

MINUTES OF SEPTEMBER 28, 2017
PLANNING 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 28th of September 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 Olavar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Eddie Seal, Mark McMillan, Mike Gundlach, Randy Fischer, and minutes Clerk Veronica Howard.

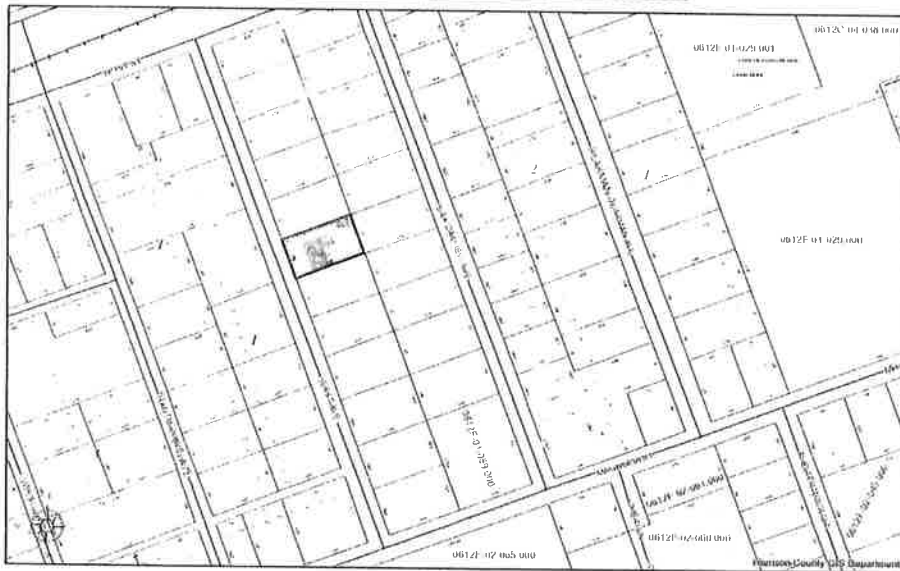
Commissioner Chris Carrubba was absent the public hearing.

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

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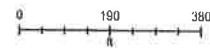
The public hearing to consider a Short-term Rental for property located at 109 East Avenue, tax parcel 0612F-01-075.000 submitted by Ernest and Brenda Batey was called to order:

109 East Ave - Tax parcel 0612F-01-075.000



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED BY THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT GUARANTEED AS TO ACHIEVEMENT OF PROPERTY OR LEGAL OWNERSHIP.
ALL COUNTY TAX ASSESSORS
MAP DATE: September 29, 2017



MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION:											
ADDRESS: <u>109 East Ave.</u>		Tax Parcel # <u>0612F-01-075, 200</u>									
<small>(Location of Short-Term Rental)</small>											
OWNER'S INFORMATION:											
Property Owner's Name: <u>Ernest Batey & Brenda Batey</u>											
Property Owner's Address: <u>106 East Ave., Long Beach, MS 39560</u>											
Property Owner's Mailing Address, if different from above:											
<div style="display: flex; justify-content: space-between;"> City State Zip </div>											
Property Owner's Phone No: <u>228 437 4968</u> Email Address: <u>yetab1917@msn.com</u> <u>e.King.BATEY@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?											
PROPERTY MANAGER INFORMATION:											
Property Manager's Name: <u>King & Brenda Batey</u>											
Property Manger's Address: (Must be a local contact)											
<div style="display: flex; justify-content: space-between;"> <u>106 East Ave</u> <u>Long Beach MS</u> <u>39560</u> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> City State Zip </div>											
Property Manager's Phone No: <u>228 437 4968</u> Email Address: <u>yetab1917@msn.com</u> <u>e.King.BATEY@gmail.com</u>											
PLEASE PROVIDE THE FOLLOWING:											
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>1345-0257</u> <input checked="" type="checkbox"/> Recorded Warranty Deed <input checked="" type="checkbox"/> Parking Rules & Plan <input checked="" type="checkbox"/> Trash Management Plan • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> Proof of Liability Insurance, which included short term rental coverage 											
ADDITIONAL INFORMATION:											
<ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 											
AFFIDAVIT											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.											
PRINT NAME: <u>ERNEST BATEY</u>	SIGNATURE: <u>Ernest Batey</u>	DATE: <u>8/28/17</u>									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy: <u>6 persons</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</u>								
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: _____		Date: _____									
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>8/30/17</u>									
COMMENTS:											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date Received: <u>8/28/2017</u></td> <td style="width: 50%;"></td> </tr> <tr> <td>Agenda Date: <u>9/28/2017</u></td> <td></td> </tr> <tr> <td>Amount Due/Paid: <u>\$200.00</u></td> <td></td> </tr> <tr> <td>Check #: <u>2010</u></td> <td></td> </tr> </table>				Date Received: <u>8/28/2017</u>		Agenda Date: <u>9/28/2017</u>		Amount Due/Paid: <u>\$200.00</u>		Check #: <u>2010</u>	
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Amount Due/Paid: <u>\$200.00</u>											
Check #: <u>2010</u>											

MINUTES OF SEPTEMBER 28, 2017 PLANNING COMMISSION

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Kingfish Beach Retreat Long Beach, Mississippi 39560

Thank you for selecting our "Kingfish Beach Retreat". Please read and send us an e-mail that you agree to the terms lease agreement following the directions below.

The Booking Guest must send us an e-mail stating that: "he/she is over the age of 21 and has read & agrees to all the terms of the lease agreement. And that any guest over the age of 18 also agrees with the terms of the contract". Note: Just copy and paste the underlined statement to the e-mail then put your name. Thank You

We make every effort to ensure your check-in time is upheld but however sometimes unforeseen issues may delay check-in. Thank You

Thank you again and now enjoy the beauty of the Mississippi Gulf Coast and our Kingfish Beach Retreat.....have fun,

Sincerely,

Brenda and King Batty (owners)
Harold Peterson (on-line manager)

Lease Agreement

Check-in Time: 4:00 pm or 1600 hrs, Check-out Time: 11:00 am or 1100 hrs.

This is a NON SMOKING unit.

PETS: are not permitted without the written consent of owner. Any pet allowed, with written consent prior to booking, will be imposed fees/deposits and Pet Agreement. If pet is taken onto property without written consent to guest or visitor of guest the \$250.00 security deposit could be forfeited by the guest due to violation of lease agreement.

MAXIMUM OCCUPANCY: Maximum number of overnight guests is limited to six (6) persons. Owner reserves the right to refuse access to guest and/or guests in excess of six (6) persons upon arrival or during the occupancy and/or assess additional fees. Any waiver of this policy must be agreed upon by owner prior to lease agreement in writing.

DAILY HOUSEKEEPING: Is not provided. While linens and bath towels are included

with the cottage, daily maid service is not provided. We do not permit towels or linens to be taken out of the cottage with the exception of some beach towels in the cottage....we recommend all guests bring their own beach towels. Since there is a washer and dryer within the cottage, the guests at any time during their stay may use them for their needs. For stays 7 days or longer guest can request housekeeping for a fee. Please contact us for the amounts.

SECURITY DEPOSIT: The security deposit must be paid prior to all Check-ins. The Security Deposit is required by our insurance carrier and is non-negotiable. The security deposit will be refunded to the guest within 30 days of Check-Out. In most cases the deposit will be refunded sooner once the property is inspected by the Cottage Manager. The Owners do reserve the right to collect any funds for the following:
(1) Lost or misplaced keys for cottage could result in a \$10 or more charge. Please keep track of keys for security reasons, etc.
(2) Damage to cottage or its contents, beyond normal wear and tear.
(3) Charges incurred due to contraband, pets, unlawful activities or any unforeseen issues.
(4) Theft of any property or product associated with the grounds of the cottage.
(5) Eviction charges incurred by the owner, representative of the owner or local law enforcement.

Please leave the premises as you found it. Guests will be responsible for any damages caused directly or indirectly by themselves or their guests during the stay. *We will charge for any damage or missing items. (please notify owners to any problems or issues at the time of check-in). example: We are not concerned if your three year old breaks a glass but please let us know! We will submit to the Guest an itemized list of any lawful deductions and damages that have been determined within 14 days of departure.

RATE CHANGES: Future rates subject to change without notice.

CANCELLATION POLICY: On Daily/Weekly Rentals, full refund if requested cancellation is within 30 days of arrival or check-in dates. A cancellation fee of \$200 can be charged if the request is less than 30 days before those dates. Please address the cancellation with the owner.
On Monthly Rentals, full refund if requested 30 days prior to arrival or check-in dates. A \$500 cancellation fee can be charged if requested less than 30 days prior to check-in or arrival date. Please address the cancellation with owner. No refunds for late arrival or early departure.

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

STORM/WEATHER OR EMERGENCY POLICY: If a catastrophe (hurricane, tropical storm, tornado, earthquake, flood, hail, etc.) or in the case of an emergency (riot, war, unlawful acts of others) that would impair a vacation, injures the guest or damages/destroys the guests' personal property the owner is not responsible and not responsible for any of the following:

*Finding alternate lodgings
*Financial losses related to transportation or alternate lodging for the guests
*Medical, legal fees, etc. that might result due to the event or activity listed above suffered

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by the guests

If on the day that the rental is scheduled to begin, the property is uninhabitable or the property is not reachable by the usual means of transportation or access to the property by visitors is prohibited by authorities the owners will refund the guest all monies received relating to the lease. If the situation listed above occurs during the leased period the guests will be refunded at the pro-rated amount.

TRAVEL INSURANCE: We highly recommend all guests purchase travel insurance.

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

By signing or E-Signing, I/We Agree to All Terms and Conditions of This Agreement



RENEWAL DECLARATION PAGE
AMERICAN MODERN SELECT INSURANCE COMPANY
DWELLING POLICY DECLARATIONS

POLICY NUMBER: 0850046886958

NAMED INSURED:
ERNEST K BATEY JR BRENDA BATEY
106 EAST AVE
LONG BEACH MS 39560-5912

AGENT 302619:
IVANTAGE SELECT AGENCY INC
PO BOX 5323
CINCINNATI OH 45201

084050

MAIL TO: N085 302619 0046886958 23 T60
ERNEST K BATEY JR BRENDA BATEY
106 EAST AVE
LONG BEACH MS 39560-5912

BROKER 084050:
GULF SOUTH INSURANCE AGENCY INC
304 E RAILROAD ST
LONG BEACH MS 39560
PHONE: (228) 864-0222

POLICY PERIOD:
FROM: MAR 30, 2017 TO: MAR 30, 2018
12:01 A.M. STANDARD TIME
AT INSURED PROPERTY ADDRESS

INSURED PROPERTY:
109 EAST AVE
LONG BEACH MS 39560-5911

LIENHOLDER 1:
NONE

UNIT	OCCUPANCY	CONSTRUCTION TYPE	NO. FAMILIES	NO. STORIES	PROTECTION CLASS	TERR
1	RENTAL	MASONRY	ONE FAMILY	ONE STORY	06	62

THIS POLICY PROVIDES ONLY THE FOLLOWING COVERAGES FOR THIS UNIT:

SECTION	ITEM	COVERAGE	LIMIT	PREMIUM
1	COVERAGE A	DWELLING (DP-1), FIRE & EXT. COV.	\$100,000	\$1,187.00
1	DEDUCTIBLE	SUBJECT TO ALL PERILS *	\$2,500	
1	DWELLING	TERRORISM - PROPERTY	INCL.	
1	COVERAGE C	PERSONAL PROPERTY, FIRE & EXT. COV	\$3,000	\$58.00
1	DEDUCTIBLE	SUBJECT TO ALL PERILS	\$2,500	\$118.00-
2		PREMISES LIABILITY - EA. OCC.	\$100,000	\$70.00
2		PREMISES MED PAY EA. PERSON	\$500	
2		PREMISES MED PAY EA. OCC.	\$25,000	
2		MOLD COVERAGE	\$50,000	
2		TERRORISM - PREMISES LIABILITY	INCL.	
1	SETTLEMENT	DWELLING FULL REPAIR COST		

MINIMUM WRITTEN AND/OR EARNED MAY APPLY TOTAL PREMIUM \$1,197.00

****THIS POLICY DOES NOT INCLUDE VANDALISM AND MALICIOUS MISCHIEF COVERAGE.***

IF YOU CANCEL THIS POLICY EARLY, A MINIMUM EARNED PREMIUM OF \$100 MAY APPLY.

THIS POLICY CONTAINS A FLOOD EXCLUSION. FLOOD COVERAGE MAY BE PURCHASED

(CONTINUED ON REVERSE SIDE)

ENDORSEMENT FORMS APPLICABLE TO THIS POLICY									
71881	07/93:	72539	12/06:	72670	05/11:	73253	03/00:	73339	07/02:
DF003	05/06:	IN265	08/13:	IN614	04/09:	PL023	12/03:	PL600	03/06:
PLS00	08/06:	PLY00	02/08:	S2001	07/88:	SDA23	10/09:	SDC00	03/03:
SDN30	02/06:	SDY00	02/08:	IN150	06/12:	DWC23	11/13:		

BILL TO INSURED
DATE PREPARED: FEB 23, 2017
FORM NO. 0110-4269 (05/82)

INSURED'S COPY

TRASH MANAGEMENT PLAN 109 EAST AVE

THE GARBAGE AND RECYCLING CARTS ARE PICKED UP ON MONDAY OF EACH WEEK. IF YOU ARE IN HOUSE THAT DAY PLEASE PUT CARTS OUT YOU HAVE USED BY SIDE OF ROAD. IF YOU CHECK OUT MORE THAN A DAY BEFORE PICK UP OWNER WILL PUT CARTS OUT. A RECYCLING GUIDE HAS BEEN PUT ON FRIGER TO HELP TO KNOW WHAT TO PUT IN EACH CART.

PARKING RULES 109 EAST AVE

OUR HOME IS SET UP FOR FOUR (4) CARS MAXIMUM. THREE CARS (3) IN DRIVEWAY AND ONE (1) IN GRASS ON NORTH SIDE OF DRIVEWAY. NO OVERNITE PARKING ON OR IN GRASS ON STREET. THESE RULES ARE IN PLACE IN CASE EMERGENCY VEHICLES NEED TO TRAVEL EAST AVE.

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

BOOK 789 PAGE 91

MARRIAGE 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, and the assumption of the certain Deed of Trust in favor of COAST FEDERAL SAVINGS AND LOAN ASSOCIATION the undersigned WILLIAM H. DAVIS

and MARY ANN BIRCHAM do(es) hereby sell, convey and warrant unto E. KING BATEY, JR. and wife, BRENDA A. BATEY, as Joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property being located and situated in the State of Mississippi, County of Harrison to-wit:

A parcel of land situated in the City of Long Beach, Harrison County, Mississippi, more particularly described as: Beginning on the East margin of East Avenue and the South margin of Railroad Street and run South along the East margin of said East Avenue a distance of 374.6 feet to the center of said Railroad Street; thence run East a distance of 130 feet; thence South a distance of 75 feet; thence West a distance of 130 feet to the East margin of East Avenue; thence run North along the said East Avenue a distance of 75 feet to the point of beginning. Being lot 8 of Johnson Second Survey of Lot 8, HENDERSON-SIMPSON-HEWES SURVEY, Book 443, page 446 and Book 466, pages 133-136, Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements, and prior reservation of any oil, gas, minerals and other rights. THE GRANTOR(S) herein assign unto the Grantee(s) all funds held in escrow by COAST FEDERAL SAVINGS AND LOAN ASSOCIATION, affecting subject property. TAXES for the current year have been prorated as of this date and assumed by the Grantee(s) herein.

EXECUTED this the 24th day of December, 1974

William H. Davis
WILLIAM H. DAVIS
Mary Ann Bircham
MARY ANN BIRCHAM

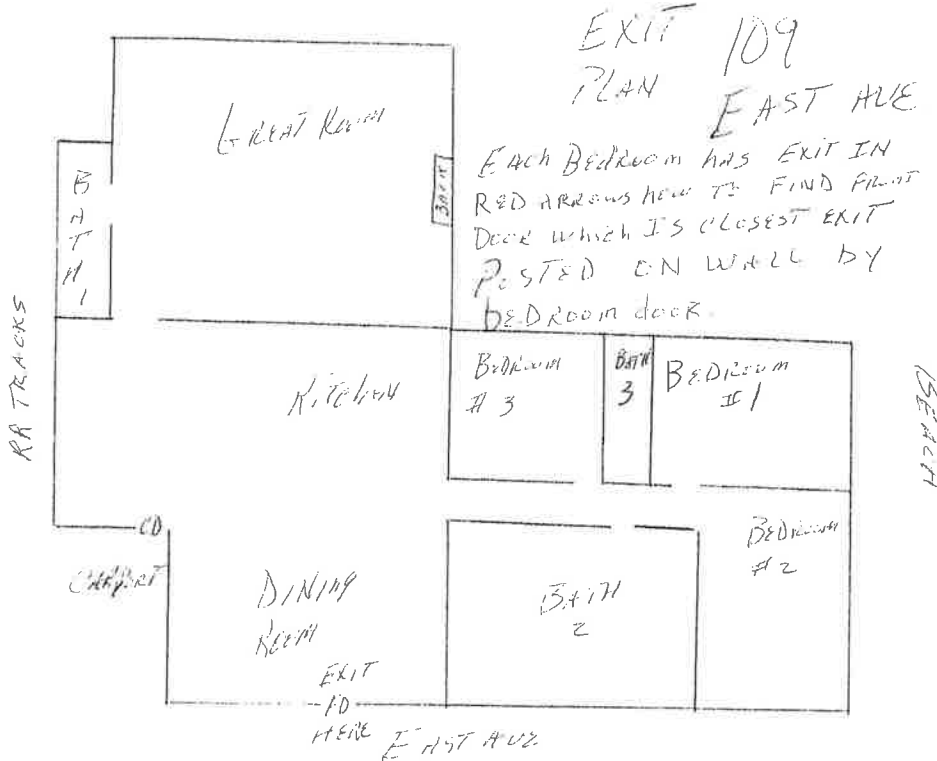
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within-named WILLIAM H. DAVIS and MARY ANN BIRCHAM who acknowledged to me before me that they signed and delivered the foregoing instrument of writing on the day and in the year therein mentioned.

WITNESS my hand and official seal of office on this the 24th day of December, 1974

My Commission Expires 10-22-78
STATEMENT OF FEES
Notary Public
Notary Seal

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT.
I, Notary Public, do hereby certify that this instrument was read and explained to the said parties and they understand the contents thereof and executed the same freely, voluntarily and without duress, fraud, coercion or undue influence.
Notary Public
Notary Seal



MINUTES OF SEPTEMBER 28, 2017
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The clerk reported that nineteen (19) notices of public hearing were sent by regular mail, to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's office, and the Water Department, 201 Jeff Davis Avenue; 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**.

Ernest King and Brenda Batey, 106 East Avenue, Long Beach, MS 39560 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 109 East Avenue, Long Beach, Mississippi 39560, tax parcel number 0612F-01-075.000. The legal description is as follows:

A parcel of land situated in the City of Long Beach, Harrison County, Mississippi, more particularly described as: Beginning on the East margin of East Avenue and the South margin of Railroad Street and run South along the East margin of said East Avenue a distance of 374.6 feet to the point of beginning; thence run East a distance of 130 feet; thence South a distance of 75 feet; thence West a distance of 130 feet to the East margin of East Avenue; thence run North along the said East Avenue a distance of 75 feet to the point of beginning. Being Lot R of Johansen Second survey of Lot 54, HENDERSON-SHIPMAN-HEWES SURVEY, Book 443, Page 446 and Book 466, pages 135-136, Harrison County, Mississippi.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, September 28, 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 SEPTEMBER 28, 2017
PLANNING 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 August 30, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 19 property owners within 200' of 109 East Avenue - Tax Parcel No. 0612F-01-075.000 notifying them that a public meeting will be held, September 28, 2017, to consider an application for a Short-term Rental filed by Ernest King and Brenda Batey.

Given under my hand this the 30th of August 2017.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 30th day of August 2017.

-My Commission Expires-


NOTARY PUBLIC



5160®

Easy Peel™ Address Labels
Band along line to expose Pop-up Edge®

Go to avery.com/templates
Use Avery Template 5160

ERNEST KING & BRENDA BATEY
106 EAST AVE
LONG BEACH MS 39560

HEATHER CARNOCKI
119 OAK VIEW AVE
LONG BEACH MS 39560

JAMES & LORRAINE HEVERLING
110 OAK VIEW AVE
LONG BEACH MS 39560

PATRICIA HUDSON
112 EAST AVE
LONG BEACH MS 39560

LEONARD & ALICE HUFF
114 EAST AVE
LONG BEACH MS 39560

MATTHEW & KIMBERLY IRWIN
104 OAK VIEW AVE
LONG BEACH MS 39560

ENNIS & ANN JOHNSON
27176 W DUBUISSON RD
PASS CHRISTIAN MS 39571-9753

WINNIE LOIS JONES
108 EAST AVE
LONG BEACH MS 39560

GREGORY & SUSAN LAMBERG
113 EAST AVE
LONG BEACH MS 39560

WILLIAM & ZOE MATHIS
108 OAK VIEW AVE
LONG BEACH MS 39560

KIM MARIE MATTOX
113 OAK VIEW AVE
LONG BEACH MS 39560

WILLIAM & LYDIA PERRIN
503 CAROL AVE
EL DORADO AR 71730

WILLIAM & JEAN PHILLIPS
105 EAST AVE
BILOXI MS 39531

MARISSA PIERRE
125 TRAUTMAN AVE
LONG BEACH MS 39560

NANCY PURCHNER
115 EAST AVE
LONG BEACH MS 39560

RICHARD & LYNN SHEPLER
118 OAK VIEW AVE
LONG BEACH MS 39560

DAVID SMITH
708 SUMMIT LAKE CT
KNOXVILLE TN 37922

KATHERINE TILLMAN
107 EAST AVE
LONG BEACH MS 39560

JANRAN & SAN TOM
602 CHARLESTON LN
LONG BEACH MS 39560

PHILLIP WINCHESTER
111 OAK VIEW AVE
LONG BEACH MS 39560

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

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 Brachett 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. 133 No. 333 dated 1 day of Sept, 20 17
- 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 Brachett

Clerk

Sworn to and subscribed before me this 1 day of Sept, A.D., 20 17

Maria 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 XIX of the Comprehensive Long Beach Unified Land Ordinance 606 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.
Smart King and Branda Bailey, 100 East Avenue, Long Beach, MS 38650 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 100 East Avenue, Long Beach, Mississippi 38650, tax parcel number 02167-01-075-000. The legal description is as follows:
A parcel of land situated in the City of Long Beach, Harrison County, Mississippi, more specifically described as beginning on the East margin of East Avenue and the South margin of Railroad Street and run South along the East margin of said East Avenue a distance of 874.6 feet to the point of beginning thence run East a distance of 150 feet thence South a distance of 75 feet thence West a distance of 150 feet to the East margin of East Avenue, thence run North along the said East Avenue a distance of 75 feet to the point of beginning, being Lot # of Johannsen Second survey of Lot #4, HENRIERRE/CHESHAM/HARRIS/SHREVEY, Book 443, Page 443 and Book 460, pages 128-130, Harrison County, Mississippi. A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 38650, Thursday, September 28, 2017 at 6:00pm, in the Long Beach City Hall Meeting Room located at 201 Jill Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
Ad signed
Chairman
Planning Commission
ADV 1, 17/16

MINUTES OF SEPTEMBER 28, 2017 PLANNING COMMISSION

Mr. Batey came forward to reiterate his application. He stated that he had received and read the Short-term Rental Ordinance #622, Mr. Batey stated that he has meet or exceeded all the requirements.

* * *

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

* * *

Commission Chairman called for anyone speaking in opposition of the request, no one came forward to be heard.

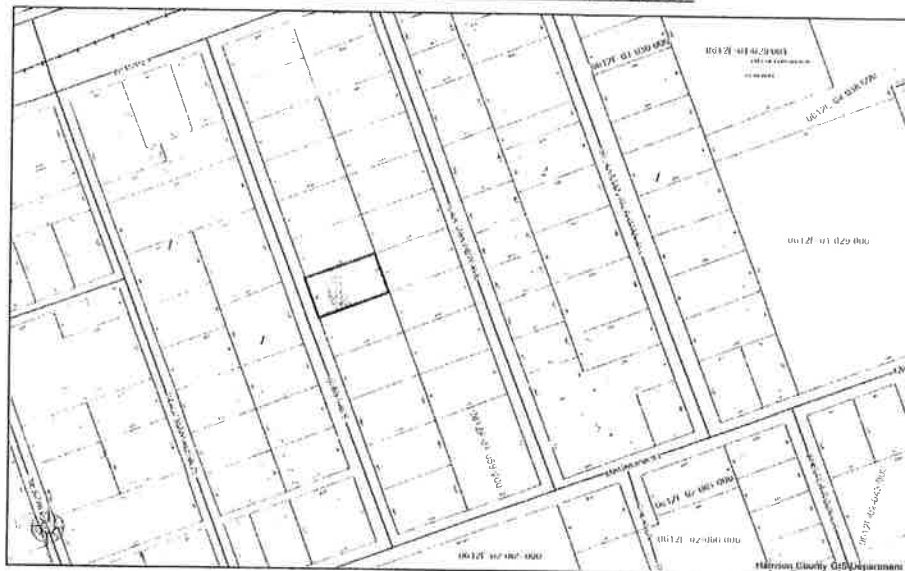
* * *

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

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

The 2nd public hearing to consider a short-term Rental for property located at 111 East Avenue, tax parcel 0612F-01-076.000 submitted by Charles and Ruth McKay, was called to order:

111 East Ave - Tax parcel 0612F-01-076.000



HARRISON COUNTY, MISSISSIPPI
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSIGNMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION OR RECORDED BY THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR EXISTING RIGHTS.
MAP DATE: September 28, 2017

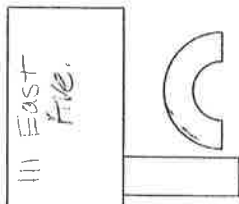


**MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION**

Parking Rules and Plan For 111 East Ave. Long Beach, MS

There are 3 parking spots in circular driveway and one on north side in front of carport.

A maximum of four vehicles. No overnight parking on street and no parking in front of fire Hydrant.



CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1538	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>111 East Ave. Long Beach</u> (Location of Short-Term Rental) Tax Parcel # <u>0002F-01-076-000</u>							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Charles, Ruth McKay</u>							
Property Owner's Address: <u>995 South Field St, Lakewood Co</u> <u>80224</u>							
Property Owner's Mailing Address, if different from above: _____							
City _____ State _____ Zip _____							
Property Owner's Phone No: <u>720-320-6579</u> Email Address: <u>Aspire.thru.ms@outlook.com</u>							
Is there a homeowners' association for the neighborhood? <u>NA</u> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>King Batey</u>							
Property Manager's Address: (Must be a local contact) <u>104 East Ave, Long Beach</u> <u>MS</u> <u>39560</u>							
Property Manager's Phone No: <u>228-437-4968</u> Email Address: <u>vetab1917@msn.com</u>							
City _____ State _____ Zip _____							
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> Mississippi Sales Tax ID # <u>447333 1345-8394</u> Recorded Warranty Deed Parking Rules & Plan Trash Management Plan Copy of Proposed Rental Agreement Proof of Liability Insurance, which included short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> OWNERSHIP: Please provide a recorded warranty deed FEE: \$200, non-refundable application fee, plus mailing cost \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). INCOMPLETE APPLICATIONS will not be processed. 							
AFFIDAVIT							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS 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>Ruth McKay</u>	SIGNATURE: <u>Ruth McKay</u>	DATE: <u>8/28/17</u>					
BELOW IS FOR OFFICE USE ONLY							
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: _____		Date: _____					
Fire Inspector Signature: _____		Date: _____					
COMMENTS: _____							
<table border="1"> <tr> <td>Date Received: <u>9/5/2017</u></td> </tr> <tr> <td>Agenda Date: <u>9/28/2017</u></td> </tr> <tr> <td>Amount Due/Paid: <u>\$ 200.00</u></td> </tr> <tr> <td>Check #: <u>110/113</u></td> </tr> </table>				Date Received: <u>9/5/2017</u>	Agenda Date: <u>9/28/2017</u>	Amount Due/Paid: <u>\$ 200.00</u>	Check #: <u>110/113</u>
Date Received: <u>9/5/2017</u>							
Agenda Date: <u>9/28/2017</u>							
Amount Due/Paid: <u>\$ 200.00</u>							
Check #: <u>110/113</u>							

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

Trash Management Plan

Trash cans are placed on street early Monday morning for pickup.

Once the cans are emptied King Batey, Susie Lamberg or housekeeper Debbie Parkman will put can back on the side of the home.



ESSEX INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

POLICY NUMBER: 3DZ5037 "X" If Supplemental Declarations Is Attached

RETROACTIVE DATE	
THIS INSURANCE DOES NOT APPLY TO "BODILY INJURY", "PROPERTY DAMAGE" OR "PERSONAL AND ADVERTISING INJURY" WHICH OCCURS BEFORE THE RETROACTIVE DATE, IF ANY, SHOWN BELOW.	
RETROACTIVE DATE:	NONE
(ENTER DATE OR "NONE" IF NO RETROACTIVE DATE APPLIES)	

LIMITS OF INSURANCE	
General Aggregate Limit (other than Products/Completed Operations)	\$ 1,000,000
Products/Completed Operations Aggregate Limit	\$ Included
Personal and Advertising Injury Limit	\$ 500,000 Any One Person or Organization
Each Occurrence Limit	\$ 500,000
Damage to Premises Rented to You Limit	\$ 100,000 Any One Premises
Medical Expense Limit	\$ 1,000 Any One Person

ALL PREMISES YOU OWN, RENT OR OCCUPY	
Loc No.	ADDRESS OF ALL PREMISES YOU OWN, RENT OR OCCUPY
01	111 EAST AVE. LONG BEACH MS 39560

CLASSIFICATION AND PREMIUM								
Loc No.	Code No. Classification	Rating Basis	*Premium Basis	Other Basis	Rate		Advance Premium	
					Pri/Co	All Other	Pri/Co	All Other
01	63010	0	1	DWELLING	INCLUDED	\$8.45	\$ INCLUDED	\$ 400.00 MP
DWELLINGS - ONE-FAMILY (LESSOR'S RISK ONLY)								
							\$	\$
							\$	\$
*(a) Area *(c) Total Cost *(m) Admissions *(p) Payroll *(s) Gross Sales (u) Units *(r) Gross Receipts (e) Each (o) Other <u>DWELLING</u>							Total Advance Premium	\$ 400.00
Premium Basis identified with a "*" is per 1000 of selected basis.								

These declarations, together with the Common Policy Conditions and Coverage Form(s) and any Endorsement(s), complete the above numbered policy.

FORMS AND ENDORSEMENTS
SEE FORMS SCHEDULE - MDIL 1001

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

X

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255-0023

002866.695906.487373.4522 1 MB 0.419 530
[Barcode]



RUTH A MCKAY
A SHORE THING
995 S FIELD ST
LAKEWOOD CO 80226

002866

Date of this notice: 09-13-2016
Employer Identification Number:
81-3785795
Form: SS-4
Number of this notice: CP 575 G

For assistance you may call us at
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-3785795. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is MCKA. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. Thank you for your cooperation.

STATE OF MISSISSIPPI
RETAIL SALES TAX PERMIT

Issued To: RUTH ANN MCKAY
995 S FIELD ST
LAKEWOOD CO 80226-4112

Permit Number: 200-02033-2
Sales Account: 1345-8394
Business Name: A SHORE THING COTTAGE

Permit Location:
111 EAST AVE
LONG BEACH, MS 39560

This permit authorizes the holder to engage in the business of selling tangible personal property or performing services from the permit location.

The permit holder may purchase materials or services for resale exempt from tax. Purchases of property or services for the use by the permit holder are not exempt from tax.

This permit is issued as a privilege to operate the above named business in Mississippi. The condition of this privilege is that the holder must collect, report, and pay all taxes due by law. The permit holder is required to keep adequate records that are available for inspection by the Department of Revenue at any time.

This permit is not transferable. You must obtain a new permit if there is a change of ownership, location or business name.

The permit is issued in accordance with Title 27, Chapter 65, Mississippi Code of 1972 and is valid until cancelled or revoke for cause.

Letter ID: L0377764224
Date Issued: September 08, 2016

Issued By: Herb Frierson
Herb Frierson, Commissioner

NOT TRANSFERABLE

This permit shall not make lawful any act or thing declared to be unlawful by the State of Mississippi.

200-1002033-000000000000000000000000



MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between Ruth Mckay ("Homeowner") and _____ ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located at:

____ 111 East Ave. Long Beach, MS 39560 _____

The property is furnished and includes _____ Linens, Bath towels, beach towels, kitchen cooking items

Rental Party: The rental party shall consist of Guest and the following persons:

3. **Maximum Occupancy:** The maximum number of guests is limited to 7 persons. And additional charge or per person per night for guests in addition to _____ will be assessed.

4. **Term of the Lease:** The lease begins at 3 p.m. on _____ September 1, 2017 _____ and ends at September 4, 2017 _____ 11 a.m. on _____, 2017 _____.

5. **Minimum Stay:** This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 3 days, the guest will be charged the \$111.00 rate.

6. **Rental Rules:** Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. **Access:** Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. **Security Camera:** A Exterior camera is mounted on the exterior of home for home security and your protection. Please do tamper or disconnect or move camera! If damage or repairs are needed it will be deducted from deposit.

Booking Confirmation

Dear _____,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay. Please visit _____ for local information.

The property is located at:

111 East Ave.
Long Beach, MS 39560
Phone 720-320-6579

Your confirmation is as follows:

Check-in date: September, 2017 after 3:00 pm (No early check-in please)

Check-out date: September, 2017 by 11:00 am

Number of adults: _____

Number of children: _____

Your deposit of \$ _____ 250.00 _____

Rental rate and fees are as follows:

\$ _____ 111.00 _____ per night x _____ nights = .00

Cleaning fee \$.00

Sales Tax & Fees \$ _____

deposit \$250.00 returned within 10 days if no damage

TOTAL \$ _____

Please sign and return the attached rental agreement within 48 hours

Thanks, and have a great vacation!

____ Ruth Mckay _____

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

9. Rental Rate and Fees

a. Deposit: A deposit of \$ 250.00 is due at least ___ days prior to the Check-In Date.

The deposit is for security and shall be refunded within 10 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate. Payment in full of the following fees shall be due within ___ days of the Check-in Date:

\$ 111.00 per night x ___ nights =	\$.00
Cleaning fee	\$.00
Sales Tax & fees	\$
deposit	\$.00
TOTAL	\$

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100 % if cancelled 30 days prior to the Check-in Date
 90 % if cancelled 14 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance. Below are some references you may contact to purchase such insurance:

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner _____ Guest: _____

Name (print) Ruth Mckay Name (print): _____

Date: _____ Date: _____

Phone # (during stay): _____ Phone # (during stay): _____

720-320-6579 _____

**MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION**

Exhibit A

RENTAL RULES

1. Smoking is NOT allowed in home, Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. This home are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets are NOT allowed. PETS are permitted only with prior approval and the *Pet Addendum* must be completed.
8. Parking:

PARKING – Parking is limited to the circular driveway and other parking space.

9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
10. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located at the side of the house.
11. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to 150.00.
12. Storms:

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION



1st Judicial District
Instrument 2015 0044 0 - J1
Filed/Recorded 9/ 10/2015 03:32 P
Total Fees \$ 12.00
3 Pages Recorded

Prepared By and Return To:
Schwartz, Ongler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File #151353

Indexing Instructions:
Lot 54, Henderson-Shipman-Hughes
Partition of the B. Pellerin Claim 22,
T8S, R12W, Harrison County, 1st JD,
MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

JUNE WILLIAMS
19380 W. LAKE VILLAGE DRIVE
GULFPORT, MS 39503
(228) 297-4711

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

CHARLES K. McKAY and RUTH A. McKAY
us tenants by the entirety with full rights of survivorship and not as tenants in common
995 S FIELD STREET
DENVER, CO 80226
(303) 985-0024

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

ATTACHED HERETO AS EXHIBIT "A"

be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 27th day of August, 2015.

JUNE WILLIAMS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JUNE WILLIAMS, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 27th day of August, 2015.



NOTARY PUBLIC

(S E A L)

My Commission Expires:

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

UNOFFICIAL

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Lot Fifty-Four (54) of the HENDERSON-SHIPMAN-HUGHES PARTITION of the B. Pellerin Claim 22 in Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, fronting on the East side of East Avenue in Long Beach, Mississippi and designated as Lot S on survey of James A. Martin, dated January 6, 1959, being recorded in Deed Book 263 at Page 181 of the Deed Records of the First Judicial District of Harrison County, Mississippi. Said parcel of land being more particularly described as:

Beginning at a point which is the intersection of the South margin of Railroad Street, with the East margin of East Avenue and running thence South along the East margin of East Avenue, a distance of 449.4 feet to the Point of Beginning; from said Point of Beginning, run thence East, a distance of 130 feet to a stake; run thence South, a distance of 75 feet to a stake; run thence West, a distance of 130 feet to a stake; and the East margin of East Avenue; run thence North along the East margin of East Avenue, a distance of 75 feet to the Point of Beginning.

The Parcel Number: 0612F-01-076.000.

UNOFFICIAL

Prepared By and Rendered to:
Schwartz, Ogden & Jordan, PLLC
12506 Highway 49
Gulfport, MS 39503
(228) 835-4551

The clerk reported that twenty-five (25) 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**.

Charles and Ruth McKay, 995 South Field Street, Lakewood, CO 80226 has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 13.1: Short Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 111 East Avenue, Long Beach, Mississippi 39560, tax parcel number 0612F-01-076.000. The legal description is as follows:

A parcel of land in Lot Fifty-Four (54) of the HENDERSON-SHIPMAN-HUGHES PARTITION of the B. Pellerin Claim 22 in Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, fronting on the East side of East Avenue in Long Beach, Mississippi and designated as Lot S on survey of James A. Martin, dated January 6, 1959, being recorded in Deed Book 263 at Page 181 of the Deed Records of the First Judicial District of Harrison County, Mississippi, Said parcel of land being more particularly described as:

Beginning at a point which is the intersection the South margin of Railroad Street, with the East margin of East Avenue and running thence South along the East margin of East Avenue, a distance of 449.4 Feet to the Point of Beginning; from said Point of Beginning, run thence East, a distance of 130 feet to a stake; run thence South, a distance of 75 feet to a stake; run thence West, a distance of 130 feet to a stake; and the East margin of East Avenue; run thence North along the East margin of East Avenue, a distance of 75 feet to the Point of Beginning.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, September 28, 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 SEPTEMBER 28, 2017 PLANNING 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 September 7, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 25 property owners within 200' of 111 East Avenue - Tax Parcel No. 0612F-01-076.000 notifying them that a public meeting will be held, September 28, 2017, to consider an application for a Short-term Rental filed by Charles and Ruth McKay.

Given under my hand this the 7th of September 2017.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 7th day of September 2017,


NOTARY PUBLIC

-My Commission Expires-



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Bands along lines to expose Pop-up Edge™

Go to avery.com/templates |
Use Avery Template 5160 |

E KING AND BRENDA BATEY 109 EAST AVE LONG BEACH MS 39560	E KING AND BRENDA BATEY 106 EAST AVE LONG BEACH MS 39560	RODNEY BURKHOLDER & PAUL CLINE 123 DIAMOND CT HARRISONBURG VA 22801
HEATHER CARNOCKI 119 OAKVIEW AVE LONG BEACH MS 39560	WILLIAM & LAURE ESTERS 1610 RIO VISTA DR DALTON GA 30720	JAMES & LORRAINE HEVERLING 110 OAK VIEW AVE LONG BEACH MS 39560
PATRICIA HUDSON 112 EAST AVE LONG BEACH MS 39560	ALICE LEONARD HUFF 114 EAST AVE LONG BEACH MS 39560	ENNIS & ANN JOHNSON 27176 W DUBUISSON RD PASS CHRISTIAN MS 39571-9753
WINNIE LOIS JONES 108 EAST AVE LONG BEACH MS 39560	KENYON HOMES HOLDINGS INC 4851 FALCON DR FREDERICK CO 80530	GREGORY & SUSAN LAMBERG 113 EAST AVE LONG BEACH MS 39560
WILLIAM & ZOE MATHIS 108 OAK VIEW AVE LONG BEACH MS 39560	KIM MARIE MATTOX 113 OAKVIEW AVE LONG BEACH MS 39560	CHARLES & RUTH MCKAY 995 S FIELD ST DENVER CO 80226
WILLIAM & LYDIA PERRIN 503 CAROL AVE EL DORADO AR 71730	MARISSA PIERRE 125 TRAUTMAN AVE LONG BEACH MS 39560	NANCY PURCHNER 115 EAST AVE LONG BEACH MS 39560
ROBERTSON FAMILY LIVING TRUST 3 RUE ORLEANS LONG BEACH MS 39560	LYNN & RICHARD SHEPLER 118 OAK VIEW AVE LONG BEACH MS 39560	CRAIG EUGENE & SUSAN SHUMAKE 10520 ALLEN RD GULFPORT MS 39503
THOMAS & DEBRA SIESENER 116 EAST AVE LONG BEACH MS 39560	DAVID SMITH 708 SUMMIT LAKE CT KNOXVILLE TN 37922	KATHERINE TILLMAN 107 EAST AVE LONG BEACH MS 39560
JIANRAN & SAN TOM 602 CHARLESTON LN LONG BEACH MS 39560	PHILLIP WINCHESTER 111 OAK VIEW AVE LONG BEACH MS 39560	

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

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. 133 No., 344 dated 12 day of Sept, 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 12 day of

Sept

A.D., 2017

Meri A. Jackson

Notary Public

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



LEGAL NOTICE
PUBLIC HEARING
 In accordance with Article XX of the Comprehensive Long Beach Unified Land Ordinance 699 of the City of Long Beach, Mississippi (2015) an 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.
 Ebertha and Ruth McKay, 995 South Field Street, Lakewood, CO 80226 has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 151 Short Term Rentals-Residential (Ordinance 622).
 The location of the requested short-term rental is 111 East Avenue, Long Beach, Mississippi 39550. Tax parcel number 0012-01-076.000. The legal description is as follows:
 A parcel of land in Lot Fifty-Four (54) of the HENDERSON-SHIPMAN HUGHES PARTITION of the E. Palmetto Green 22 in Tract 22 to 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, located on the East side of East Avenue in Long Beach, Mississippi and designated as Lot 5 on survey of James A. Marsh, dated January 5, 1959, being recorded in Land Book 285 at Page 181 of the Deed Records of the First Judicial District of Harrison County, Mississippi. Said parcel of land being more particularly described as:
 Beginning at a point which is the intersection of the South margin of Railroad Street with the East margin of East Avenue and running thence South along the East margin of East Avenue, a distance of 416.4 Feet to the Point of Beginning. From said Point of Beginning, run thence East, a distance of 150 feet to a stake; run thence South, a distance of 76 feet to a stake; run thence West, a distance of 180 feet to a stake; and the East margin of East Avenue; run thence North along the East margin of East Avenue, a distance of 76 feet to the Point of Beginning.
 A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39550, Thursday, September 28, 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 public hearing.
 JV signed
 Chairman
 Planning Commission
 ADY12

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

Commission Chairman asked for anyone speaking in favor and/or opposition of the request, the following came forward to be heard:

- Mr. Ennis Johnson, 27176 W. Dubuissou Rd; Pass Christian, Came forward to inquire what constituted a Short-Term Rental.

* *

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

Commissioner Seal 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.

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 28th of September 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 Olaivar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Eddie Seal, Mark McMillan, Mike Gundlach, Randy Fischer, and minutes Clerk Veronica Howard. There being a quorum present and sufficient to transact the business of this meeting, the following proceedings were had and done.

Commissioner Chris Carrubba was absent the meeting.

Commissioner Gundlach made motion seconded by Commissioner Barlow and unanimously carried to approve the regular meeting minutes of September 14, 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 under new business Sketch Plat Approval for Dorothy Lane Subdivision for property located at tax parcel, 0611F-01-001.000 and 0611F-01-002.000 submitted by William Kneasal, Jr. on behalf of Leon Long as follows:

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

Dorothy Lane Subdivision



HARRISON COUNTY, MISSISSIPPI

RECORDS ARE THE SOLE SOURCE FOR PROPERTY TAX ASSESSMENT PURPOSES UNLESS IT WAS CORRECTED BY A PROPERTY INFORMATION SYSTEM. RECORDED BY THE OFFICE OF THE REGISTRAR OF DEEDS AND IS NOT CONSIDERED TO BE A SOURCE OF PROPERTY COLLECTOR INFORMATION. HARRISON COUNTY, MISSISSIPPI



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 9/28/2017
Zoning P-1
Agenda Date 9/28/2017
Check Number 848

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611F-01-001.000 & 0611F-01-002.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: North of Dorothy Lane and West of Klondyke Road
- IV. ADDRESS OF PROPERTY INVOLVED: 625 Klondyke Road
 - A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
 - B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
 - C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 1/2 x 14 and/or emailed in pdf. format to the Clerk.
 - D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
 - E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. **REQUIRED ATTACHMENTS:**
 - A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water).

MINUTES OF SEPTEMBER 28, 2017
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- B. **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.
- C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

VI. **OWNERSHIP AND CERTIFICATION:**
READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

<u>Leon Long</u> Name of Rightful Owner (PRINT)	<u>William E. Knesal, Jr.</u> Name of Agent (PRINT)
<u>8 Estate Drive</u> Owner's Mailing Address	<u>14321 Creosote Road</u> Agent's Mailing Address
<u>Long Beach, MS 39560</u> City State Zip	<u>Gulfport, MS 39503</u> City State Zip
<u>228-860-4101</u> Phone	<u>228-867-9100</u> Phone
<u><i>Leon Long</i></u> 9/21/17 Signature of Rightful Owner Date	<u><i>William E. Knesal, Jr.</i></u> 9/21/17 Signature of Applicant Date

To Whom It May Concern:

I hereby authorize **KNESAL ENGINEERING SERVICES, INC.** to act as agent on behalf of **Leon Long**, for any issues pertaining to the City of Long Beach Ordinances. I am the Owner, **Leon Long** which permits me authority to grant this permission.

Leon Long
Mr. Leon Long
 8 Estate Drive
 Long Beach, MS 39560
 Owner

9/21/17
Dated

Debra Shaw
 Notary
9-31-2017
 Date
 Seal



MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION



1st Judicial District
Instrument: 2016-0496-D-31
Filed/Recorded: 11/28/2015 09:02 A
Total Fees: 12.00
2 Pages Recorded

PREPARED BY AND RETURN TO:
DAVID L. GOBB, ATTORNEY AT LAW, PLLC
368 Courthouse Road, Suite C, Gulfport, MS 39507
(228) 314-9214
MS Bar #6316

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS:
9.1 Acres (+/-) S 1/2 N 1/2 of NE 1/4 of SE 1/4, Sec. 2, T8S, R12W, 1st JD, Harrison County, MS
And
N 1/2 of N 1/2 of NE 1/4 of SE 1/4 OR N 1/2 of N 1/2, U.S. Gov. Lot 9, Frac. Sec. 2, T8S, R12W, 1st
JD, Harrison County, MS

QUITCLAIM DEED

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

LEON D. LONG
8 Estate Drive
Long Beach, Mississippi 39560
228-864-0328

does hereby sell, convey and quitclaim unto

LONG FAMILY REAL ESTATE, INC.
8 Estate Drive
Long Beach, Mississippi 39560
228-864-0328

any and all of its right, title and interest in and to that certain tract, piece or parcel of land situated
in the County of Harrison, State of Mississippi, described as follows, to-wit:

A 9.1, more or less, acre parcel of land lying and being situated in the South one-
half of the North one-half of the Northeast Quarter of the Southeast Quarter (S
1/2 of N 1/2 of the NE 1/4 of the SE 1/4) of Section 2, Township 8 South, Range 12
West, First Judicial District of Harrison County, Mississippi, and being more
particularly described on a survey dated July 5, 2006 by Benjamin Mark Walley,
as follows:

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4
of SE 1/4) of Section 2, Township 8 South, Range 12 West, City of Long Beach,
First Judicial District of Harrison County, Mississippi, and being more

particularly described as follows: Commencing at an iron rod found at the
Northeast (NE) corner of Duuro Estates Subdivision, said iron rod also located on
the West margin of Klondyke Road; thence run along said West margin, North
01°06'18" West a distance of 15.03 feet to a PK nail found at the POINT OF
BEGINNING; thence leaving said West margin, run North 89°38'14" West a
distance of 1187.89 feet to an iron rod found; thence run North 00°38'11" West a
distance of 329.90 feet to an iron rod found; thence run South 89°40'19" East a
distance of 1190.92 feet to an iron rod set on the West margin of Klondyke Road;
thence run along said West margin, South 00°06'53" East a distance of 330.59 feet
back to the Point of Beginning. Said parcel contains 9.01 acres of land and is
subject to a 15-foot ingress and egress easement across the South 15 feet of the
above described parcel.

Being the same property described in Paragraph 1 of the Judgment Admitting for
Probate the Last Will and Testament of Lena A. Vizzini as a Muniment of Title
Only, in the Chancery Court of the First Judicial District of Harrison County,
Mississippi, in Cause No. 97-02579.

And

The North one-half of the North one-half of the Northeast Quarter of the
Southeast Quarter (N 1/2 of N 1/2 of NE 1/4 of SE 1/4) OR the North one-half of the
North one-half (N 1/2 of N 1/2) of U.S. Governmental Lot Nine (9), of Fractional
Section 2, Township 8 South, Range 12 West, in the First Judicial District of
Harrison County, Mississippi.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular,
the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said
Grantee, his heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants,
rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

Ad valorem taxes for the year 2015 are assumed by the Grantee, Leon D. Long, herein.

WITNESS my signature, this the 17th day of November, 2015.

LEON LONG
[Signature]
Grantor

STATE OF MISSISSIPPI
COUNTY OF JACKSON

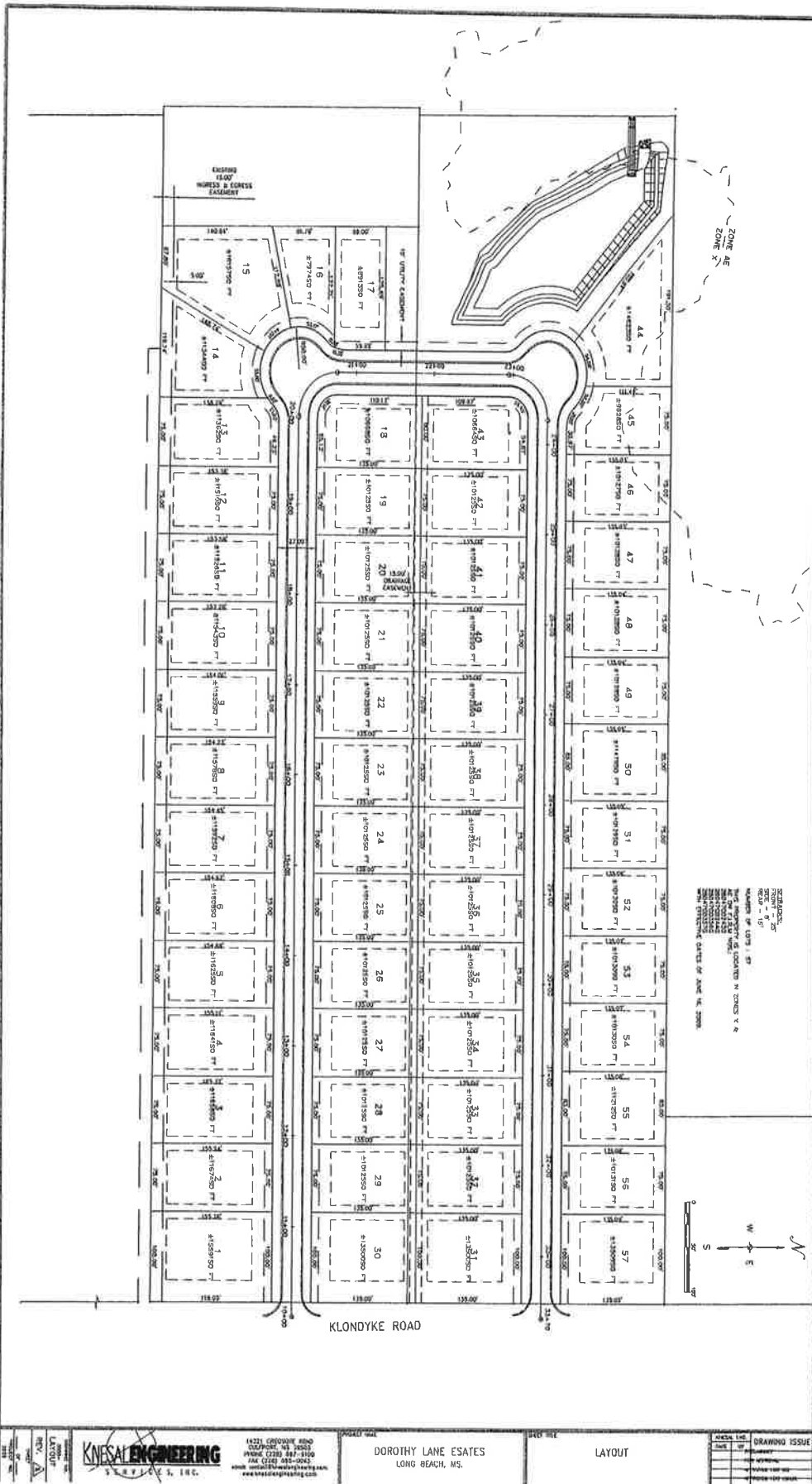
PERSONALLY appeared before me, the undersigned authority in and for the aforesaid
jurisdiction, the within named Leon Long, signed, executed and delivered the above and
foregoing instrument of writing on the day and year therein mentioned, after first having been
duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of
November, 2015.

My Commission Expires:



[Signature]
NOTARY PUBLIC

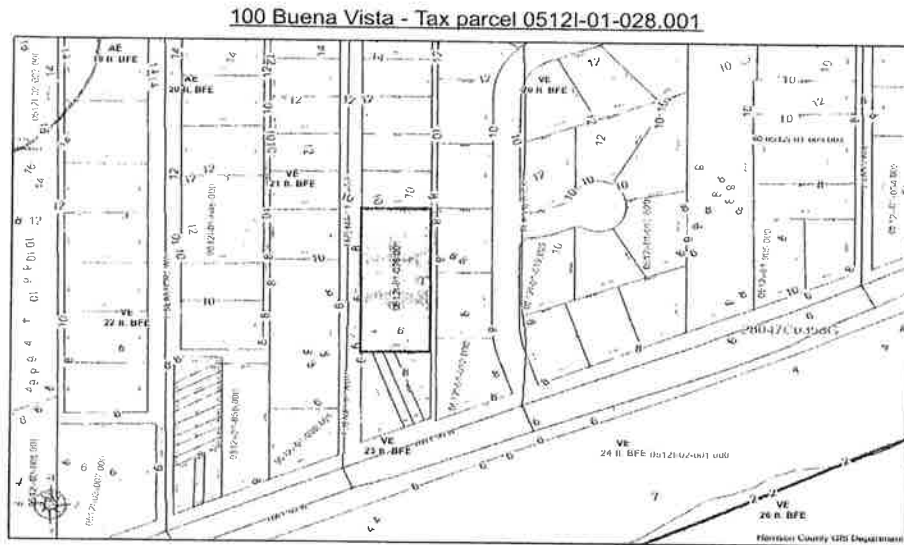


MINUTES OF SEPTEMBER 28, 2017
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The applicant came forward to reiterate the request.

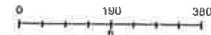
Commissioner Barlow made motion, seconded by Commissioner Hansen and unanimously carried recommending approval of the Sketch Plat in accordance with the Subdivision Ordinance, Article III, Section Sketch Plat Approval.

It came for consideration Planning Commission Approval to build a single-family residence made of shipping containers for property located at 100 Buena Vista Drive, Tax Parcel 05121-01-028.001 submitted by Bobby Joe Britt as follows:



HARRISON COUNTY, MISSISSIPPI

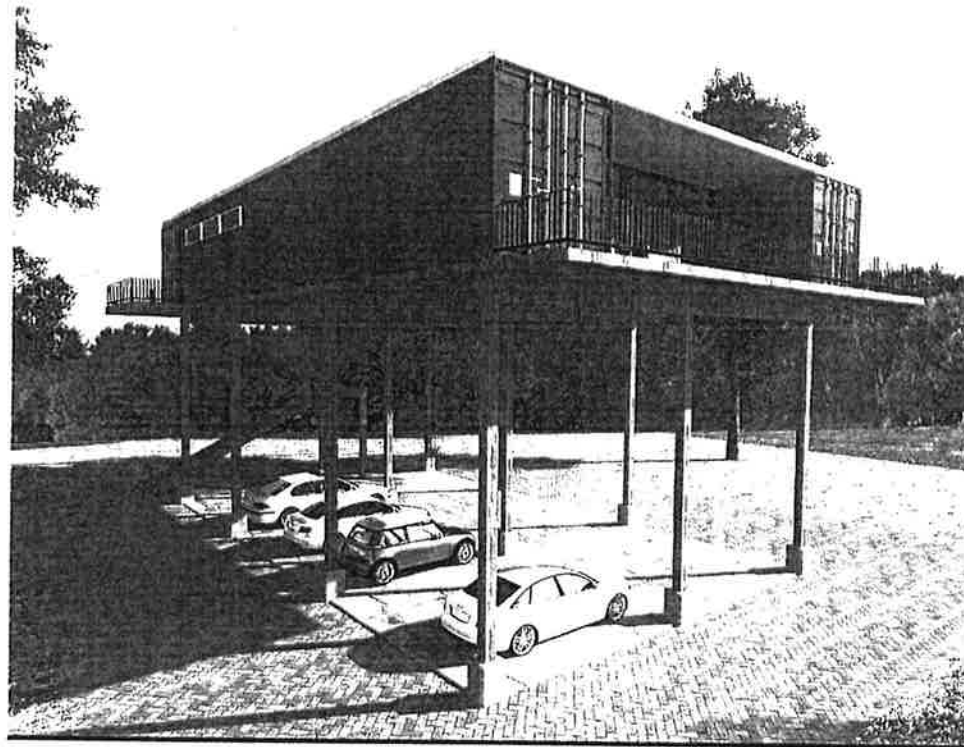
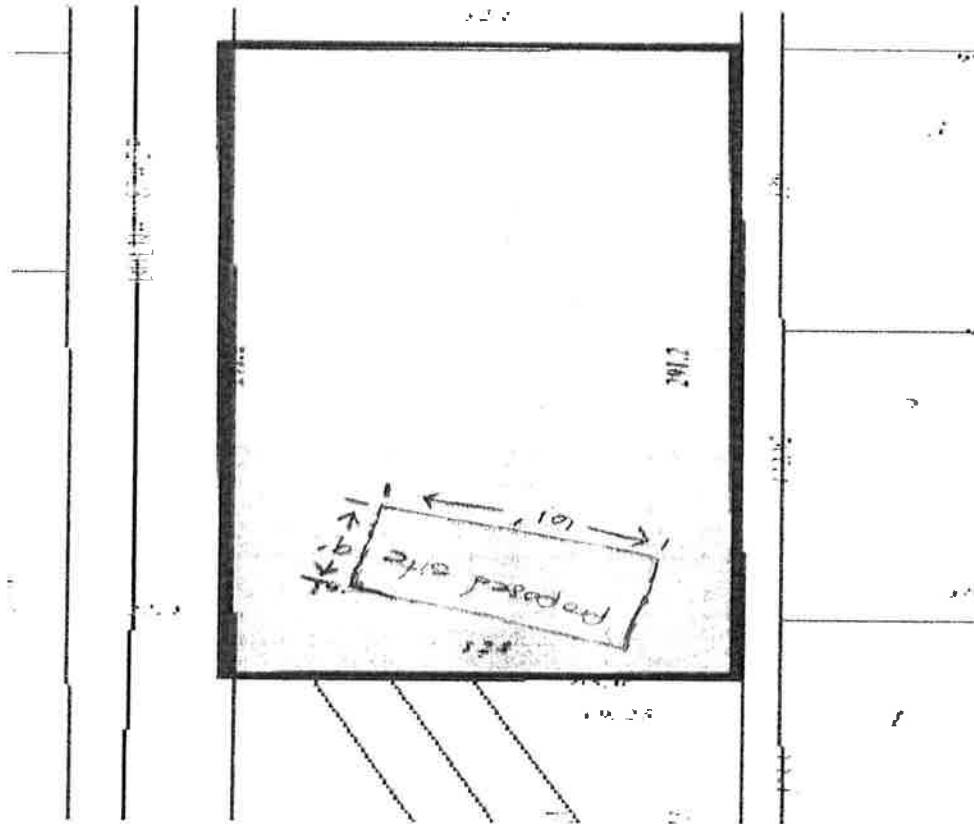
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION PROVIDED BY THE OFFICE OF THE REGISTRAR OF DEEDS AND IS NOT CONSIDERED AS A GUARANTEE OF PROPERTY OR LEGAL OPINION FROM THE TAX ASSESSOR.
MAP DATE: September 21, 2017

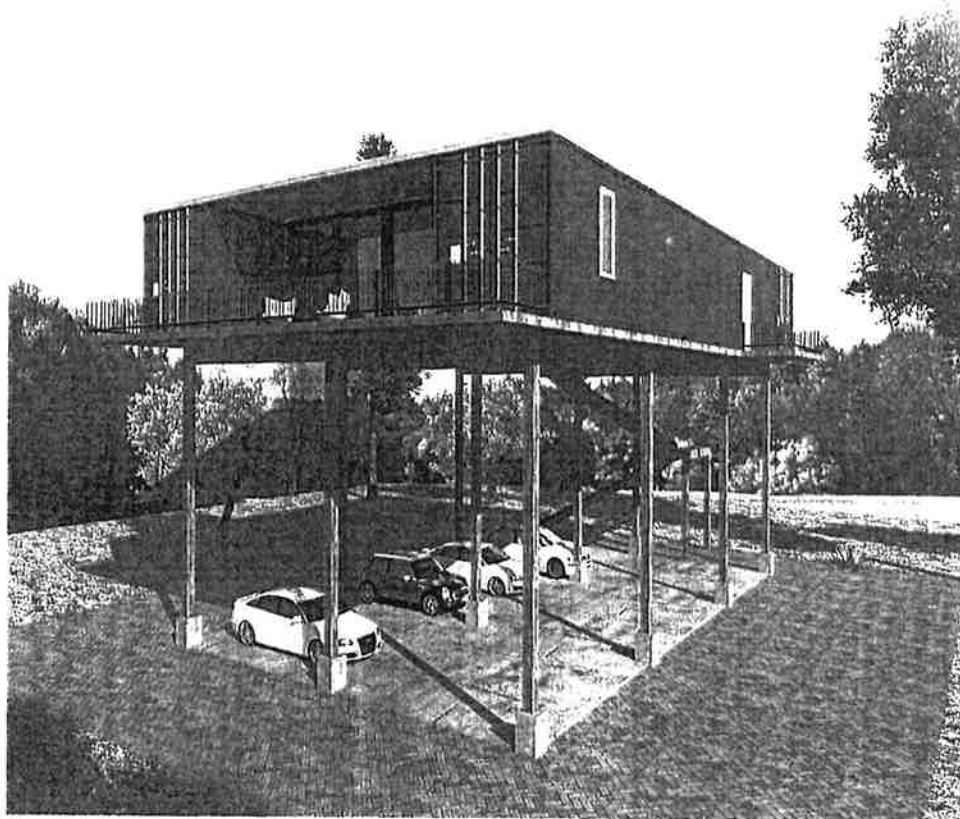
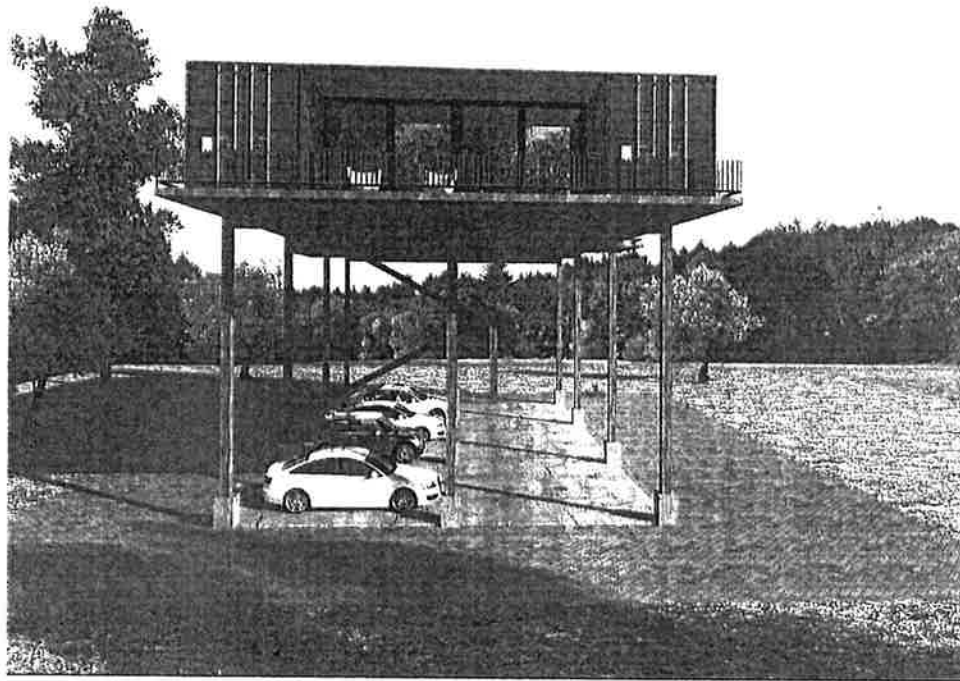


MINUTES OF SEPTEMBER 28, 2017
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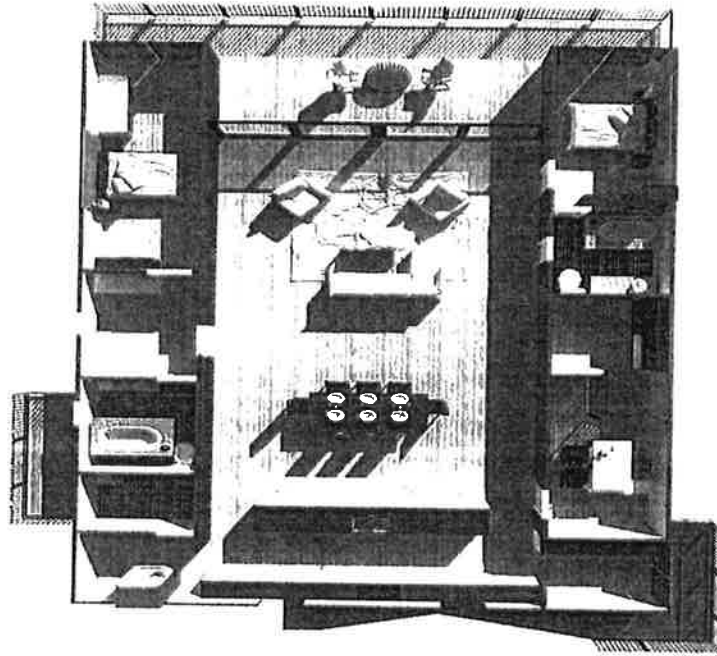
CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS POST OFFICE BOX 929 LONG BEACH, MS 39560
I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE		
II. Address of Property Involved: <u>100 Buena Vista</u> <u>0512-I-01-028.001</u> Tax Parcel Number		
III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>permission to build a base out of shipping containers</u>		
IV. REQUIRED ATTACHMENTS: A. Interest and Ownership. <u>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.</u> B. Survey and/or Site Plan. <u>A site plan showing the land area which would be affected, if required a general layout drawing of the development, 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;</u> C. Recorded Warranty Deed. <u>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.</u> D. Fee. <u>Attach a check in the amount of \$50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.</u>		
NOTE <u>APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</u>		
V. OWNERSHIP AND CERTIFICATION: <u>READ BEFORE EXECUTING.</u> 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 nd or 4 th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.		
Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.		
<u>Bobby Joe Britt</u> Name of Rightful Owner (PRINT)	_____ Name of Agent (PRINT)	
<u>424 Russell Ave Unit 2</u> Owner's Mailing Address	_____ Agent's Mailing Address	
<u>Long Beach Ms 39560</u> City State Zip	_____ City State Zip	
<u>504-564-3577</u> Phone	_____ Phone	
<u>bjbriff19@hotmail.com</u> Email address	_____ Email Address	
 Signature of Rightful Owner	<u>9.22.18</u> Date	_____ Signature of Agent
OFFICE USE ONLY		
Date Received <u>9/22/17</u>	Zoning _____	Agenda Date <u>9/28/17</u>
Check Number _____		

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION



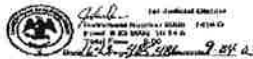


MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION



UNOFFICIAL

BK1643PG0485



PREPARED BY AND RETURN TO:
Fuziah, Schwarz, & Ombler, PLLC
2325 - N Pass Road
Biloxi, MS 39521
(228) 388-7441

FILE# 9270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **UNOFFICIAL**, Grant, do hereby grant, bargain, sell, convey and warrant unto **UNOFFICIAL**, the Grantee, as joint tenants with full rights of survivorship, the following described property, together with the improvements, hereditaments and appurtenances thereto in legal fee, located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

A parcel of land known as Lot Seven (7) of **WHEAT AND CALVIN'S SURVEY, LONG BEACH SECTION BLOCK TWENTY-NINE (29)** being located and situated in the First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at a point on the East margin of Stone Vista Drive, said point being the Northwest corner of Lot Six (6) of **MIHNA VISTA HEIGHTS, LONG BEACH, First Judicial District of Harrison County, Mississippi**, and run South 299.0 feet to the Point of Beginning; thence southerly along said East margin of Stone Vista Drive 124.0 feet; thence northerly 289.7 feet; thence 124 West 124.0 feet to the East margin of Stone Vista Drive and the Point of Beginning.

Inset for Part of Lot 11, White and Calvin Survey, Long Beach, Males & Bonade Section Block 29, West by Emma Vista Drive.

This conveyance is made subject to any and all restrictive covenants, easements, restrictions and other matters of record and being further subject to taxes and assessments for the current year and subsequent years, which are not yet due and payable, zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

UNOFFICIAL

UNOFFICIAL

IT IS AGREED and acknowledged that the ad valorem taxes for the current year are prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee. When said taxes are actually determined, the Grantor agrees to pay the Grantee the amount of any deficit due and the Grantee agrees to pay Grantor the amount of any excess paid, based on actual provisions.

THE ABOVE DESCRIBED property constitutes no part of the Grantor's Homestead.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 14 day of September, 2003.

Donald M. Bridgford
Donald M. Bridgford

BM 1543 PG 0486

STATE OF ILLINOIS
COUNTY OF Cook

THIS DAY personally appeared before me, Notary Public, in and for the State and County aforesaid, Donald M. Bridgford, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed and the day and year therein mentioned.

GIVEN under my hand and official seal on this the 14 day of September, 2003.



W. T. Villareal
NOTARY PUBLIC

My Commission Expires: 8/27/04

ADDRESS OF GRANTOR:
4321 Damon Avenue
Chicago, IL 60618
Home: (773) 225-8243
Work:

ADDRESS OF GRANTEE:
100 Buena Vista Drive
Long Beach, MS 39560
Home: (662) 842-7878
Work:

After considerable discussion, Commissioner Seal made motion, seconded by Commissioner Gundlach and unanimously carried approving the concept of building a single-family residence out of shipping containers, stating the applicant must meet all building code, elevation, engineering and any/all requirements deemed necessary by the City's Building Official.

MINUTES OF SEPTEMBER 28, 2017
PLANNING COMMISSION

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.

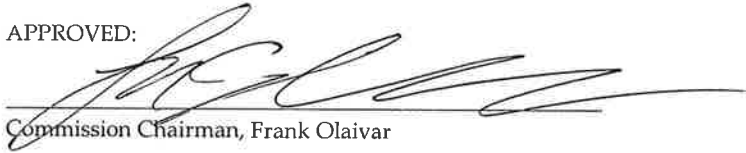
No action was taken

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

Work Session was scheduled for Monday, October 16, 2017; 5:30 p.m.; City Hall; Meeting Room.

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

APPROVED:


Commission Chairman, Frank Olaivar

Date: 10/12/2017

ATTEST:


Veronica Howard, Minutes Clerk