurance has been in force for one year or less, apply the short rate table for annual insurance to the full annual premium... B. If insurance has been in force for more than one year...

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION



Prepared By & Return To:  
Schwartz, Ogier & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550  
Our File: 151547

Index As:  
Lot 63, The Oaks of Long Beach S/D  
Harrison County, 1<sup>st</sup> JD, MS

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 all of which is hereby acknowledged, the undersigned,

**THE OAKS OF LONG BEACH, LLC,**  
A Mississippi Limited Liability Company  
P.O. BOX 6482  
SLIDELL, LA 70469  
(504) 812-2031

does hereby sell, convey and warrant unto

**MILTON L. AVERETT, SR.,** an unmarried man  
63 OAK ALLEY LANE  
LONG BEACH, MS 39560  
(601) 270-1674

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

Lot Sixty-Three (63), **THE OAKS OF LONG BEACH 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 48 at Page 9 thereof, reference to which is hereby made in aid of and as a part of

Granted herein.

IN WITNESS WHEREOF, **THE OAKS OF LONG BEACH, LLC** has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 29th day of September, 2015.

**THE OAKS OF LONG BEACH, LLC**

CERTIFIED TRUE COPY  
JOHN MADAMS  
Chancery Clerk  
Harrison County, MS  
1<sup>st</sup> Judicial District

By: *John Madams*  
John Madams

By: *Emerson P. Loga, III*  
By: **EMERSON P. LOGA, III, MEMBER**

By: *James M. Johnson*  
By: **JAMES M. JOHNSON, MEMBER**

By: *Elizabeth Clegg-Johnson*  
By: **ELIZABETH CLEGG-JOHNSON, MEMBER**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **EMERSON P. LOGA, III, JAMES M. JOHNSON** and **ELIZABETH CLEGG-JOHNSON**, who acknowledge that they are MEMBERS of **THE OAKS OF LONG BEACH, LLC**, and as its act and deed, they signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of September, 2015.

*Celeste Paige*  
NOTARY PUBLIC  
ID # 02194  
CELESTE PAIGE  
Commission Expires  
March 31, 2019  
HARRISON COUNTY

My Commission Expires:

**MINUTES OF OCTOBER 26, 2017**  
**PLANNING and DEVELOPMENT COMMISSION**

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\* \* \*

The clerk reported that fifteen (15) 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; 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**.

Milton Averett, 2909 Cypress Creek Drive, D'Iberville, MS 39540 has 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 63 Oak Alley Lane, Long Beach, Mississippi 39560, tax parcel number 0512J-03-066.063. The legal description is as follows:

Lot Sixty-Three (63), THE OAKS OF LONG BEACH 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 48 at Page 9 thereof, reference to which is hereby made in aid of and as a part of this description.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, October 26, 2017, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning Commission

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

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

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

2. That in such capacity, she is responsible for mailing Notices of Public 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 Commission in and for the City of Long Beach;

3. That on October 9, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 15 property owners within 200' of 63 Oak Alley Lane - Tax Parcel No. 0512J-03-066.063 notifying them that a public meeting will be held, October 26, 2017, to consider an application for a Short-term Rental filed by Milton Averett.

Given under my hand this the 9<sup>th</sup> of October 2017.

Stacey Dahl  
STACEY DAHL, AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 9<sup>th</sup> day of October 2017.

Kini Gonsoulin  
NOTARY PUBLIC

-My Commission Expires-





MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION



5160®

easy Peel™ Address Labels  
Bend along line to expose Pop-up Edge®

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MILTON AVERETT  
63 OAK ALLEY LN  
LONG BEACH MS 39560

MILTON AVERETT  
2909 CYPRESS CREEK DR  
DIBERVILLE MS 39540

THE OAKS OF LONG BEACH LLC  
7388 LAZY ACRES RD  
PASS CHRISTIAN MS 39571

ELEANOR COMMISKEY  
59 OAK ALLEY LN  
LONG BEACH MS 39560

TRAMAINE BROCK  
61 OAK ALLEY LN  
LONG BEACH MS 39560

BETTY BOULDIN  
7703 LEE RD APT 5301  
LITHIA SPRINGS GA 30122

YOLANDA WILSON  
202 PEARLIE OWENS DR  
BYRAM MS 39212

THE BEACH CLUB LLC  
59 AT 98 PLACE BLVD  
HATTIESBURG MS 39402

SUZANNE & DAVID MCCOLLISTER  
1958 HWY 26 WEST  
WIGGINS MS 39577

BYRON BLY & CAROL JANINE BROWN  
2009 W 2<sup>ND</sup> ST  
LONG BEACH MS 39560

MARY JANE WALLEY  
2011 W 2<sup>ND</sup> ST  
LONG BEACH MS 39560

CARLO & LAUREN TORRES  
2006 W 2<sup>ND</sup> ST  
LONG BEACH MS 39560

THEODORE & BETTY DAVIS  
23 PELICAN COVE LN  
LONG BEACH MS 39560

MARY WAGNER  
106 APRIL WIND DR S  
MONTGOMERY TX 77356

FRANKY & SALLY WALKER  
PO BOX 718  
LONG BEACH MS 39560

DAVID WALTERS  
22 PELICAN COVE LN  
LONG BEACH MS 39560

AMANDA HARTMAN & KURT RAY ZINN  
100 DEXTER AVE  
MOUNTAIN BROOK AL 35213

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

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

- Vol. 124 No., 8 dated 11 day of Oct 2017
- 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 a period of more than twelve months next prior to the first publication of said notice.

Crista Brackett

Clerk

Sworn to and subscribed before me this 11 day of Oct A.D., 2017

Meri A. Jackson

Notary Public

\*The Sun Herald has been deemed eligible for publishing legal notices in Jackson County, to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32



**LEGAL NOTICE**  
 PUBLIC HEARING  
 In accordance with Article XXX of the Comprehensive Long Beach Land Use Ordinance (L.U.O.) of the City of Long Beach, Mississippi (6012) 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.  
 Address: 2009 Cypress Creek Drive, Ocean Springs, MS 38954  
 The applicant has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short Term Rental Residential Ordinance 622.  
 The location of the requested short-term rental is 43 Oak Alley Lane, Long Beach, Mississippi 38950. The parcel number is 0012-03-000000. The legal description is as follows:  
 1c. Shady Grove (01) THE OAKS OF LONG BEACH SUBDIVISION, a subdivision according to the plat map on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, at Plat Book 46 at Page 8 thereof, reference to which is hereby made in full and as a part of this description.  
 A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 38950, Thursday, October 26, 2017, at 6:30 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.  
 Attest:  
 Chairman  
 Planning Commission  
 ADV113WED 1004489

Mrs. Jacqueline Lawrence came forward on behalf of Mr. Averett to reiterate the application. She stated that they were in receipt of, have read and will adhere to the Short-term Rental Ordinance #622.

\*

\*

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

Commission Chairman asked for anyone speaking in favor of the request, the following was submitted for the record:

<b>PUBLIC COMMENTS IN FAVOR OF</b>		
SUBJECT MATTER: <u>SHORT-TERM RENTAL</u>		
ADDRESS: <u>63 OAK ALLEY LANE</u>	Tax Parcel: <u>0512J-03-066.063</u>	
APPLICANT: <u>MILTON AVERETT</u>		
<ul style="list-style-type: none"> <li>➤ All comments shall be directed to the Chairman when recognized.</li> <li>➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted.</li> <li>➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time.</li> <li>➤ Disruption of the public hearing will be cause for removal from the public meeting.</li> </ul>		
	<b>PLEASE PRINT NAME / ADDRESS / PHONE</b>	<b>COMMENT</b>
1	<i>Maether LoPresto</i> <i>119 Dearman Ave 223 7959</i>	
2	<i>Jaqueline Lawrence</i> <i>145 John F Kennedy St 601-548-5746</i>	
3	<i><del>James McGregor</del></i>	
4		
5		
6		
7		
8		
9		
10		

City of Long Beach  
Planning Commission – Public Hearing

Date: October 26, 2017

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

\* \*

Commission Chairman called for anyone speaking in opposition of the request, the following was submitted for the record:

**Veronica Howard**

**From:** Eleanor Commiskey <eleanor.commiskey@gmail.com>  
**Sent:** Thursday, October 26, 2017 12:04 PM  
**To:** veronica@cityoflongbeachms.com  
**Subject:** Public Hearing on short term rental in The Oaks of Long Beach Subdivision, #63

I would like it known that I am totally against the use of this property for short term rentals. I own a home at #59, directly across from #63. When I bought this lot and built this home, it was intended to be a neighborhood of senior homes, not rentals. Recently this property was rented and there were 4 cars parked and over a dozen people coming and going all week. I had to ask one to move their car so I could get my car safely out of my garage. If this comes down to a vote, I vote NO!

Eleanor Commiskey  
59 Oak Alley  
Long Beach, MS 39560

Sent from my iPad

\* \*

Commissioner Fischer made motion seconded by Commissioner Hansen and unanimously carried to close the public hearing.

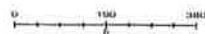
Commissioner Fischer made motion seconded by Commissioner Hansen and unanimously carried, recommending approval of the short-term rental in accordance with the Short-term Rental Ordinance No. 622.

\*\*\*\*\*

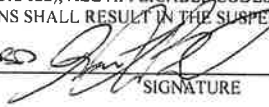
The 2<sup>nd</sup> public hearing to consider a short-term Rental for property located at 112 Runnels Avenue, tax parcel 0612E-03-042.000 submitted by James Lamar Beard, was called to order:



HARRISON COUNTY, MISSISSIPPI  
OFFICIAL RECORDS SECTION  
RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HARRISON COUNTY, MISSISSIPPI  
RECORDED: 10/26/2017



**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR SHORT-TERM RENTAL											
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560									
<b>PROPERTY INFORMATION:</b>											
ADDRESS: <u>112 RUNNERS AVE LONG BEACH MS 39560</u> Tax Parcel # <u>00186-03-042.000</u> <small>(Location of Short-Term Rental)</small>											
<b>OWNER'S INFORMATION:</b>											
Property Owner's Name: <u>JAMES LAMAR BEARD</u>											
Property Owner's Address: <u>1530 HADDONHAM DR, CUMMING GA 30041</u>											
Property Owner's Mailing Address, if different from above:											
Property Owner's Phone No: <u>770 715-9381</u> City State Zip											
Email Address: <u>thatundkamar@gmail.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?											
<b>PROPERTY MANAGER INFORMATION:</b>											
Property Manager's Name: <u>PROFESSIONAL REAL ESTATE MANAGEMENT INC (aka PRM)</u>											
Property Manager's Address: (Must be a local contact) <u>1447 E PASS ROAD, GULFBORO, MS 39507</u>											
Property Manager's Phone No.: <u>660 442-9815</u> City State Zip											
Email Address: <u>Nancy@prmhomes.com</u>											
<b>PLEASE PROVIDE THE FOLLOWING:</b>											
<input checked="" type="checkbox"/> Mississippi Sales Tax ID # <u>02A-30204-4</u> <input checked="" type="checkbox"/> Recorded Warranty Deed <input checked="" type="checkbox"/> Parking Rules & Plan <input checked="" type="checkbox"/> Trash Management Plan <input checked="" type="checkbox"/> Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> Proof of Liability Insurance, which included short term rental coverage											
<b>ADDITIONAL INFORMATION:</b>											
<ul style="list-style-type: none"> <li>• OWNERSHIP: Please provide a recorded warranty deed .</li> <li>• FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>• LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).</li> <li>• INCOMPLETE APPLICATIONS will not be processed.</li> </ul>											
<b>AFFIDAVIT</b>											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IN 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>James Lamar Beard</u>	SIGNATURE: 	DATE: <u>4/15/2017</u>									
<b>BELOW IS FOR OFFICE USE ONLY</b>											
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:								
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>John Eustace</u>		Date: <u>7/24/17</u>									
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>7/24/17</u>									
COMMENTS:											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date Received: <u>4/27/2017</u></td> <td> </td> </tr> <tr> <td>Agenda Date: _____</td> <td> </td> </tr> <tr> <td>Amount Due/Paid: <u>\$200.00</u></td> <td> </td> </tr> <tr> <td>Check #: <u>389</u></td> <td> </td> </tr> </table>				Date Received: <u>4/27/2017</u>		Agenda Date: _____		Amount Due/Paid: <u>\$200.00</u>		Check #: <u>389</u>	
Date Received: <u>4/27/2017</u>											
Agenda Date: _____											
Amount Due/Paid: <u>\$200.00</u>											
Check #: <u>389</u>											

MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION



228 896 6682  
 1447 E. Pass Road Gulfport Mississippi 39507  
[Info@VacationInBiloxi.com](mailto:Info@VacationInBiloxi.com) fax 228-896-3350

~Your Vacation Location~

«Unit\_Name»  
 «PropAddress1»  
 «PropAddress2»  
 «PropCity» «PropState» «PropZip»

Guest Notes: «Guest\_Note1»

Reservation Confirmation #: «Control»

Arrival: After 3 pm «Arrival\_Date»  
 Departure: 10 am «Departure\_Date»

# of Days: «Number\_of\_Days»  
 # of Occupants: «Number\_of\_Persons»  
 «Date Made»

«First\_Name» «Last\_Name»

«Address1»  
 «Address3» «Zip»  
 «Guest\_Home\_Phone»  
 «Guest\_Email»

Rental Amount	«Rent Amount»
Rental Tax	«Tax Amount»
Total Fees & Tax on Fees	«Total Other Chgs»
Total Charges	«Rent plus Charges»
Refundable Damage Deposit	«Security Deposit»
«Amount1»	«Due1»
«Amount2»	Due «Due2»

During certain events, you are only guaranteed 1 parking place. Any other allowed vehicles are parked on a first-come basis. If you are staying tax-free and your stay is shortened, you will be charged sales tax retroactively.  
 Total allowed vehicles: «Bedrooms» License Plate 1: \_\_\_\_\_ License Plate 2: \_\_\_\_\_

**After hours and holiday arrivals please see middle of Page 2 for instructions.**

**Check-in: From 3:00 PM on Monday-Friday** at our office on Pass Road. Departure: 10:00 AM  
 Directions to our office from Exit 38 on Interstate 10 are included on Page 2. You will receive your Welcome Packet with unit information, directions, & if you are required to register with the on-site office.

**Please contact US, NOT the front desk at the complex, for any help. We are here for you!**

Charges will be placed on your Credit/Debit card for items not returned to our office upon departure:  
 Access Card/Fob: \$30 each. Missing Key: \$25 each. Armbands: \$5 each. Garage Remote: \$60 each

By signing below, I agree that the conditions and information contained on the Reservation Confirmation, including the attached Rental Policies which are also found at [www.VacationInBiloxi.com](http://www.VacationInBiloxi.com) have been read carefully and accepted by me on behalf of all members of my party and agree to abide by such conditions and limitations including any policies mandated by the HOA of the property. I give permission for any damages/theft found after my departure to be placed on my charge card and a copy sent to me.

Sign the attached 2+ forms and return within 24 hours. Thank you!

Sign \_\_\_\_\_ Date \_\_\_\_\_

**BE sure to Bring these Directions with you when you travel!!!**

**1447 E. Pass Road, Gulfport MS 39507**

**Directions to Beach Resort Rentals Office for Check-in and Check-out:**

- [From Hwy 49, you must get on I-10 and go East towards Biloxi]
- From Interstate 10, take Gulfport Exit 38 South 3.3 miles to Pass Road, a four lane undivided road.
- You will turn Left-East. There are 2 left turn lanes. To make it easier on yourself, stay in the right lane of the 2 left turn lanes. This will dump you in the outside lane of Pass Road going East.
- As soon as you turn left, TURN ON YOUR RIGHT BLINKER.
- Our office is the 3rd building on the right Handsboro Animal Hospital is the building just before our office. Turn right onto the side street, Hubert, continue to turn right into our parking lot and go the left porch.
- Come on in!!



PRM Inc Beach Resort Rentals Office and Sign View from Pass Road



Our Front Door-Left Porch on building



Susan at the Black Lock Box, Pick-up Box & Condo Drop Box

**If you are a weekend or late night check-in**, you will need to get your Welcome Packet & Access by doing the following:

- On the right side of the porch is a black Lockbox attached to the wall.
- You will need to press \_\_\_\_\_ and then pull down and forward on the little button above the numbers.
- There will be a key in that box that will open the silver Condo Box to the right.
- You will find your Welcome Packet inside with the key and directions to the condo.
- Please relock the silver box and then return the key inside the Lock Box.
- To close the Lock Box front, you will need to re-enter the above numbers before depressing the button again.
- Please do not arrive at the condo until 3 pm, the start of your vacation. If it is a Smart Home lock will not work until then.

To Check-out, follow the directions on your Welcome Packet.



Mississippi Gulf Coast

~Your Vacation Location~

Relax, Play, Enjoy!

# MINUTES OF OCTOBER 26, 2017

## PLANNING and DEVELOPMENT COMMISSION

### Rental Policies

The policies and procedures of Professional Real Estate Management, Inc. are designed to ensure that we give both you and our owners the best service possible. Please read them carefully. If you have any questions, we will be happy to answer them—just call 1-228-896-6682.

By signing my rental reservation for Professional Real Estate Management, Inc., I agree that the conditions and information contained in this Rental Policy have been read carefully and accepted by me or a member of my party and agreed to abide by such conditions and limitations.

**RESERVATIONS:** 35% down per reservation is required at time of booking or 7 days if paid by money order, if the advance rent is not received within 7 days of booking, your reservation will be cancelled. Final payment is due in full 14 days prior to arrival. If you have prepaid with a credit card, we will automatically charge the card on file the balance unless instructed otherwise. Each reservation is also subject to a non-refundable \$50 processing fee and the appropriate cleaning fee. This is taxable at the rate of 12%. The reservation will have a convenience fee of 3% charged.

**CANCELLATION POLICY:** All cancellations are subject to a cancellation fee of \$100.00 (plus 12% tax). Your prepaid rent less the cancellation fee will be returned if the reservation is cancelled 30 days prior to arrival for weekly and daily reservations, and 60 days prior to arrival for monthly reservations. All weekly and daily reservations cancelled within 30 days and monthly reservations cancelled within 60 days will forfeit the entire advance payment. Room changes are considered the same as a cancellation since the properties are individually owned.

**CONFIRMATIONS:** You will receive a confirmation letter after we receive your advance payment. Please contact us immediately if you find a discrepancy, otherwise it will be assumed correct. Please verify:

\* Arrival/departure date \* Reserved accommodations \* Rental amount due

**CHECK-IN PROCEDURES:** Check-in time is 3:00 pm on date of arrival. During our busy periods, there may be unusual circumstances that prevent the property you reserved from being ready by 3:00 pm. We ask for your patience, and suggest that you have alternate plans between 3:00 pm and 5:00 pm. Check in at PRM's office, not the rental property. If you are arriving after hours, please call our office for instructions.

**LATE ARRIVALS:** We will be happy to leave an arrival packet containing keys and directions for any of our guests arriving after our office is closed provided they have paid their rental balance in full, and have submitted a signed Guest Rental Agreement prior to arrival. Failure to receive a signed agreement or pay in full may result in denied access to property.

**OFFICE HOURS:** Monday through Friday, 10:00 am to 5:00 pm

Weekend arrivals: Follow the directions on page 2 of your Reservation Confirmation

We have emailed you after-hours, weekend, and holiday check-in instructions on page 2 of your Reservation Confirmation.

### PAYMENT:

\* Final rental payments are due in full 14 days prior to arrival.  
\* All payments are due in advance and therefore you will enjoy the convenience of our Express Check-in Service. You will no longer have to stand in long lines to check-in. Under no circumstances will late arrival packets be left for guests that have not paid in full.

\* You may pay with Visa, MasterCard, America Express, or Discover.  
\* You will be charged for the entire length of stay reserved and will not be refunded for checking in late and/or checking out early.  
\* Sorry, no refunds will be given for inclement weather.

**CHECK-OUT PROCEDURES:** Check-out time is 10:00 am on the day of departure. Please leave the property at that time.  
\* Follow the Departure Directions on the Welcome Brochure either sent to you or in your Welcome Packet

- \* To avoid additional cleaning charges, please do the following before departure:
  - \* Remove all food from refrigerator.
  - \* Load dirty dishes in to dishwasher.
  - \* Leave furniture arranged as you found it.
  - \* Put garbage in plastic garbage bags and put in the outside receptacle provided.
  - \* Close and lock all windows and doors.
  - \* Please leave the property neat and orderly.
  - \* Set the thermostat at 76 degrees April to October and 65 degrees November to March.

**HURRICANE POLICY:** If a mandatory evacuation is issued by the National Hurricane Center or our local governing officials due to a tropical storm or hurricane threatening our area, refunds will be made as quickly as possible.

**WHAT TO BRING:** You will be given a limited supply of towels and washcloths. You will need to provide your own personal beach/pool towels. Rental rates do not include daily maid service or a change of linens. Daily maid service and/or towel service can be set up for a nominal fee. There is an initial supply of the following, but you should also bring personal soaps, detergents, garbage bags, and paper products for the duration of your stay.

### FURNISHINGS & EQUIPMENT:

\* You are renting a privately owned home or condo. It has been decorated and equipped to satisfy the particular tastes and desires of the owner. Please be considerate of the belongings of the owner and to the people who will be renting the property after you.

\* Please do not rearrange the furniture, take any items outside that are part of the interior décor, or move any furnishings or kitchen items to another property. You will be charged if the housekeepers must rearrange the furniture after your stay.

\* Since the premises are privately owned, neither PRM Inc nor the owner shall be responsible for any additional furnishings not presently in the property. Renter is to indemnify owner for any damages or costs to the premises, furnishings, equipment, and household items therein, which occur during renter's occupancy excluding normal wear and tear.

\* Locked closets are maintained by homeowners for personal use. Please respect these areas. If owners closets are found broken into, there will be a charge for repair of lock and replacement of any missing items.

**Non-Smoking Units:** No smoking is allowed in any property. There will be a \$250 minimum charge to you if we detect smoke.

**DAMAGES:** All accidental damages must be immediately reported to PRM, Inc. or guest will be liable. Guests will be held responsible for any intentional damages to property.

**REPAIRS & REFUNDS:** Our maintenance/ housekeeping staff is here to make sure your vacation home is in the best condition that it can be. If you should discover otherwise, please report it to us immediately and we will correct it as quickly as possible. However, no refunds will be given for appliance failure or other circumstances beyond our control. Please do not wait until you are checking out to let us know about problems, as we no longer have the opportunity to rectify the situation. At times, we must wait for parts or service. Please bear with us during these times.

Guests will be responsible for paying for service calls for any air conditioner or refrigerator that is turned down so low that it freezes up and requires maintenance.

Professional Real Estate Management, Inc. and/or an authorized employee or repairman may enter the premises during normal business hours for any purpose pertaining to repair, improvement, care, and management of the premises. We will try to notify you, if at all possible, in as far advance as possible of any entry.

**AFTER HOURS EMERGENCIES:** There is an agent on call 24 hours a day for EMERGENCIES only. Non-emergencies will be noted and handled the following day during office hours. The after-hour emergency number is 228-896-6682. Select the Emergency Option and leave your name, unit number and issue you are having. The attendant will be called and the work order dispatched.

**LOCKOUTS:** If you lock yourself out of your property after office hours, you will need to call the emergency number. You will be responsible for paying a lock out fee of \$35 if we must go to the property. If you lock yourself out of your property during office hours, you may come to the Professional Real Estate Management, Inc. office and get another key.

### PARKING:

\* Most properties only allow parking for two vehicles. Additional vehicles will need to be parked in a public parking lot.  
\* Most complexes have parking permits that you will receive at check-in. There is a maximum of 2 permits per unit. Please make other arrangements for any excess vehicles. Please display the permits on your dashboard or rearview mirror at all times. PRM is not responsible for vehicles towed due to the lack of a parking permit.

Some condominiums prohibit boats, trailers, jet-skis, motor homes and buses. If travelling with any of these, please call John Fayard Storage ahead of time to arrange for parking. John Fayard Self Storage 10213 Lorraine Rd, Gulfport, MS 39503; (228) 896-7470; www.johnfayardwarehouse.com

**GRILLING:** Management and fire codes prohibit charcoal or open fire grilling on or under decks, balconies or porches, or within 15 feet of any structure. Please check property for designated grilling area.

**GARBAGE REMOVAL:** Please place household trash in appropriate receptacles (trash chutes, dumpster, or covered outside containers provided). Check with PRM office for applicable days of garbage removal.

**ITEMS LEFT IN PROPERTY:** PRM Inc. is not responsible for personal items left in a property. A \$20 service charge plus shipping costs are required if you request PRM Beach Resort Rentals to pick up and mail the items back to you. Any items otherwise unclaimed will be considered abandoned after five days from your departure.

**SUBSTITUTION AND REASSIGNMENT:** When you make a reservation a property will be assigned; however, no property request is guaranteed. We reserve the right to substitute comparable accommodations without notice or liability in the event of a sale, foreclosure, or whatever otherwise might make a property become unavailable. If you are offered a more expensive property, you will be charged the current rate for the new property, and upon notification of the change, given the opportunity to cancel without penalty should the new arrangements not be acceptable. After notification, the normal cancellation policy will once again apply. Units may not be sublet. If no other property is available, your reservation will be cancelled, a full refund given, and an attempt will be made to contact you via phone and/or email.

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

Should a foreclosure or sale occur while you are in the property, every attempt will be made to place you in another one. If we cannot place you, the unused rent will be refunded and you may make accommodations elsewhere. You, as guest, agree to hold PRM, Inc. harmless for any damages sustained as a result of actions taken by the property owner.

**CATASTROPHE:** If a catastrophe—as deemed by PRM, Inc.—occurs and the unit assigned to you is needed for recovery effort housing, your reservation will be cancelled with a full refund to you. An attempt will be made to contact you via phone and/or email.

**OCCUPANCY:**

\* The total number of persons allowed in the property at any time is restricted to the stated limit for each property. Eviction without refund is the penalty. We are very serious about maintaining a family atmosphere for the quiet enjoyment of all our guests. We will rent to family groups and responsible adults only. Professional Real Estate Management, Inc. properties will not be rented to anyone under 26 years of age. No children will be allowed to check-in without their parents. Reservations made under false pretense will be subject to forfeiture of entire advance payment. Identification may be required upon check-in to verify age.

\* No parties, weddings, or gatherings are allowed without prior written permission from Professional Real Estate Management, Inc. Absolutely no student groups or house parties will be tolerated.

\* PRM Inc reserves the right to enter the rental property at any time to investigate disturbances, occupancy, and/or damage. Any violators will be evicted without refund. Mississippi Code of 1972, section 75-73-13.  
<http://www.mscode.com/free/statutes/75/073/0013.htm>

\* All accommodations are governed by appropriate Mississippi Laws and also Rules and Regulations that are applicable to said premises. Occupancy of common areas shall be quiet and peaceful so as not to disturb others. These Rules and Regulations, where applicable, will be enclosed in your arrival packet along with any required parking permits and/or pool keys/passes/wrist bands for the condominium complexes, so be sure to go through them thoroughly.

**PETS:** While our pets are important to us, unfortunately we cannot accept them in most of our rental properties. You will incur an additional minimum charge of \$250 if any evidence of a pet is found in your unit or on the premises. Having a pet in a rental unit without previous permission will void the contract and therefore be subject to eviction and forfeiture of any rental payments.

**UNITS FOR SALE:** In the event a property you are renting is listed for sale, we may find the need to show the property during your visit. We will make every effort to schedule the showing at a convenient time so we do not disturb your vacation.

**INDEMNITY:** PRM, Inc., nor the owner, will not be liable for any damages to rental property or furnishings, guest belongings, nor for injuries resulting from any accident that may occur in or on the premises during the guest's occupancy. PRM, Inc. will not be held responsible for acts of theft or vandalism or other damages to the guest's personal items left in the unit.

We have made every effort to ensure that all information printed here is accurate, but cannot be held responsible for errors in printing or changes made by owners in furnishings and appliances. Prices and tax are subject to change.

Guest acknowledges that PRM, Inc. is the agent of the property owner and will be paid by the owner.

This constitutes a written rental agreement between "RENTER/GUEST" and "PRM Inc". Upon violation of the terms of this agreement, PRM Inc may terminate this agreement and enter said premises. Upon notice of termination, RENTER/GUEST shall vacate the premises IMMEDIATELY.

Tax rate subject to change by state or local law. Rates are subject to change without notice!

*Your Vacation Location  
On the Mississippi Gulf Coast!*

**PRM**

PROFESSIONAL  
REAL ESTATE MANAGEMENT, INC

1447 E. Pass Road  
Gulfport, Mississippi 39507  
228-896-6682  
[nancy@prmhomes.com](mailto:nancy@prmhomes.com)  
[www.VacationInBiloxi.com](http://www.VacationInBiloxi.com)

112 Runnels Avenue, Long Beach  
Trash and Parking Plan

Housekeepers will put trash curbside the night before pickup and will return to under the home the next day.

Parking is based on number of bedrooms which is 3. Four will fit off-street parking on a rare basis, such as Cruisin' The Coast.

Nancy Scipione  
President, Professional Real Estate Management, Inc.,



**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**



**FOREMOST**  
INSURANCE COMPANY  
New York  
8600 Beach Tree Lane  
P.O. Box 2480  
Caledonia, Michigan 49316

**FOREMOST BASICS™  
DECLARATIONS PAGE**

AMENDED DECLARATION \* EFFECTIVE 09/21/16  
SUPERSEDES ANY PREVIOUS DECLARATION PAGE BEARING  
THE SAME POLICY NUMBER FOR THIS POLICY PERIOD.  
REASONS FOR CHANGE FOLLOW:  
- INFORMATION CONCERNING THE INSURED WAS CHANGED

**POLICY NUMBER:** 381-0090486990-03  
**RENEWAL OF:**  
**POLICY PERIOD BEGINNING** 08/19/16 **ENDING** 08/19/17 12:01 A.M. STANDARD TIME

**YOU AS NAMED INSURED AND YOUR ADDRESS**

UPON THE ROCK RENTALS LLC  
1530 HADDENHAM DR  
CUMMING GA 30041-9363

**YOUR POLICY IS SERVICED BY**

MRG INSURANCE SERVICES LLC  
22 DOCTORS DR STE C  
OCEAN SPRINGS MS 39564-5721

**AGENCY CODE:**  
239200384

**TELEPHONE:**  
(228) 872-1311

**COVERAGES:** Coverage is provided only where an Amount of Insurance or a Limit of Liability is shown and a premium is stated for the Peril Insured Against. Detailed descriptions and any limitations will be found in your policy.

**LOCATION # 1**

IMPORTANT RATING INFORMATION			
<b>PREMISES DESCRIPTION:</b>	112 RUNNELS AVE LONG BEACH MS 39560-5828	<b>TERRITORY:</b>	D
<b>CONSTRUCTION:</b>	FIRE RESISTIVE	<b>PROT. CLASS:</b>	7
<b>FAMILIES:</b>	L	<b>YR. BUILT:</b>	2011
<b>OCCUPANCY:</b>	VACATION & SHORT TER	<b>RESP. FIRE DEPT.:</b>	DF1
<b>HYDRANT:</b>	WITHIN 1,000 FEET	<b>COUNTY:</b>	HARRISON
<b>FIRE DEPT.:</b>	WITHIN 5 MILES		

**MORTGAGEE #1**

**LOAN NO.:**  
MARTIN, MARK AND DIANE  
155 JERICHO LN  
FAYETTEVILLE GA 30215-5709

SECTION I COVERAGES	AMOUNT OF INSURANCE	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
A. DWELLING	\$ 150,000		\$ 2,981.00

Policy Number: 381-0090486990-03  
Form 80899 03/12 GE  
7892 31-109010090

**INSURED COPY**

**PAGE 1 CONTINUED**

SECTION I LOSSES ARE SUBJECT TO A DEDUCTIBLE OF: \$2,500 ALL PERILS

SECTION II COVERAGES	LIMIT OF LIABILITY	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
F. PREMISES LIABILITY	\$ 300,000 EA ACCIDENT		\$ 109.00
G. MEDICAL PAYMENTS	\$ 500 EA PERSON \$ 10,000 EA ACCIDENT		INCLUDED

FORMS/ENDORSEMENTS THAT APPLY TO LOCATION # 1	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
11001 03/06 DWELLING FIRE ONE - LANDLORD		
11010 05/10 REDUCTION IN COV WHEN VACANT/UNOCC.		
11338 12/14 REQUIRED CHANGE - MISSISSIPPI		
11056 04/07 EXCEPTION TO COVERAGE - HOLD		
11059 04/07 WINDSTORM OR HAIL EXCLUSION		\$ -1,490.00
11095 05/06 LANDLORD PERSONAL INJURY LIAB COV		

DISCOUNTS/SURCHARGES THAT APPLY TO LOCATION # 1	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
MASONRY DISCOUNT		\$ -373.00
AGE OF HOME DISCOUNT		\$ -708.00
MAX DISCNT EXCEEDED ADJUSTMENT		\$ 522.00

**LOCATION # 1 Annual Premium** \$ 1,041.00

**LOCATION # 1 Additional Premium** \$ 0.00

**TOTAL ANNUAL POLICY PREMIUM** \$ 1,041.00

**ADDITIONAL PREMIUM RESULTING FROM THIS CHANGE** \$ 0.00

MINIMUM EARNED PREMIUM \$100

THIS DECLARATIONS PAGE WITH YOUR FOREMOST POLICY PROVISIONS AND ANY ENDORSEMENTS ISSUED TO FORM A PART THEREOF COMPLETES THE ABOVE NUMBERED POLICY.

Processed: October 10, 2016

Policy Number: 381-0090486990-03  
Form 80899 03/12 GE

**INSURED COPY**

**PAGE 2**

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

**REDUCTION IN COVERAGE WHEN VACANT OR UNOCCUPIED  
11010 05/10**

**DEFINITIONS**

The following definitions are added:

**Vacant means:**

The absence of most of:

1. The furniture; and
2. Other items

needed for human occupancy as a dwelling.

**Unoccupied** means any dwelling without continual residency even if it is fully furnished.

**DECLARATIONS PAGE**

For policies that indicate on the Declarations Page an occupancy of either "PRIMARY" or "RENTAL":

The Amount of Insurance shown on the Declarations Page is reduced to 60% of the amounts shown any time the dwelling on your premises is vacant or unoccupied for a period of 30 days or more.

For policies that indicate on the Declarations Page an occupancy of either "SEASONAL" or "VACATION RENTAL":

The Amount of Insurance shown on the Declarations Page is reduced to 60% of the amounts shown any time the dwelling on your premises is vacant for a period of 30 days or more.

11010 05/10

All other provisions of your policy apply.

**WINDSTORM OR HAIL EXCLUSION  
DWELLING FIRE ONE POLICY  
11059 04/07**

**SECTION I - Insured Perils**

Peril 3, Windstorm or Hail, is deleted.

11059 04/07

All other provisions of your policy apply.

**Additional Coverage**

Items below marked **Y (Yes)** indicate coverage IS included, those marked **N (No)** indicate coverage is NOT included. Special limits and loss settlements exceptions may apply to certain limits. Refer to your policy for details. If there is a contradiction between this checklist and your policy, the terms of the policy govern.

Coverage	Peril	Limit of Insurance	Time Limit
Y	Debris Removal	Applicable Coverage Limit + 5% if necessary	None
N	Loss Assessment	N/A	None
N	Additional Living Expenses	N/A	Reasonable and Necessary
N	Personal Liability Coverage	N/A	None
N	Medical Payment Coverage	N/A	3 Years
N	Named Windstorm Deductible	N/A	N/A
N	Building Ordinance or Law Coverage	N/A	N/A

**POLICYHOLDER BILL OF RIGHTS**

The rights set forth below shall serve as standards to be followed by the Mississippi Department of Insurance in exercising the Department's powers and duties, in exercising administrative discretion, in dispensing administrative interpretations of the law, and in regulating insurance companies pursuant to the Unfair and Deceptive Trade Practices Act, Miss. Code Ann. §§83-5-29 through 83-5-51. These rights include, but are not limited to, the following:

1. Policyholders shall have the right to competitive pricing practices and marketing methods that enable them to determine the best value among comparable coverage.
2. Policyholders shall have the right to insurance advertising and other selling approaches that provide accurate and balanced information on the benefits and limitations of a policy.
3. Policyholders shall have the right to assurance that the insurance market in general and their insurance company in particular is financially stable.
4. Policyholders shall have the right to receive good service from competent, honest individuals and producers, and to have their questions addressed promptly.
5. Policyholders shall have the right to a policy in an easily readable format, to receive a complete policy, and to request a duplicate or replacement policy as needed.
6. Policyholders shall have the right to assurance that their insurance company is regulated to comply with Mississippi laws requiring economic delivery of coverage and loss prevention measures.
7. Policyholders shall have the right to balanced and positive regulation by the Mississippi Department of Insurance.
8. Policyholders shall have the right to request the license status of an insurance company or producer.
9. Policyholders shall have the right to receive in writing from their insurance company the reason for any cancellation or nonrenewal of coverage. The written statement from the insurance company must provide an adequate explanation for the cancellation or nonrenewal of coverage.
10. Policyholders shall have the right to cancel their policy and receive a refund of any unearned premium. If a policy was funded by a premium finance company, the unearned premium will be returned to the premium finance company to pay toward the policyholder's financing loan.
11. Policyholders shall have the right to a written notification detailing any change in policy provisions relating to their coverage at renewal.
12. Policyholders shall have the right to receive a written explanation of why a claim is denied, in whole or in part.
13. Policyholders shall have the right to request and receive from the insurance company any adjuster reports, engineer reports, contractor reports, statements or documents which are not legally privileged documents that the insurance company prepared, had prepared, or used during its adjustment of the policyholder's claim. A company may keep confidential any documents they prepare in conjunction with a fraud investigation.
14. Policyholders shall have the right to have any decision regarding the denial or nonrenewal of their policy, or the adjustment of their rates not be based solely on the basis of their credit history without consideration of other factors. If an insurance company uses credit history, it must comply with the provisions set forth in Mississippi Department of Insurance Regulation 2003-1, "Use of Credit History and Insurance scores for Determining Rates and Eligibility for Personal Insurance", and the Federal Fair Credit Reporting Act.

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION



Instrument Prepared by  
and Return to:  
Bulch & Bingham LLP  
Attn: Jennifer West Signs  
MS Bar # 7115  
1310 25<sup>th</sup> Avenue  
Gulfport, MS 39501  
(228) 864-9900

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

CORRECTED QUITCLAIM DEED

GRANTOR: JAMES L. BEARD  
1530 Haddenham Drive  
Cumming, GA 30041-9363  
Ph: (770) 715-9381

GRANTEE: UPON THE ROCK RENTALS, LLC  
1530 Haddenham Drive  
Cumming, GA 30041-9363  
Ph: (228) 239-3637

INDEXING  
INSTRUCTIONS: Lot 4, Kaiser Beach View Addition to the City of  
Long Beach, 1st J.D., Harrison County, MS

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 of which is hereby acknowledged, JAMES L. BEARD, also known as JAMES LAMAR BEARD, ("Grantor"), does hereby convey and quitclaim unto UPON THE ROCK RENTALS, LLC, a Georgia limited liability company

2

("Grantee"), the following described real property situated and being located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lot Four (4), KAISER BEACH VIEW ADDITION to the City of Long Beach, 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 23 at Page 7 thereof; reference to which is hereby made in aid of and as a part of this description.

This Corrected Quitclaim Deed is executed to correct the scrivener's error in the name of the Grantee listed in that certain Quitclaim Deed from James L. Beard to Upon the Rock Properties, LLC, dated December 23, 2011, and recorded as Instrument #2012 432D-11 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi. According to the records of the Secretary of State of Mississippi and the Secretary of State of Georgia, no such entity as "Upon the Rock Properties, LLC" exists. The correct name of the limited liability company to which the conveyance was intended to be made is Upon the Rock Rentals, LLC, a Georgia limited liability company, and a copy of the Certificate of Organization of Grantee is attached hereto as Exhibit "A" and made a part hereof. Grantee has been in possession of the subject property since the execution of the original Quitclaim Deed and joins in this conveyance to evidence its agreement with this correction.

Taxes for the year 2015 and all subsequent years will continue to be paid by the Grantee.

WITNESS THE SIGNATURES of the parties to this Corrected Quitclaim Deed this the

11<sup>th</sup> day of September, 2015.

GRANTOR:  
  
\_\_\_\_\_  
JAMES L. BEARD

GRANTEE:  
UPON THE ROCK RENTALS, LLC  
By:   
\_\_\_\_\_  
James Lamar Beard, Its Sole Member

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

3

STATE OF Georgia  
COUNTY OF Forsyth

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 11<sup>th</sup> day of September, 2015, within my jurisdiction, the within named JAMES L. BEARD, who acknowledged that he executed the above and foregoing Corrected Quitclaim Deed.



NOTARY PUBLIC



My Commission Expires: 08/29/19

STATE OF Georgia  
COUNTY OF Forsyth

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 11 day of September, 2015, within my jurisdiction, the within named James Lamar Beard, who acknowledged that he is the sole member of UPON THE ROCK RENTALS, LLC, a Georgia limited liability company, and that for and on behalf of said limited liability company and as its act and deed, he executed the above and foregoing Corrected Quitclaim Deed after first having been duly authorized so to do.



NOTARY PUBLIC



My Commission Expires: 08/29/19

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EXHIBIT A

Control No. 11082120

**STATE OF GEORGIA**

Secretary of State  
Corporations Division  
315 West Tower  
#2 Martin Luther King, Jr. Dr.  
Atlanta, Georgia 30334-1530

**CERTIFICATE  
OF  
ORGANIZATION**

I, Brian P. Kemp, the Secretary of State and the Corporations Commissioner of the State of Georgia, hereby certify under the seal of my office that

**UPON THE ROCK RENTALS, LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on 08/17/2011 by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on August 17, 2011



  
Brian P. Kemp  
Secretary of State

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

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The clerk reported that twenty-one (21) 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; 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**.

James Lamar Beard, 1530 Haddenham Drive, Cumming, GA 30041 has 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 112 Runnels Avenue, Long Beach, Mississippi 39560, tax parcel number 0612E-03-042.000. The legal description is as follows:

Lot Four (4), KAISER BEACH VIEW ADDITION to the City of Long Beach, 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 23 at Page 7 thereof; reference to which is hereby made in aid of and as a part of this description.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, October 26, 2017, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning Commission

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

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

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

2. That in such capacity, she is responsible for mailing Notices of Public 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 Commission in and for the City of Long Beach;

3. That on October 9, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 21 property owners within 200' of 112 Runnels Avenue - Tax Parcel No. 0612E-03-042.000 notifying them that a public meeting will be held, October 26, 2017, to consider an application for a Short-term Rental filed by James Lamar Beard.

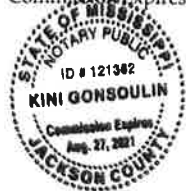
Given under my hand this the 9<sup>th</sup> of October 2017,

  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 9<sup>th</sup> day of October 2017.

  
NOTARY PUBLIC

-My Commission Expires-





MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

Mrs. Nancy Scipione came forward on behalf of Mr. Beard to reiterate the application. She stated that they were in receipt of, have read, and will adhere to the Short-term Rental Ordinance #622.

Commission Chairman asked for anyone speaking in favor and/or opposition of the request, no one came forward to be heard.

\* \*

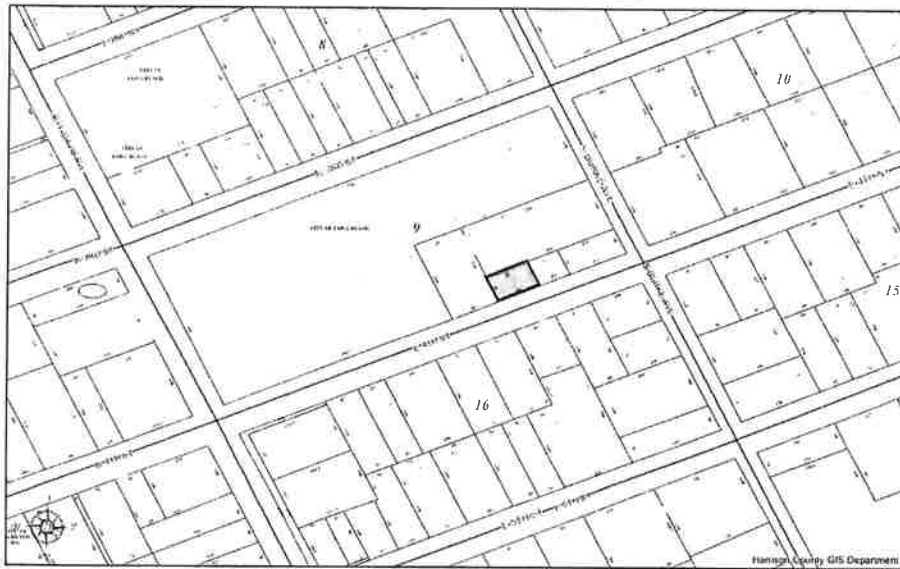
Commissioner Hansen made motion seconded by Commissioner Seal and unanimously carried to close the public hearing.

Commissioner Hansen made motion seconded by Commissioner Seal and unanimously carried, recommending approval of the short-term rental in accordance with the Short-term Rental Ordinance No. 622.

\*\*\*\*\*

The 3<sup>rd</sup> public hearing to consider a variance for property located at 122 East 4<sup>th</sup> Street, tax parcel 0612B-03-033.001 submitted by Wanda Howard, was called to order:

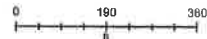
122 East 4th St - 0612B-03-033.001



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: October 23 2017





MINUTES OF OCTOBER 26, 2017  
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>10/26/17</u>
Zoning <u>C-1</u>
Agenda Date <u>10/28/17</u>
Check Number <u>1350</u>

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612B-03-033-001

II. Address of Property Involved: 122 East 4<sup>th</sup> Street, Long Beach, MS 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
Request variances on setbacks in order to build a 2BR/2BA home,  
offer pending and my purchase is contingent on your approval.

**\*\*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? lot size only allows 600SF building because of  
of residential setback requirements.

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. N/A  
lot had house previously and plans will be adapted accordingly.

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 variance is not granted, I cannot purchase property.  
I have invested over \$600.00 in an effort to buy this lot. If not  
approved, this will be lost.

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. Adjoining property is built on smaller  
size lot (58' wide X 50' deep). My building on this lot will be an  
asset to neighborhood, increase in taxes for city and protection of  
Trees on property.





MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION



1st Judicial District  
Instrument 2012 120 D - J1  
Filed/Recorded 2/4/2013 62:05 P  
Total Fees \$ 13.00  
2 Pages Recorded

Prepared by and after recording return to:

Fred N. Nichols, MBN 102588  
WILLIAMS & NICHOLS, PA  
Post Office Box 60  
Gulfport, Mississippi 39501  
Telephone No. (228) 263-8200

Grantor's Name, Address and Telephone Number:

JAS Inc.  
5191 Beatlinc Road  
Long Beach, Mississippi 39560  
Telephone No (228) 864-1999

Grantee's Name, Address and Telephone Number:

John Fred McMichael, Sr., Trustee of the John Fred  
McMichael, Sr. Revocable Trust, dated October 12, 2012  
5191 Beatlinc Road  
Long Beach, Mississippi 39560  
Telephone No (228) 864-1999

Indexing Instructions:

Part of Lots 7 and 8, Block 9, Original Long Beach  
Subdivision, Harrison County, Mississippi

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 which is hereby acknowledged, the undersigned JAS INC., a Mississippi corporation ("**Grantor**"), does hereby sell, convey and Quitclaim unto JOHN FRED McMICHAEL, SR., Trustee of the JOHN FRED McMICHAEL, SR. REVOCABLE TRUST, dated October 12, 2012 ("**Grantee**"), any interest that it owns in the following described land and property lying and being situated in the County of Harrison, First Judicial District, State of Mississippi, being more particularly described as follows:

The West 30.0 feet of the South 1/2 of Lot 7, and the South 50.0 feet of the East 1/2 of Lot 8, Block 9, ORIGINAL LONG BEACH, a subdivision in Harrison County, Mississippi as per map or plat thereof on file and of record in the Chancery Clerk of the First Judicial District of Harrison County, Mississippi

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, easements and mineral reservations of record. It is agreed and understood that the taxes for the current year have been assumed by the Grantee

WITNESS, the Grantor has caused this instrument to be executed, this the 10th day of November, 2012.

JAS, INC., a Mississippi corporation  
By: John Fred McMichael, Sr.  
Name: John Fred McMichael, Sr.  
Title: President

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19th day of November, 2012, within my jurisdiction, the within named JOHN FRED McMICHAEL, SR., who acknowledged that he is President of the within named JAS INC., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal of office

Geary  
NOTARY PUBLIC



TITLE HAS NOT BEEN EXAMINED

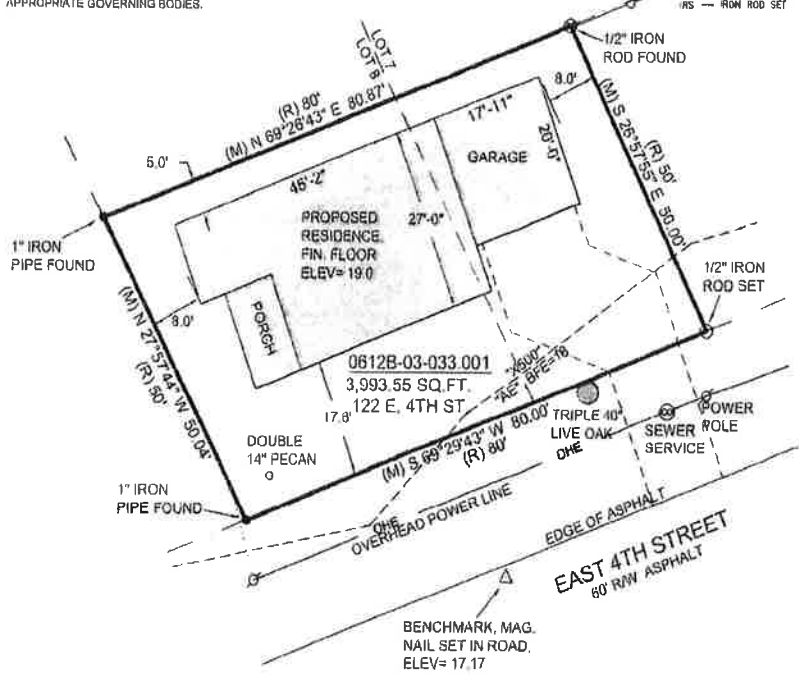
**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

**NOTES:**

- 1.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATION OBSERVATION AND EARL LUDLEY, INC. R1K NETWORK, AND ARE BASED ON SPC (2011 MS E).
- 2.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEOID 2008.
- 3.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 4.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1.800.227.4477.
- 5.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERUM TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

**LEGEND:**

- ⊗ -- IRON ROD FOUND
- ⊙ -- IRON PIPE FOUND
- -- IRON ROD SET
- ⊗ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊗ -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- ⊗ -- LIGHTED KNOT FOUND
- (M) -- AS MEASURED
- (R) -- AS PER RECORD
- APP -- AS PER PLAT
- (RF) -- IRON ROD FOUND
- RS -- IRON ROD SET



**RECORD DESCRIPTION:**

**REFERENCE MATERIALS:**

- 1.) INST. NO. 2013-728-D-31
- 2.) PLAT OF ORIGINAL LONG BEACH
- 3.) HARRISON COUNTY TAX MAP 0812B
- 4.) HARRISON COUNTY MAPPING INTERFACE
- 5.) CITY OF LONG BEACH ZONING MAP
- 6.) CITY OF LONG BEACH ZONING ORDINANCE

The West 30.0 feet of the South 1/2 of Lot 7, and the South 50.0 feet of the East 1/2 of Lot 8, Block 9, ORIGINAL LONG BEACH, a subdivision in Harrison County, Mississippi as per map or plat thereof on file and of record in the Chancery Clerk of the First Judicial District of Harrison County, Mississippi

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Clifford A. Crosby*  
CLIFFORD A. CROSBY, P.L.S.      DATE 10/10/2017

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE AS SHOWN HEREON ACCORDING TO  
MAP NUMBER 28047C0357G DATED JUNE 16, 2009

SURVEY CLASS -- "B"  
SCALE: 1" = 20'

FOR:  
WANDA HOWARD

BEARINGS SHOWN HEREON ARE DERIVED BY:  
GPS OBSERVATION, STATE PLANE GRID, MS EAST



**CROSBY SURVEYING**

PROFESSIONAL LAND SURVEYING

716 LIVE OAK DRIVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-234-1649

EMAIL: clifford@croby@cableone.net

DATE OF FIELD WORK: 10/4/2017

PARTY CHIEF: CC

INSTRUMENT MAN: DM

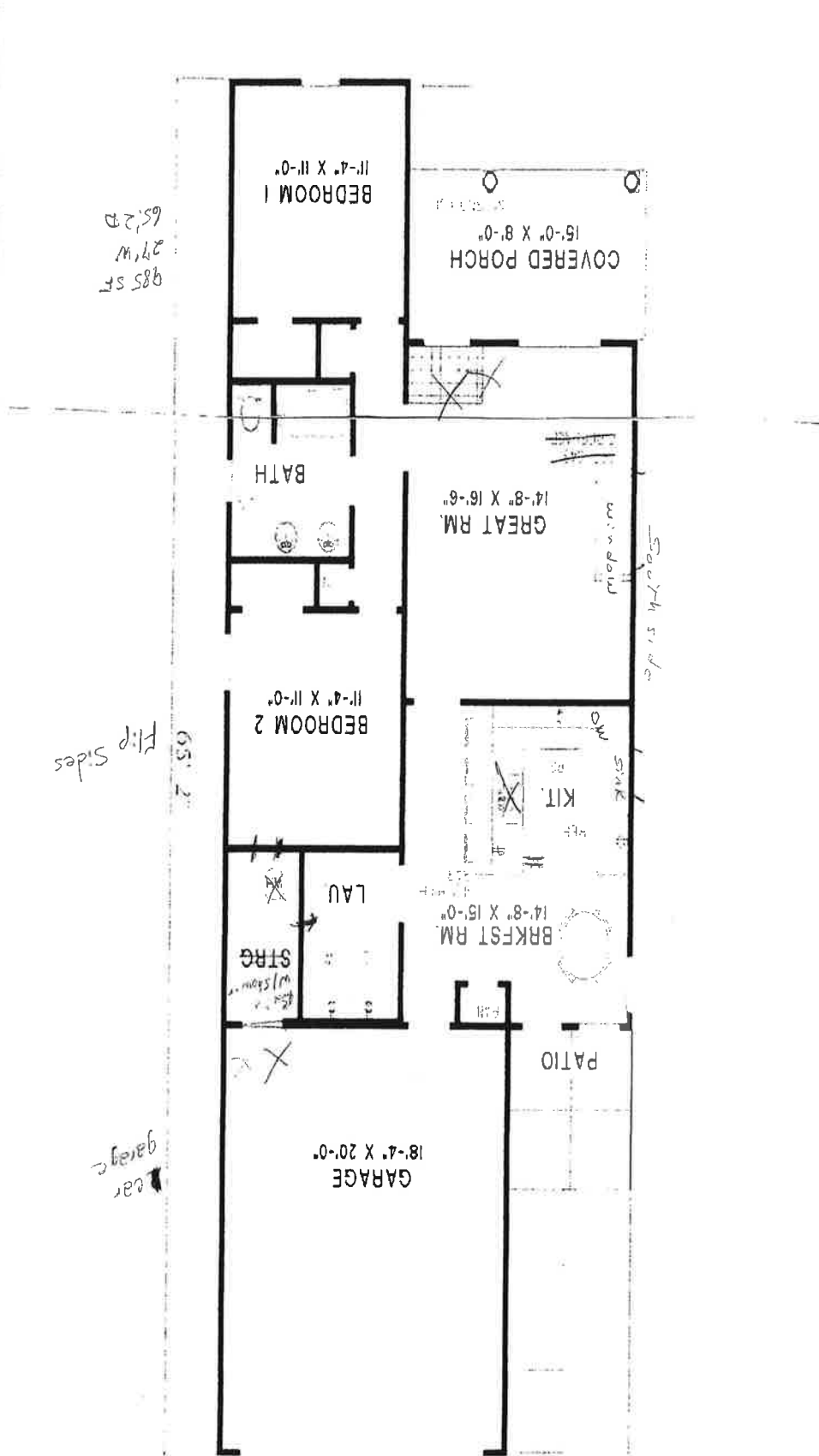
RODMAN: CC

DRAWN BY: CAC

DRAWING NUMBER: 16232 HOWARD

REVISED:

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION



MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

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The clerk reported that thirteen (13) notices of public hearing were sent by regular mail, to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's office, and the Water Department, 201 Jeff Davis Avenue; 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**.

Wanda Howard, 27 Sunset Hill, Hattiesburg, Mississippi, 39402 has filed an application for a variance in accordance with the Comprehensive Long Beach Unified Land Ordinance **the applicant is requesting a 10' (ten foot) rear yard setback variance and a 7' (seven foot) front yard setback variance. The rear yard setback requirement is 15' (fifteen feet) and the front yard setback requirement is 25' (twenty-five feet).** The address of the subject property is 122 East 4<sup>th</sup> Street, the tax parcel number is 0612B-03-033.001. The legal description is as follows:

The West 30.0 feet of the South ½ of Lot 7, and the South 50.0 feet of the East ½ of Lot 8, Block 9, ORIGINAL LONG BEACH, a subdivision in Harrison County, Mississippi as per map or plat thereof on file and of record in the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

A public hearing to consider the above variance will be held in the City of Long Beach, Mississippi 39560, Thursday, October 26, 2017, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning Commission

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

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

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

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;

3. That on October 9, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 13 property owners within 160' of 122 East 4<sup>th</sup> Street - Tax Parcel No. 0612B-03-033.001 notifying them that a public meeting will be held, October 26, 2017, to consider an application for a Variance filed by Wanda Howard.

Given under my hand this the 9<sup>th</sup> of October, 2017.

  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 9<sup>th</sup> day of October 2017.

  
NOTARY PUBLIC

~~-My Commission Expires-~~





MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION

5160°	easy peel Address Labels Bend along line to expose Pop-up Edge®	GO TO avery.com/templates Use Avery Template 5160
JOHN FRED McMICHAEL, SR. 5191 BEATLINE RD LONG BEACH MS 39560	LANE & SHEREE & JEREMY ARMSTRONG 17659 BOONE ROBINSON RD PATRIOT IN 47038	LONG BEACH SCHOOL DISTRICT TRUSTEES 19148 COMMISSION RD LONG BEACH MS 39560
LYNN TINCHER LADNER 123 4 <sup>TH</sup> ST E LONG BEACH MS 39560	CHARLES & NORMA COBB 1636 OAKLEY DR BATON ROUGE LA 70806	CLARA VOISIN 400 S BURKE AVE LONG BEACH MS 39560
LANELLE DAVIS PO BOX 47 LONG BEACH MS 39560	MIKE & DARLENE WIXON 3515 BRAMBLEWOOD CR PASCAGOULA MS 39581	SOUTHERN PARADISE LLC PO BOX 1612 LONG BEACH MS 39560
JOYCE JOHNSON & SHERRYL WEBSTER 11607 CREEKSIDE CV GULFPORT MS 39503	MAVIS FLOYD 1211 7 <sup>TH</sup> ST LONG BEACH MS 39560	JOHNNY REECH & STACEY MAYEAUX 2813 WESTERWOOD DR BATON ROUGE LA 70816
MORRIS & PAULETTE DOMIO 1892 PINEWOOD AVE TRAVERSE CITY MI 49685	WANDA HOWARD 27 SUNSET HILL HATTIESBURG MS 39402	

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

Proof of Publication

STATE OF MISSISSIPPI  
 COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

- Vol. 134 No. 8 dated 11 day of Oct, 2017
- 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 a period of more than twelve months next prior to the first publication of said notice.

Crista Brackett  
 Clerk

Sworn to and subscribed before me this 11 day of Oct, A.D., 2017

Meri A Jackson  
 Notary Public

\*The Sun Herald has been deemed eligible for publishing legal notices in order to meet the requirements of Miss. Code 1972 Section 13-3-51 and 13-3-52.



LEGAL NOTICE  
 PUBLIC HEARING  
 In accordance with Article 20K  
 of the Comprehensive Long  
 Beach Coastal Land Use  
 Ordinance (LCO) of the City of Long  
 Beach, Mississippi, dated 03/23/08  
 amended, 06/06/11 in refer-  
 ence thereto, notice is hereby  
 given advising that the Plan-  
 ning Commission of the City  
 of Long Beach will hold a pub-  
 lic hearing for the purpose of  
 considering a variance to  
 Section 10.02.01, 10.02.02, 10.02.03,  
 10.02.04 and 10.02.05 of the  
 Ordinance in accordance  
 with the Comprehensive Long  
 Beach Coastal Land Use  
 Ordinance. The applicant is  
 requesting a 10' front yard  
 and side setback variance for a  
 10' front yard and 10' side  
 yard setback. The rear and  
 side setbacks are 10' and 10'  
 respectively. The subject  
 property is located at 103 East 4th Street, District  
 10, Block 10, Lot 10. The legal  
 description is as follows:  
 The West 30.0 feet of the  
 South 10.0 feet of Lot 10, and the  
 South 50.0 feet of the East 10.0  
 feet of Block 10, CUBBER, in  
 Long Beach, a corporation  
 in Harrison County, Mississippi,  
 as per the plat of record in the  
 Chancery Clerk's Office in  
 Harrison County, Mississippi.  
 A public hearing will be  
 held at the City of Long Beach,  
 Mississippi, 28001, on  
 October 26, 2017, at 5:30  
 p.m. in the Long Beach  
 Municipal Center located at  
 201 3rd Street, North. The  
 City Manager, and members of  
 the Planning Commission, and  
 other interested parties are  
 invited to attend and to  
 present any questions  
 concerning the  
 application.  
 Signed:  
 Chairman  
 Planning Commission  
 02/11/17/2017 -1084473

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

The applicant came forward to reiterate the application.

Commission Chairman asked for anyone speaking in favor and/or opposition of the request, no one came forward to be heard.

\* \*

Commissioner Hansen made motion seconded by Commissioner Seal and unanimously carried to close the public hearing.

Commissioner Fischer made motion seconded by Commissioner Gundlach and unanimously carried, recommending approval of the variance as submitted.

\*\*\*\*\*

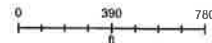
The 4<sup>th</sup> public hearing to consider Special Use Approval for property located at 19037 Pineville Road, tax parcel 0612C-01-012.000 submitted by Cristy M. Trehern, Real Estate Solutions on behalf of Transitions, Inc., was called to order:

19037 Pineville Rd - 0612C-01-012.000



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. THE FURNISHING OF THIS MAP IS NOT A WARRANTY OF ANY KIND.  
MAP DATE: October 23, 2017



MINUTES OF OCTOBER 26, 2017  
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 10/4/17  
Zoning C-1  
Agenda Date 10/26/17  
Check Number 210  
Ward

APPLICATION FOR  
SPECIAL-USE APPROVAL

- I. Tax Parcel Number(s): 012AC-01-012.000  
II. Address of Property Involved: 19037 Pineville Rd.

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
We request that the Long Beach Planning Commission & City Council grant the special usage of the stated property to be used as a transitional home for women.

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? Many women, who are being released from jail and prison, have no resources to establish a productive and healthy life. Transitions Inc. wants to intercept these women upon release and equip them to become productive citizens. This program will be the first of its kind, not only in the city of Long Beach, but also for the whole of Harrison County.
- B. Describe how the special condition discussed above is not the result of action taken by the applicant. Show that the applicant did not cause the need for this request. The applicant is the home-owner (realtor) and desires to sell said property to Transitions Inc. We are supportive of this use for this property. The need for a transitional home for women is a societal problem that none of us created but we all need to be aware and supportive of the solution.
- C. Show that unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? The property is already zoned for this sort of business/multi-family dwelling; C2 and R4. The Bureau of Justice Statistics show that 95% of all incarcerated people return to their communities. Without a transitional home many of the women would become homeless, return to a drug infested home, or otherwise bad situation.
- 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. Two doors down, 19049 Pineville Rd. is being used in a similar way as a group home. We intend to be good neighbors by having very strict guidelines in the selection of women and in the day to day operation of the home. We have house rules, a zero tolerance policy that will ensure that only women who are serious about becoming well-functioning citizens will remain in the program.

MINUTES OF OCTOBER 26, 2017  
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 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. The City of Long Beach will notify, by certified letter, adjacent property owners within 200' (feet), to the requested action identified in this application, using the Harrison County Tax Assessor's Land Roll database.

INCOMPLETE APPLICATIONS MAY DELAY APPROVAL OF YOUR REQUEST. PLEASE SUBMIT ALL REQUIRED DOCUMENTS.

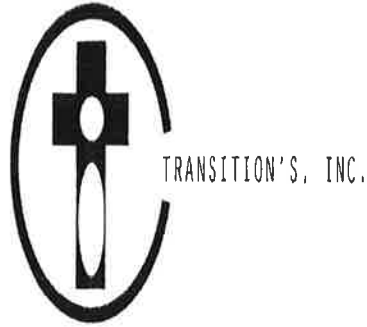
V. OWNERSHIP AND CERTIFICATION:

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 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month (SEE ATTACHED MEETING DATES & DEADLINES.) Receipt of fees does not constitute receipt of a completed application.

*I the undersigned 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. I hereby 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.*

(PRINT) Name of Rightful Owner	Cristy M. Trehern
(PRINT) Name of Agent	Real Estate Solutions
Owner's Mailing Address	P.O. Box 156
Agent's Mailing Address	
City	Biloxi
State	MS
Zip	39533
Phone	228-424-7544 / 228-297-2826
Email address	cmtrehern@gmail.com
(* You may be contact by email regarding your application)	(* You may be contact by email regarding your application)
Signature of Owner	Cristy M. Trehern
Date	10/4/17

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION



We request that the Long Beach Planning Commission grant the special usage of the stated property to be used as a transitional home for women.

Many women, who are being released from jail and prison, have no resources to establish a productive and healthy life. Transitions Incorporated wants to intercept these women upon release and equip and educate them to become productive citizens. This program will be the first of its kind, not only in the city of Long Beach, but also for the whole of Harrison County.

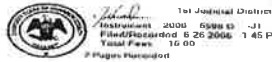
The applicant is the home-owner and desires to sell said property to Transitions Incorporated. We are supportive of this use for this property. The need for a transitional home for women is a societal problem that none of us have created but we all need to be aware and supportive of the solution.

The property is already zoned properly for this sort of business/multi-family dwelling; C2 and R4. We believe that this property would work nicely to accomplish the goal of transitioning women into becoming good citizens. Statistics show that 90% of incarcerated people will one day return to our communities. Without a transitional home, many of these women will become homeless, return to a drug infested home, or otherwise bad environment.

The property owners of the surrounding properties enjoy the rights of housing and conducting of business. TI asks for the very same rights. We ask for no special privileges, but the right to carry on business and residency for this unique set of our society. Based on the square footage, it has been approved for an occupancy of eleven people: ten clients and one housemother. We also intend to use the back acreage to plant a garden and fruit trees to help support the program. This property not only has the bedroom space to house enough women to make the project viable, the acreage has enough space to grow food to supplement the program but the u-shaped driveway is conducive to a well-functioning program.

We would like to call attention to a similar usage of property at <sup>19049</sup>~~22222~~ Pineville Rd. The South Mississippi Regional center is using this property as a group home for mentally challenged men. We want to relieve any question that Transitions intends to be good neighbors. Transitions Incorporated has very strict guidelines, not only in the selection of women to offer this transition program to, but also in the day to day running of the home. This program has house rules and a zero-tolerance policy that will ensure that only women who seriously desire to transition into being law-abiding citizens will remain. Please feel free to inquire for more information.

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION



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, I, P. H. CARRUBBA, as Grantor, do hereby convey and warrant to DOROTHY F. CARRUBBA, as Grantee, my interest in the following described land, together with any improvements situated thereon and all appurtenances and hereditaments thereunto appertaining or in anywise belonging, which said land is situated and located in the City of Long Beach, First Judicial District of Harrison County, State of Mississippi, and which is more particularly described as follows, to-wit:

That certain parcel of land described as beginning at a stake set in the West margin of Three Notch Road (also known as and called Pineville Road) in said City of Long Beach, Harrison County, Mississippi, which stake is Six Hundred Seventeen and Eight-Tenths (617.8) feet West of the corner common to Sections 11, 12, 13, and 14 in Township 8 South, Range 12 West in said county and state, and Fourteen and Five-Tenths (14.5) feet South of the East-West Section Line common to Sections 11 and 14 aforesaid; and from said place of beginning running thence West a distance of Three Hundred Ten (310) feet, thence South a distance of Two Hundred (200) feet, thence East a distance of Four Hundred Two and Five-Tenths (402.5) feet to a stake set in the West margin of said Three Notch Road, thence North 24 degrees 30 minutes West along the said West margin of said Three Notch Road a distance of Two Hundred Twenty and Four-Tenths (220.4) feet to the place of beginning. Being a part of Lot 2 of Seals Addition to the Town of Long Beach according to the map or plat of said Seals Addition on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, and being a part of that same property conveyed to Wm. M. Blake by E. M. Hudson, Jr., by warranty deed dated the 4 day of Oct., A.D., 1945, and recorded in Book 280 on page 418 of the Record of Deeds of Land in Harrison County, Mississippi.

2

This conveyance is made subject to all prior reservations, restrictions, easements and rights of way.

All ad valorem taxes are assumed by the Grantee herein.

This, the 23rd day of June, 2006.

*P. H. Carrubba*  
P. H. CARRUBBA

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

This day personally came and appeared before me, the undersigned authority in and for the aforesaid state and county, the within named P. H. CARRUBBA, who acknowledged that he signed the foregoing instrument of writing, being a Warranty Deed of conveyance to certain real property, on the day and year therein written of his own free and voluntary act and deed.

Given under my hand and official seal of office, this 23rd day of June, 2006.



*Paul M. Newton, Jr.*  
Notary Public

My Commission Expires: 6/26/06

GRANTOR:

P. H. Carrubba  
19037 Pineville Road  
Long Beach, Mississippi 39560  
Tel. No.: (228) 234-4155

GRANTEE:

Dorothy F. Carrubba  
19037 Pineville Road  
Long Beach, Mississippi 39560  
Tel. No.: (228) 234-4155

PREPARED BY AND RETURN TO:

Paul M. Newton, Jr.  
Newton and Hoff, L.L.P.  
Attorneys at Law  
P. O. Box 910  
Gulfport, Mississippi 39502  
Tel. No.: (228) 863-8827

INDEXING INSTRUCTIONS:

Sections 11, 12, 13, and 14, Township 8 South, Range 12 West  
First Judicial District  
Harrison County, Mississippi

PREPARED WITHOUT INSPECTION OF TITLE  
AT PARTIES' REQUEST

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

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The clerk reported that thirteen (13) notices of public hearing were sent by regular mail, to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's office, and the Water Department, 201 Jeff Davis Avenue; 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 **Special Use Permit**.

Cristy Trehern, PO Box 156, Biloxi, MS 39533, has filed an application for a Special Use Permit in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting a special use permit, for the purpose of operating a half-way house in a C-2, General Commercial, zone district. The location of the requested special use permit is 19037 Pineville Road, tax parcel number is 0612C-01-012.000. The legal descriptions as follows:

That certain parcel of land described as beginning at a stake set in the West margin of Three Notch Road (also known as and called Pineville Road) in said City of Long Beach, Harrison County, Mississippi, which stake is Six Hundred Seventeen and Eight-tenths (617.8) feet West of the corner common to Sections 11, 12, 13, and 14 in Township 8 South, Range 12 West in said county and state, and Fourteen and Five-tenths (14.5) feet South of the East-West Section Line common to Sections 11 and 14 aforesaid; and from said place of beginning running thence West a distance of Three Hundred Ten (310) feet, thence South a distance of Two Hundred (200) feet, thence East a distance of Four Hundred Two and Five-tenths (402.5) feet to a stake set in the West margin of said Three Notch Road, thence North 24 degrees 50 minutes West along the said West margin of said Three Notch Road a distance of Two Hundred Twenty and Four-tenths (220.4) feet to the place of beginning. Being a part of Lot 2 of Seals Addition to the Town of Long Beach according to the map or plat of said Seals Addition on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, and being a part of the same property conveyed to Wm. M. Blake by L. M. Hudson, Jr., by warranty deed dated the 4 day of Oct., A.D., 1945, and recorded in Book 280 on page 418 of the Records of Deeds of Land in Harrison County, Mississippi.

The purpose of this proposed request is to promote uniformed development and improve public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above Special Use Permit will be held in the City of Long Beach, Mississippi 39560, Thursday, October 26, 2017, at 5:30 p.m., in the Long Beach City Hall located on 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 OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

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

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

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;

3. That on October 9, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 16 property owners within 160' of 19037 Pineville Road - Tax Parcel No. 0612C-01-012.000 notifying them that a public meeting will be held, October 26, 2017, to consider an application for a Special Use Permit filed by Cristy Trehern.

Given under my hand this the 9<sup>th</sup> of October, 2017.

  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 9<sup>th</sup> day of October 2017.

  
NOTARY PUBLIC

-My Commission Expires-







MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

Lynn Sandberg, came forward to reiterate the application. Submitted for the record the following documentation:

# TRANSITIONS INCORPORATED



TRANSITIONING WOMEN COMING OUT OF JAIL TO  
BE PRODUCTIVE CITIZENS



## THEIR CURRENT CONDITION

According to the Bureau of Justice Statistics, The National Council on Crime and Delinquency, and The National Institute of Justice

- 1/3 of all women who are incarcerated in the world are in the United States
- Mississippi ranks in the top 10 states of incarcerated women; at a rate of 168/100,000
- There are 100-120 women in the Harrison County Jail daily
- The national recidivism rate is 75%
- 95% of all people who become incarcerated will return home one day; 5-7 women every week from the Harrison County Jail.





## OUR VISION

---

- To help women who are being released from incarceration to reform, transform, and grow into contributing members of society.
    1. Assist with document recovery
    2. Gain job and career readiness
    3. Grow spiritually
    4. Obtain educational goals
    5. Develop money/home management skills
    6. Build healthy relationships
- [REDACTED]



## WHY WE DESIRE TO PURCHASE THE PINEVILLE PROPERTY

---

- The home and property is well-suited for our purposes
  - This property is properly zoned and for sale
  - It has close access to a Long Beach church support network
  - Easy access to Long Beach businesses
- [REDACTED]

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**



## COMMONLY ASKED QUESTIONS

---

- Will there be women in the home that have committed a violent crime?
- How will you choose the women for your program?
- Will you have a security system on the premise?
- Will you drug test the women?
- What if a woman does not follow the rules of the house?



TRANSITIONS, INC.

### Operating Procedures and Guidelines

1. Transitions Incorporated will receive applications from the following:
  - a. Females only.
  - b. Mississippi ex-offenders.
  - c. Females who are currently being released from incarceration.
  - d. If the applicant has repeat drug and alcohol convictions, she will be considered after the completion of a drug and alcohol rehab.
  - e. No females with custody of their children.
  - f. No violent, repeat petty theft, and sex offenders.
2. Transitions Incorporated will receive a completed application and signed preapproved permission to conduct a background check.
3. We will conduct an in-person or phone interview
  - a. Ask the interview questions.
  - b. Give a verbal overview of the House Rules.
  - c. Explain Zero Tolerance, Dress Code, and Conduct Review policy.
  - d. Confirm their ability to adhere to the guidelines and rules.
  - e. Communicate the weekly charge of \$90.
  - f. Clarify that the maximum amount of time to participate in the program is six months.
  - g. Explain that we will perform a Conduct Review on a 4-week schedule.
4. The Board of Directors must approve the application, background checks, and the interview in order to proceed.

**MINUTES OF OCTOBER 26, 2017**  
**PLANNING and DEVELOPMENT COMMISSION**

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5. Intake process:
  - a. Make an appointment.
  - b. Conduct a drug and alcohol screening as a baseline for future drug and alcohol testing.
  - c. Meet with two intake personnel to go over the House Rules, Zero Tolerance Policy, Dress Code and Conduct Review. All waiver forms will be explained and signed before the client is assigned a room.
  - d. Document all possessions that are brought to the house. The room will be inspected to confirm its contents.
  - e. Explain that a security video system is in place.
  
6. Exit procedure
  - a. Discuss the reason Transitions Inc. is removing the client.
  - b. Complete an inspection of the room and check against intake inspection.
  - c. Complete exit inventory checklist.
  - d. All parties will sign off on the paperwork.
  - e. Transition Inc. reserves the right to secure police assistance, if necessary.

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**



**House Rules and Guidelines**

1. A weekly rate of \$90 will be collected every Friday.
2. Quiet Hours are from 10pm to 6am, to ensure other clients are not disturbed.
3. Every participant is expected to be looking for a job or working, unless sponsored by someone who is paying your bill. However, obtaining employment is a requirement to remain in the program. The goal is to assist you in obtaining and maintaining employment; functioning in society drug/alcohol free. If employment has not been secured by the second month review your stay will be terminated.
4. Doors are locked at 10pm and reopened at 6am.
  - a. If you are working, you must provide your work schedule to the House Manager. This will assist us in assuring we will be there to unlock the door.
  - b. Allow a reasonable amount of time to get back to the premises.
5. We reserve the right to verify that you are in fact working the schedule you have provided to Transitions Inc.
6. No smoking; this is a smoke free house.
7. No alcoholic products are allowed; (not in the house or off premises). This is for your protection and to assist you in living a successful life.
8. No Drug Products are allowed, (if you have prescription drugs they must be in a secure container and dispensed according to the doctor's instruction.) We will address this area with each person to whom it applies.
9. No cursing, swearing, derogatory speech, or bullying!
10. No outside visitors. The client may earn the privilege to have their children come during the day after the 3-month Conduct Review.
11. The granting of Day or Overnight passes:

Final Revision 3/26/17

**MINUTES OF OCTOBER 26, 2017**  
**PLANNING and DEVELOPMENT COMMISSION**

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- a. At the end of one month review you will be given a 1 Day Pass to see your family.
  - b. After 2 month review you may be granted a Weekend Pass. The Weekend Pass is defined by 5:00 pm Friday to 10:00 pm Sunday. A 3-day pass is 5:00 pm Friday until 10:00 pm Monday.
12. No electronics: Each bedroom will have a clock radio.
- a. No iPads
  - b. No phones
  - c. No personal computers
  - d. After the 3-month Conduct Review, there is a possibility a flip phone may be granted.
13. Rotating Household Duties: Scheduling to be made by House Manager
- a. Cooking dinner (Daily)
  - b. Cleaning kitchen after dinner (Daily)
  - c. Breakfast and lunch is open; clean your dishes after you have prepared your meal.
  - d. Common area: (living room and/or den) (Daily)
  - e. Bathroom(s) (Daily)
  - f. You must clean behind yourself in common areas; no one is going to clean up behind you. When you leave the common area take your belongings with you; when you use the common areas bathroom clean up behind yourself. If you have a private bathroom, you and your roommate will provide a cleaning schedule to the House Manager weekly for approval.
  - g. If for any reason you are unable to fulfill your household duties for the day or week, it's your responsibility to find someone to switch with you; you must inform the House Manager of the changes and get her approval.
14. Schedule your laundry times on sign-up sheet; be mindful of others needing to use the washer and dryer.
15. Keep your room clean and neat on a daily basis.
16. Respect your roommate(s) area; do not touch anything that does not belong to you.
17. Transitions Incorporated has a Dress Code that all clients must follow.  
See Attachment.
18. You will be given a list of programs, teaching and training to assist you in preparation for the following areas; work, parenting, communication skills etc.

Final Revision 3/26/17

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

- a. It is up to each individual to decide which classes in which you would like to participate.
- b. The minimum requirement is at least 30 hours, for the duration.

19. We will be offering transportation to several different local churches. We hope you would like to attend worship services with either one of us. We will also be offering a weekly in-house Bible Study.
20. Transitions, Inc. has a Zero Tolerance Policy that clients must follow.  
See Attachment.





**ZERO TOLERANCE – CAUSE FOR IMMEDIATE REMOVAL**

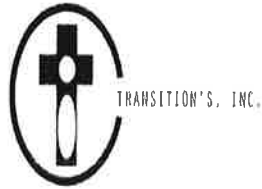
1. Willful destruction of house property.
2. Breaking parole or probation.
3. Positive drug screen results.
4. Alcohol results are positive/proof of alcohol use.
5. Proof of stealing.
6. Violation of House Rules.
  - a. Getting fired from your job/quitting without Transitions Incorporated knowledge or permission.
  - b. Not being at work when you said you were.
  - c. Breaking curfew without permission.
7. Physical fighting you started – proof from surveillance cameras.
8. Sexual Misconduct.

I \_\_\_\_\_ have read and understand that the above list of items will terminate me from the program being offered by Transitions, Inc. I further understand that they are not under any obligation to provide me with transportation when asked to leave the premises. I also understand that should I refuse to leave the premises they have the right to call the local police station and request an officer's assistance.

\_\_\_\_\_  
Client  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Transitions, Inc. Agent  
\_\_\_\_\_  
Date

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**



**Conduct Review Process**

1. If an infraction of the House Rules occurs, within a week, preferably the same day, a counselor will approach the client and explain the infraction. It will also be documented in the client's file using the form below.
2. Each month the client will meet with a counselor to review the month. The counselor will give suggestions to make improvements, if necessary. The client will receive one of the following outcomes from the Conduct Review:
  - a. An OK to continue
  - b. Probation (one month)
  - c. Removal (unimproved conduct at the end of the probationary period)
3. At the second month Conduct Review Transitions, Inc. has the option to dismiss the client if the same and/or other infractions continue. It is left up to the leadership team to decide if the client is sincerely trying to change and therefore given another chance or is unwilling to submit to the leadership and needs to be removed from the program.

Client Name: \_\_\_\_\_

Date	Infraction	Counselor Initials	Client Initials



**Vision Statement**

Our goal is to help women being released from incarceration to reform, transform and grow into contributing and dependable members of society through successful completion of this program.

Our plans include enabling and assisting these women to:

- Achieve education goals
- Gain job and career readiness
- Build healthy relationships
- Develop household readiness
- Understand money management
- Grow spiritually

**Curriculum**

Document Recovery

- ✓ Birth certificate
- ✓ Driver's license
- ✓ Social Security
- ✓ GED

Job Readiness

- ✓ Resume
- ✓ Interview Skills
- ✓ Dress for Success
- ✓ Work Ethics

Relationship Skills

- ✓ Parenting
- ✓ Team Building
- ✓ Conflict resolution
- ✓ Marriage

Money Management

- ✓ Budgeting
- ✓ Checking & Saving

Home Management

- ✓ Cooking, Cleaning
- ✓ Gardening

Spiritual Development

- ✓ Bible Study
- ✓ Church & Sunday School

**Why we need your help!**

I have been a volunteer chaplain to the female inmates at the Harrison County jail for 12 years under the leadership of the Good News Jail & Prison chaplain. In that time, I have sadly watched many of the women return and return again. I have come to understand, at least in part, the reason why.

Upon release, most of the women do not have a support system and the resources needed to reenter our society successfully. As an ex-convict, most struggle to find sufficient paying job to not only pay for living expenses, but to pay the fines and probation fees they have accrued. They find themselves in a no-win scenario. A transition home (halfway house) is what they really need to have a fighting chance to be successful.

At this point, there isn't a single transition home for women in Harrison County. Transitions Incorporated wants to change that. Our desire is to come alongside of women who have a desire to change and to live productive lives. We want to teach them the necessary skills to obtain gainful employment. We also want to teach life skills that will further promote their success.

According to the Bureau of Justice Statistics, 95% of all people who go to prison will be released to come back home. The question is, "How do we want them to come home? Do we want them to come back with no resources, no support, and no healthy options? Or do we want them to have what they need to turn their life around and become productive citizens."

I employ you to be supportive of Transitions Incorporated. We love our community and desire to be good neighbors by helping these ladies reestablish their life with new found principles of healthy living.

Lynn Sandberg

**Ways to support us!**

Prayer Partners

Financial Support

- Monthly Giving
- One Time Gift

Acts of Service

- Drivers
- Weekend House Patient
- Teacher
- House Maintenance
- Yard Work
- Vehicle Maintenance
- Hair Cuts
- Men's Grooming (training required)
- Gardening

Your Donations

- Personal Toiletries
- Paper Products
- Cleaning Supplies
- Laundry Supplies
- Clothing/Shoes
- Stocking the Pantry

Adopt a Room Program



Where some see no hope, we see a new beginning!

**Most Commonly Asked Questions**

Will there be women in the home that have committed a violent crime?

Our policy states that women who have committed any violent crime will not be accepted into the program. We will not accept sex offenders, or repeat petty theft offenders.

How many women will be in the program and how long is the program?

The home on Pineville can accommodate 11 (eleven) women. Ten will be clients and one house-mother. This is a 6-month program. The goal for each woman, upon completion of the program is to have at least \$1,200 in her bank account to secure her own place.

Will you have a security system on the premise?

Yes, we have done research to place a security system on the doors and windows of the house.

What if a woman does not follow the rules of the house?

Upon entering in the program, the women will sign the house rules and zero tolerance policy, acknowledging they understand the rules and will submit to them.

Will you drug test the women?

Yes. We will conduct a drug test upon entering the program. We will conduct random drug testing, as well.

Contact Us

Transitions Incorporated  
 P.O. Box 354  
 Long Beach, MS 39560

Phone: 228-343-4061  
 Alternate Phone: 228-697-0358  
 E-mail: transitionsincorporated@gmail.com  
 Website: transitionsincorporated.com

**Transitions Incorporated**

*Become a part of  
 restoring lives and  
 fostering quality  
 citizenship!*



*Crossing all the i's  
 and  
 Dotting all the i's  
 for women in need*

MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION

Commission Chairman asked for anyone speaking in favor of the request, the following is submitted for the record:

<b>PUBLIC COMMENTS IN FAVOR OF</b>		
SUBJECT MATTER: <u>SPECIAL USE</u>		
ADDRESS: <u>19037 PINEVILLE ROAD</u> Tax Parcel: <u>0612C-01-012.000</u>		
APPLICANT: <u>CHRISTY TREHERN ON BEHALF OF TRANSITIONS INC</u>		
<ul style="list-style-type: none"> <li>➤ All comments shall be directed to the Chairman when recognized.</li> <li>➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted.</li> <li>➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time.</li> <li>➤ Disruption of the public hearing will be cause for removal from the public meeting.</li> </ul>		
	<b>PLEASE PRINT NAME / ADDRESS / PHONE</b>	<b>COMMENT</b>
1	Cristy Trehern PO Box 156, Biloxi, MS 39533 228-297-2826	Definitely in Favor.
2	Jim Drummond 613 Briarwood, Long Beach MS 39560 228-864-8232	Very Much in favor!
3	Kathy Drummond 613 Briarwood LB MS 39560 228-864-8232	Yes! In favor and on the TI Board
4	Delores Ross 320 Rich Avenue Biloxi, MS 39531 228-388-4794	Yes! In favor
5	Evelyn Davids 338 39th Ave D-104 Gulfport MS 39501 (228) 343-4068	Yes definitely yes
6	Ashleigh Pierce 10178 JRD 313 PASS Christian, MS (228) 363-5998	Yes! In Favor
7	Lynn Sandberg 711 Parkwood Drive Long Beach, MS 39560	The women in our community need this program to successfully re-enter our society.
8	BOB SANDBERG 711 PARKWOOD LB (228) 697-0558	
9	KAREN L. VENABLE MARKHAM DR LB	yes
10	LARNE STEPHENS 10 Citadel Circle Long Beach 228-806-3651	Very supportive

City of Long Beach  
 Planning Commission - Public Hearing

Date: October 26, 2017

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

<b>PUBLIC COMMENTS IN FAVOR OF</b>	
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PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 Judy Smith 218-324-9300 4 Pecan Lane LB	yes I am in favor
2 DR EUELYN Reddin 228 224 0221 24033 ONKridge Dr. PC 39591	Much Need for this home
3 Jennife Mcgregor 2012 W 2nd St Apt 16B Long Beach MS 39560	This house is very need
4 Jim Sm. 416 615-613-8017 4 Pecan Lane Long Beach	Yes I am in favor
5 10231 Old Sydney Rd. Pass Christian MS 39571	Yes, I am in favor.
6 Margaret Willis 21866 Sausalito Lizaena Rd	We need this
7	
8	
9	
10	

City of Long Beach  
Planning Commission - Public Hearing

Date: October 26, 2017

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

Commission Chairman asked for anyone speaking in opposition of the request, the following is submitted for the record:

<b>PUBLIC COMMENTS <u>OPPOSED</u></b>		
SUBJECT MATTER: <u>SPECIAL USE</u>		
ADDRESS: <u>19037 PINEVILLE ROAD</u> Tax Parcel: <u>0612C-01-012.000</u>		
APPLICANT: <u>CHRISTY TREHERN ON BEHALF OF TRANSITIONS INC</u>		
<ul style="list-style-type: none"> <li>➤ All comments shall be directed to the Chairman when recognized.</li> <li>➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted.</li> <li>➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time.</li> <li>➤ Disruption of the public hearing will be cause for removal from the public meeting.</li> </ul>		
	<b>PLEASE PRINT NAME / ADDRESS / PHONE</b>	<b>COMMENT</b>
1	LOW Ann Murphy 5059 Beatline Rd, LB 5966	
2	MAURICE WESCOVICH 19029 Pineville Rd	
3	JAY D. SMITH 530 Mocking Bird DR	
4	Debrae Ross dr 326 Rich Avenue dr	
5	Patricia Wescovich-Smith 329 S. Seal Ave. L.B. 2822	
6	Sharon Mesick 19041 Pineville Rd. 228-868-2257	
7	S.C. Mesick 19041 Pineville Rd 868-1453	
8	Dot Lott 19036 Pineville Rd 863-7893	
9	MARIAXNE BERRY 6783145818 19013 PINEVILLE RD	
10	Barbara Wescovich 280-239 19029 Pineville L.B. 2800	

City of Long Beach  
Planning Commission – Public Hearing

Date: October 26, 2017

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

<b><u>PUBLIC COMMENTS OPPOSED</u></b>		
SUBJECT MATTER: <u>SPECIAL USE</u>		
ADDRESS: <u>19037 PINEVILLE ROAD</u> Tax Parcel <u>0612C-01-012.000</u>		
APPLICANT: <u>CHRISTY TREHERN ON BEHALF OF TRANSITIONS INC</u>		
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	<b>PLEASE PRINT NAME / ADDRESS / PHONE</b>	<b>COMMENT</b>
1	Sarah Boyd / 108 Valentine dr / 228-223-3104 18543 Ray Rd	
2	Cheryl A Wescovich 228-547-2838	
3	DOUG SCHEAR 1107 FAIS ST 228 213064	
4	TERRI FRIZZLER Long Beach MS 228-261-7364 317 MEADOWOOD CIRCLE	
5	Pennis For Long Beach MS 228-234-7781 317 MEADOWOOD CIRCLE	
6	Karmen Fitzgerald 669-0554 5124 Gates Ave. LB	
7	Geneva Lalonde 337-218-4795 233 S. Lang Ave	
8	J. Glenn Lalonde 337-945-6986 233 S. Lang Ave	
9	Roz Boyd 108 VALENTINE DR 861-7966	
10	JOE KREBS 1926 Petit CV LONG BEACH MS 39560	

City of Long Beach  
Planning Commission – Public Hearing

Date: October 26, 2017

**MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION**

<b><u>PUBLIC COMMENTS OPPOSED</u></b>	
SUBJECT MATTER: <u>SPECIAL USE</u>	
ADDRESS: <u>19037 PINEVILLE ROAD</u> Tax Parcel <u>0612C-01-012.000</u>	
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PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 <i>Christy Trehern 19 LE Met. + Cove Long Beach</i>	
2 <i>Jeff Gieger 228 337 Seak Av. 223-4033</i>	
3 <i>Vicki Heidingsfelder 211 E. 3rd St. 288 547-8261</i>	<i>opposed</i>
4 <i>Mary Heidingsfelder/Healing Hands Chiropractic 19009 Pineville Rd. Long Beach, MS 39560</i>	
5 <i>Camille Penn 104 Old Savannah Dale, LB MS</i>	<i>Opposed - too many unknowns</i>
6 <i>MARGARET BOND 117 Mount Base LB MS</i>	
7 <i>Don Bond (228-216-6960) 117 Mount Base, LB MS</i>	<i>unknown, no credentials OPPOSED DUE TO DISRUPTIVE ATTITUDE</i>
8	
9	
10	

City of Long Beach  
Planning Commission – Public Hearing

Date: October 26, 2017



MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION

10/25/2017

petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

**PETITIONS**  
 LONG BEACH, MS

*Residents & Businesses Unite!!  
 Keep Long Beach Safe!!*



**Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS**

by: Pamela W  
 Location: Long Beach, MS

211 SUPPORTERS IN LONG BEACH

227 SUPPORTERS

300 GOAL

We, the undersigned residents of and/or business owners/operators in Long Beach, Mississippi, being committed to fostering SAFE AND SECURE NEIGHBORHOODS, are united in our OPPOSITION to the City of Long Beach Planning Commission granting a Special Use Permit for the purpose of Transitions, Inc. or any other group establishing a half-way house or other day or residential program for felons in Long Beach, particularly as proposed to be located at 19037 Pineville Road.

227 SUPPORTERS Local Comments Local Signatures All

Shirley K.  
 Mississippi 2 days ago

<https://www.thepetitionsite.com/takeaction/188/138/012/>

START A PETITION

BROWSE PAMELA

- Edit Your Petition
- Update Your Signers
- Manage Your Signers

65% OF NEW SIGNATUR  
 COME FROM SHARIN

SIGN PETITION

FIRST NAME  
 Pamela  
 LAST NAME  
 Wascovichj  
 EMAIL  
 KeepLBSafe@gmail.com  
 COUNTRY  
 United States  
 STREET ADDRESS

WHY IS THIS IMPORTANT TO YOU? (optional)

Share this petition with friends

don't dis site feedback 3/19

10/25/2017

petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

Deborah C.  
 Mississippi 6 days ago

This could make problems in the community and needs to be put in Gulfport or Biloxi. Larger populated area. Not in a small town like Long Beach.

SEND ✕

Tammy D.  
 Mississippi 6 days ago

No halfway house please in long beach

SEND ✕

Camille P.  
 Mississippi 6 days ago

Impacts my community

SEND ✕

Anne L.  
 Mississippi 6 days ago

We are older and settled; we have stayed in LONG BEACH because it is a safe bedroom community!!

SEND ✕

name not displayed  
 Mississippi 6 days ago

Not in our neighborhood. To many children and vulnerable Seniors. To close to schools and neighborhood s. This should be out from the city.

Deidre G.  
 Mississippi 6 days ago

This is a small town that wants to keep its community safe. This is not what this community wants or needs in it!!!

SEND ✕

name not displayed  
 Mississippi 7 days ago

Safety of the children.

<https://www.thepetitionsite.com/takeaction/188/138/012/>

site feedback 3/19

MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION

10/25/2017 petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

Safety

JAMES K.  
 Mississippi 7 days ago  
 We don't need this in Long Beach  
 SEND ✕

name not displayed  
 Mississippi 7 days ago  
 Keep our neighborhood safe.

name not displayed  
 Mississippi 7 days ago  
 Safety of our families, homes, and businesses

name not displayed  
 Mississippi 7 days ago  
 I live here and plan on my kids living here if it stays as safe as it is now.

brianne j.  
 Mississippi 7 days ago  
 need to keep our town safe.  
 SEND <

name not displayed  
 Mississippi 7 days ago  
 I believe this is an improper location for a halfway house.

name not displayed  
 Mississippi 7 days ago  
 I bought here because the website said it had the lowest crime rate in the state. My second week here 3 palm trees were stolen out of my yard and things taken out of my carport. We will never get young families to move here. Without them the community becomes stagnant.

name not displayed  
 Mississippi 7 days ago  
<https://www.thepetitionsite.com/takeaction/188/138/012/> site feedback 5/19

10/25/2017 petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

NO half-way house in Long Beach! We the citizens and tax payers want to keep our very small city safet

Rayna B.  
 Mississippi 7 days ago  
 I live very close to this proposed house.  
 SEND ✓

Joseph K.  
 Mississippi 7 days ago  
 Safety!!!!  
 SEND ✕

David g.  
 Mississippi 7 days ago  
 I've been through this before in Slidell and Covington. It did not end well for either.  
 SEND ✕

name not displayed  
 Mississippi 7 days ago  
 Long beach needs more family oriented places for people to go. The crime in long beach is already at an all time high! Donr bring any extra baggage tp our beautifuk city!

name not displayed  
 Mississippi 8 days ago  
 This small community does not need more crime and felons. Keep Long Beach Safe for its Citizens!!

name not displayed  
 Mississippi 8 days ago  
 We have enough to deal with at this moment. Keeping our neighborhood safe from the thug kids that are breaking in cars and houses. Our police force is not big enough.

Shannon G.  
 Mississippi 8 days ago  
<https://www.thepetitionsite.com/takeaction/188/138/012/> site feedback 7/19

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

10/25/2017

petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

name not displayed  
Mississippi 9 days ago  
I don't want to see our town knowingly add more of the criminal element to our town. Our neighborhood page on Facebook and surrounding areas already report breakins left and right. We've had friends of ours walk into an active break in. The problem is still prevalent according to our neighborhood Facebook page and surrounding areas. We need to handle what we already have going on and not add to it!

Trudi T.  
Mississippi 9 days ago  
My Granddaughter lives on Mount Bass Street  
SEND

Liberty T.  
Mississippi 9 days ago  
I chose Long Beach because it is a safe city with low crime. Please do not do this. How long has this city fought casinos because of wanting to stay safe and crime free? Casinos would add revenue to our city. This will not. Please choose wisely.  
SEND

name not displayed  
Mississippi 9 days ago  
I moved to Long Beach, a retirement town to raise my daughter in a safe community. I think it is proof that the town would not be a safe place to live with a half-way house for felons in it.

Name n.  
Mississippi 9 days ago  
Big safety concerns for my family.  
SEND

name not displayed  
Mississippi 9 days ago  
There should not be any sort of halfway house in this residential town. There's not near enough work. And there's not near enough resources. Quit putting other people's mistakes in our neighborhood!

Claiborne S.  
<https://www.thepetitionsite.com/takeaction/188/138/012/>

site feedback  
9/19

10/25/2017

petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

STAFF in which to support such an addition to the community. Not in this community. Not if you wish to continue to have people move here or stay here. It is antithesis to all things LB.

Jennifer G.  
Mississippi 10 days ago  
Our city is not a large enough city to carry this type of establishment. We don't even have casinos for the safety and feel of a small town environment. We have the highest taxes and I feel this is the type of business that needs to be in a larger city. They need an area with jobs and a more transient type area for getting to and from work. That is the purpose of a half way house is to get them working again. Long Beach does not have the job force.  
SEND

name not displayed  
Mississippi 10 days ago  
We do not have the resources for 1 Rehabilitation facility in Long Beach. We do not have resources now for people to transport two major cities to work, or to go to doctors appointments. With a rehabilitation center many resources are required and there are not enough opportunities in Long Beach to provide those individuals with the things they need. Unfortunately for someone in recovery they will need access to resources or they will seek other means and those means will come from our community. A halfway house means that members are expected to obtain needed resources within the community to provide them with what they need to survive. We in this community do not have adequate access to resources for current residents with disabilities or lack of transportation leading to relapse for the individual who is attempting to recover.

name not displayed  
Mississippi 10 days ago  
Safety of our families, property depreciation, crime prevention, no felons wanted in our city. Who in their right mind would want this in Long Beach??!!!! Names of Planning Commission members, please.

name not displayed  
Mississippi 10 days ago  
Long Beach is not the correct environment for this type of facility.

Cynthia H.  
Mississippi 10 days ago  
Long Beach is a family oriented community  
<https://www.thepetitionsite.com/takeaction/188/138/012/>

site feedback  
11/19

MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION

10/25/2017 petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

The drugs and theft in Long Beach are already bad enough. Long Beach is too small for that. I already don't feel safe here.

SEND ↵

**Melissa T.**  
 Mississippi 10 days ago

I do not want this one Street over from my house!!!NO

SEND ↵

**Bethany T.**  
 Mississippi 10 days ago

I do not want this by mine or my mom's house!!!

SEND ↵

**name not displayed**  
 Mississippi 10 days ago

We pay high taxes to live here and be safe. This does not belong here

**name not displayed**  
 Mississippi 10 days ago

Something like this doesn't belong in our sleepy little town. !!

**Chris F.**  
 Mississippi 11 days ago

Shouldn't broke the law don't even halfway house for felons and Long Beach

SEND ✕

**Todd T.**  
 Mississippi 11 days ago

Can't believe this is even up for discussion!!

SEND ✕

**name not displayed**  
 Mississippi 11 days ago

I bought a home in Long Beach just over a year ago because of the low crime rate and to get away from Gulfport. This would be within walking distance to my home and work. I would not feel safe with it there.

<https://www.thepetitionsite.com/takeaction/188/138/012/>

site feedback

13/19

2017 petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS

**name not displayed**  
 Mississippi 11 days ago

I want to feel safe and I want my children to be safe! My elderly grandparents live right next door to where this is trying to happen! Please no!

**Laura M.**  
 Mississippi 11 days ago

We moved here partly because of the low crime rate. We love it and would like to see it continue to be safe for all residents and businesses.

SEND ↵

**John S.**  
 Mississippi 11 days ago

We do not need a bunch of supposed rehabed drug addicts walking the streets and where are they gonna go if the place fails...just saying NO

SEND ↵

**name not displayed**  
 Mississippi 11 days ago

Safety concerns

**Jenny W.**  
 Mississippi 11 days ago

I am raising a family in Long Beach.

SEND ↵

**Janis B.**  
 Mississippi 11 days ago

We have property in this neighborhood.

SEND ↵

**Margaret B.**  
 Mississippi 11 days ago

Safety!! I'm all for rehabilitation but not in my back yard!

SEND ✕

<https://www.thepetitionsite.com/takeaction/188/138/012/>

site feedback

15/19

**MINUTES OF OCTOBER 26, 2017**  
**PLANNING and DEVELOPMENT COMMISSION**

- 10/25/2017**      petition: Keep Long Beach Safe - NO HALF-WAY HOUSE FOR FELONS IN OUR NEIGHBORHOODS
- Mississippi      11 days ago  
 Keeping my family and my city safe is my highest priority.  
 SEND ↵
- name not displayed**  
 Mississippi      11 days ago  
 I have a small child and do not want any felons living nearby.
- Alma G.**  
 Mississippi      11 days ago  
 Safety of my family  
 SEND ↵
- Rachel W.**  
 Mississippi      11 days ago  
 I want to keep my town safe  
 SEND ↵
- Lou Ann M.**  
 Mississippi      11 days ago  
 Let Biloxi have them @@@  
 SEND ↵
- name not displayed**  
 Mississippi      11 days ago  
 As much as I believe in helping others, I cannot support a halfway house. There will always be evil when trying to be apart of the greater good. I worry that not all will comply and this will affect our quiet little town that we all know and love.
- Alexis S.**  
 Mississippi      11 days ago  
 Being the fact my fiances murderer is out on bond in long beach roaming the same streets as my children and i, a halfway house would be even more threatening.  
 SEND ↵
- Anne H.**  
 Mississippi      11 days ago
- <https://www.thepetitionsite.com/takeaction/188/138/012/>      **site feedback**      17/19

**PETITION**

We, the undersigned residents of and/or business owners/operators in Long Beach, Mississippi, being committed to fostering SAFE AND SECURE NEIGHBORHOODS, are united in our OPPOSITION to the City of Long Beach Planning Commission granting a Special Use Permit for the purpose of Transitions, Inc. or any other group establishing a half-way house or other day or residential program for felons in Long Beach, particularly but not exclusively as proposed to be located at 19037 Pineville Road.

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Name	Address
1. <i>H.C. Mesick</i>	<i>19041 Pineville Road.</i>
2. <i>Margaret Drumm</i>	<i>385 Seal Ave Long Beach</i>
3. <i>Harry Michael Taylor</i>	<i>332 Seal Ave Long Beach</i>
4. <i>Vicky Drake</i>	<i>337 Seal Ave Long Beach</i>
5. <i>John H.</i>	<i>337 Seal Ave Long Beach</i>
6. <i>William G. Buckle</i>	<i>101 Northwood Dr. " "</i>
7. <i>Louise G. N. Pector</i>	<i>701 Forestone L.B. Ms NO!</i>
8. <i>Charles Pector</i>	<i>701 Forestone Ave Long Beach MS</i>
9. <i>Amogene B. Rutledge</i>	<i>201 Northwood Dr Long Beach 39560</i>
10. <i>William C. Hansen</i>	<i>201 Northwood Dr Long Beach 39560</i>
11. <i>Charles B. Aquille</i>	<i>703 S. Forest Dr. Long Beach 39560</i>
12. <i>John A. Hault</i>	<i>918 Alvarado Dr Rt 39560</i>
13. <i>Wilson R. Hault</i>	<i>" " " " " "</i>
14. <i>Bob Roth</i>	<i>19036 Pineville, L.B.</i>
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MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION

PETITION

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Name	Address
1. <u>Beryl Williams</u>	<u>5052 Berlin Rd Long Beach</u>
2. <u>Alveta K. Taylor</u>	<u>19050 Pineville Road Long Beach</u>
3. <u>Brenda Murphy</u>	<u>317 Meadowood Cir Long Beach MS</u>
4. <u>Tommy P. Quatthorn</u>	<u>124 Richards Ave, LB</u>
5. <u>Tommy Quatthorn</u>	<u>124 Richards Ave, Long Beach</u>
6. _____	_____
7. _____	_____
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19. _____	_____
20. _____	_____

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Name	Address
1. <u>Connie Ott</u>	<u>600 Quarles Ave., Long Beach</u>
2. <u>Lester Ott</u>	<u>600 Quarles Ave., Long Beach</u>
3. <u>Desiree Ott</u>	<u>600 Quarles Ave., Long Beach</u>
4. <u>Betty Valpey</u>	<u>600 Quarles 7077 Longridge Rd</u>
5. <u>Stephanie McElroy</u>	<u>828 Arbor Station Dr Long Beach</u>
6. <u>Christina McElroy</u>	<u>828 Arbor Station Dr Long Beach</u>
7. <u>Niede Mann</u>	<u>309 Twin Lakes Blvd Long Beach</u>
8. <u>Christopher Mann</u>	<u>309 Twin Lakes Blvd Long Beach</u>
9. <u>April Hardy</u>	<u>8 Beau Brumm DR, Long Beach</u>
10. <u>JEN HARDY</u>	<u>8 Beau Brumm DR. Long Beach</u>
11. <u>Brian Ruiz</u>	<u>6 Michael St Long Beach</u>
12. <u>Lorraine Ruiz</u>	<u>1 Michael St. Long Beach</u>
13. <u>Bill Denton</u>	<u>PO BOX 185 Long Beach</u>
14. <u>Larry Casibary</u>	<u>223 Buena Vista Dr Long Beach</u>
15. <u>Kelly Casibary</u>	_____
16. <u>Joseph Robinson</u>	<u>104 Valerie Drive LB</u>
17. <u>James Jones</u>	<u>317 Meadowood Circle Long Beach, MS 39560</u>
18. <u>John Jones</u>	<u>317 Meadowood Circle Long Beach, MS 39560</u>
19. <u>Dee Lee RB</u>	<u>1920 W. G. Road, 39560</u>
20. <u>Shirley Kunt</u>	<u>1920 W. G. Road, 39560</u>

MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

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Name	Address
1. [Signature]	121 Yucca Dr
2. Tony McFinn	5263 Mitchell Rd Long Beach, MS
3. [Signature]	536 Dussore Road 2 39560
4. [Signature]	758 Arbor Shika Dae
5. [Signature]	1098 Jins St LB
6. [Signature]	123 Koyokod-11 Pl LB
7. Robert Gowens	18700 28th Street Apt 314 LB
8. [Signature]	773 Lecher Station LB
9. [Signature]	440 Klondike Road LB
10. [Signature]	440 Klondike Rd LB
11. [Signature]	2118 E Pineville Rd L.B.
12. [Signature]	101 JARMAN DR L.B
13. [Signature]	520 Marking Blvd LB
14. [Signature]	221 Pine Street L.B.
15. Crystal Wescovich	221 Pine Street L.B.
16. Patricia Wescovich-Smith	329 S. Seal Ave LB
17. [Signature]	15552 Simmons Dr
18. [Signature]	19029 Pineville LB
19. [Signature]	19029 Pineville Rd LB
20. [Signature]	19041 Pineville Rd LB

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Name	Address
1. Darrell C. Blair	18461 28th Long Beach MS
2. Betty Blair	18461 28th St. LB
3. [Signature]	73 DE Railroad St RB 39560
4. [Signature]	716 Ch. Nichols Ln LB 39560
5. [Signature]	706 Klondike Rd L.B.
6. [Signature]	413 E 3rd St LB
7. [Signature]	1059 Forest Ave L.B.
8. [Signature]	105 Clover Ave LB
9. [Signature]	730 Greenwood Dr L.B.
10. [Signature]	206 Clover Ave LB
11. [Signature]	730 Buckwood Dr LB
12. [Signature]	5028 Beathum Rd. LB
13. [Signature]	5028 Beathum Rd. LB
14. [Signature]	5207 Mitchell Rd LB
15. [Signature]	5117 Ashley Lane, LB, MS
16. [Signature]	5117 Ashley Lane, LB, MS
17. [Signature]	412 Pine Crest Cir
18. [Signature]	515 Ferguson Ave Apt 4
19. [Signature]	407 Gates Ave
20. [Signature]	425 Gates Ave Long Beach MS

MINUTES OF OCTOBER 26, 2017  
 PLANNING and DEVELOPMENT COMMISSION

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- | Name                         | Address                                    |
|------------------------------|--|
| 1. <del>Marianne Berry</del> | <del>19013 Pineville Rd L.B.</del>         |
| 2. Deborah Kay Heater        | 1221 W. Old Pass Road L.B.                 |
| 3. <del>Billan Weirson</del> | <del>5140 Wilkerson Lane LB MS 39560</del> |
| 4. <del>Janet Weirson</del>  | <del>5140 Wilkerson Lane L.B.</del>        |
| 5. Cheryl Weirson            | 18573 Ray Rd Long Beach MS 39560           |
| 6. Judy Franklin             | 118 Holloway Long Beach MS 39560           |
| 7. Patricia Sparacino        | 1206 Wisteria Lane Long Beach 39560        |
| 8. <del>Tommy Weirson</del>  | <del>19029 Pineville Rd LB MS 39560</del>  |
| 9. <del>Billan Weirson</del> | <del>329 Seal Ave LB MS 39560</del>        |
| 10. Carol Simpson Klard      | 110 Vance Pl.                              |
| 11. Carl S. Klard            | 110 Vance Pl.                              |
| 12. Vandina Wallace          | 6552 Simmons Dr.                           |
| 13. Ronnie Wallace           | 6552 Simmons Dr.                           |
| 14.                          |  |
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- | Name                            | Address  |
|---------------------------------|--|
| 1. Stephen Hysen                | 108 Willow Ln                                    |
| 2. Robert Husband               | 209 + 208 Klondike Rd. L.B.                      |
| 3. Adam Heidingsfelder          | 19009 Pineville Rd L.B.                          |
| 4. JASON WACKER                 | 102 Alyce Place Long Beach                       |
| 5. FRANKY WACKER                | 19079 Pineville Rd. L.B.                         |
| 6. Joseph Weirson               | 18573 Ray Rd L.B.                                |
| 7. Michael J. Weirson Jr        | 18573 Ray Rd. Long Beach                         |
| 8. Len Ann Murphy               | 5052 Beatline Rd Long Beach                      |
| 9. Genia Holder                 | 317 Meadowood Circle - LB                        |
| 10. <del>Janet Weirson</del>    | <del>317 Meadowood Circle - LB</del>             |
| 11. <del>Janet Weirson</del>    | <del>317 Meadowood Circle LB</del>               |
| 12. <del>James Fitzgerald</del> | <del>5124 Gates Ave. L.B. MS</del>               |
| 13. David Hummel                | 22779 Glad Rd. L.B. MS                           |
| 14. Amy Green                   | 627 Charleston Ln Long Beach, MS                 |
| 15. Gloria Crowder              | 98 Park Lane Long Beach MS 39560                 |
| 16. Judy Gorden                 | 98 Park Lane Long Beach MS 39560                 |
| 17. <del>John</del>             | <del>1826 Hickory Dr. Long Beach, MS 39560</del> |
| 18. Lewis C. Stanton            | 1026 Hickory Dr. Long Beach MS 39560             |
| 19. Anne P. Hale                | 20013 Mercedes Ln Long Beach MS 39560            |
| 20. Patricia Weirson            | 329 S. Seal Ave Long Beach MS 39560              |



**MINUTES OF OCTOBER 26, 2017**  
**PLANNING and DEVELOPMENT COMMISSION**

**PETITION**

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Name	Address
1. Jared Makamun	525 Mockingbird Drive
2. Kathy Makamun	523 Mockingbird Drive
3. Douglas Capps	521 Mockingbird Dr. Long Beach
4. [Signature]	519 Mockingbird Dr.
5.	
6.	
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(5)

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Name	Address
1. Camille Peno	704 Old Savannah Dr., LB
2. [Signature]	705 Old Savannah Dr., LB
3. Camille Peno	704 Old Savannah Drive LB
4. [Signature]	704 OLD SAVANNAH DR. Long Beach
5. Jan Cerru	712 Old Savannah DR LB
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MINUTES OF OCTOBER 26, 2017  
PLANNING and DEVELOPMENT COMMISSION

(6)

PETITION

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Name	Address
1. Leigh Anne Biggs	6071 Harvest Ln Long Beach 39560 <i>AK Sign</i>
2. Joe Price, Joe Price	120 Clover Ave Long Beach 39560
3. Mandy Price	122 Clover Ave " " "
4. Jo Lynn Penmore	1217 Via Ten Ray Long Beach 39560
5. <i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>
6. Ken Brown	702 Inwood Dr Long Beach, MS
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\* \*

Upon rebuttal of the issues and questions voiced in opposition, Lynn Sandberg stated the following:

- The home would be staffed with 24 hours, 7 days a week with a trained house mother with the proper credential set forth by the Transitions, Inc. Board.
- Felon to felon interaction would be and will be approved by the client's probation officer.
- Other locations were researched, the proposed current location is the best fit for their needs (location, City, size, zoning).
- The program is very structured, clients will not be allowed to "wonder" the City, anywhere they need to go they are taken by a Transition, Inc. staff member.

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- Discussion have been had regarding the possibility of placing a fence around the property, if needed.
- The clients are not allowed personal vehicles, at the most 3-4 vehicles belonging to staff would be at the property.
- Clients are held accountable to show for work and be good stewards of the community.

\* \* \*

Commissioner Fischer made motion seconded by Commissioner Gundlach and unanimously carried to close the public hearing.

\* \* \*

After considerable discussion Commissioner Seal made motion, seconded by Commissioner Fischer and unanimously carried to table the request until the next regular scheduled meeting, to allow the Commission time to research pertinent information regarding similar facilities.

\*\*\*\*\*

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 26<sup>th</sup> of October 2017, 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 meeting.

There was present and in attendance on said Commission and at the meeting following named persons: Commission Chairman Frank Olaiivar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Eddie Seal, Mike Gundlach, Randy Fischer, and minutes Clerk Veronica Howard.

Commissioner(s) Chris Carrubba and Mark McMillan were absent the meeting.

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

\*\*\*\*\*

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Commissioner Seal made motion seconded by Commissioner Gundlach and unanimously carried to approve the regular meeting minutes of October 12, 2017, as submitted.

\*\*\*\*\*

It came for discussion under unfinished business public and/or private ingress/egress, perpetual easements and rights-of-way.

No action was taken.

\*\*\*\*\*

It came for consideration to schedule a public hearing for a text amendment, amending Ordinance 598, Section 18: Appointment and Terms of Planning Commission Members.

Upon advisement from the Planning and Development Commission Consultant/Advisor Bill Hessell no amendment to this section of Ordinance 598 is needed.

\*\*\*\*\*

It came for discussion under Development and Research available and/or vacant commercial property and buildings.

No action was taken or needed.

\*\*\*\*\*

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

APPROVED:

\_\_\_\_\_  
Commission Chairman, Frank Olaiivar

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Veronica Howard, Minutes Clerk