

MINUTES OF SEPTEMBER 14, 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 14<sup>th</sup> 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 Olaivar, Commissioners Shawn Barlow, Eddie Seal, Mark McMillan, Mike Gundlach, Planning Commission Consultant/Advisor Bill Hessel, and minutes Clerk Veronica Howard.

Commissioners Jeff Hansen, Judy Wood, Chris Carrubba and Randy Fischer 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 Zone Text Amendment to change the name of the Planning Commission to the Long Beach Planning and Development Commission submitted by the Planning Commission was called to order:

\* \*

The clerk reported that notices were 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 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 zoning text change.

Long Beach Planning Commission has filed an application for a change in the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to make the following change to said Ordinance:

**Change:** "Planning Commission" to Long Beach Planning and Development Commission

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, September 14, 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

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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 Sulphur, 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., 331 dated 30 day of Aug, 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 30 day of

Aug, 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



\* \*  
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 Seal made motion seconded by Commissioner McMillan and unanimously carried to close the public hearing.

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

Commissioner Gundlach made motion seconded by Commissioner Seal and unanimously carried, recommending approval of the zone text amendment in accordance with the Unified Development Ordinance No. 598, Article XIX.

\*\*\*\*\*

The 2<sup>nd</sup> public hearing to consider a short-term Rental for property located at 20120 Lovers Lane, tax parcel 0511J-01-002.001 submitted by Charles and Diane McMullin, was called to order:

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>20120 B Lovers Lane, Long Beach</u> Tax Parcel # <u>0511J-01-002.001</u> <small>(Location of Short-Term Rental)</small>											
<b>OWNER'S INFORMATION:</b> Property Owner's Name: <u>Charles &amp; Diane McMullin</u> Property Owner's Address: <u>20120 A Lovers Lane, Long Beach ms 39560</u> Property Owner's Mailing Address, if different from above: <u>SAA</u> <div style="text-align:right; margin-right: 100px;"><small>City State Zip</small></div>											
Property Owner's Phone No: <u>660-441-7972</u> Email Address: <u>memullin@towerms.net</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>Charles &amp; Diane McMullin</u> Property Manger's Address; (Must be a local contact) <u>20120 A Lovers Ln Long Beach ms 39560</u> <div style="text-align:right; margin-right: 100px;"><small>City State Zip</small></div>											
Property Manager's Phone No.: <u>660-441-7972</u> Email Address: <u>memullin@towerms.net</u>											
<b>PLEASE PROVIDE THE FOLLOWING:</b>											
<ul style="list-style-type: none"> <li>• Mississippi Sales Tax ID # <u>1356-4406</u></li> <li>• Recorded Warranty Deed</li> <li>• Parking Rules &amp; Plan</li> <li>• Trash Management Plan</li> <li>• Copy of Proposed Rental Agreement</li> <li>• Proof of Liability Insurance, which included short term rental coverage</li> </ul>											
<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.											
Diane McMullin	Diane McMullin	5-11-17									
<small>PRINT NAME</small>	<small>SIGNATURE</small>	<small>DATE</small>									
<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: _____		Date: _____									
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>8/9/17</u>									
COMMENTS: _____											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Date Received: <u>5/12/2017</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>1060</u></td> <td> </td> </tr> </table>				Date Received: <u>5/12/2017</u>		Agenda Date: _____		Amount Due/Paid: <u>\$200.00</u>		Check #: <u>1060</u>	
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PLANNING COMMISSION**

**Lovers Lane Oasis Cottage  
Long Beach, Mississippi 39560**

Thank you for selecting our "Lovers Lane Oasis Cottage". 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 Lovers Lane Oasis Cottage.....have fun,

Sincerely,

Harold

**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 \$150.00 security deposit could be forfeited by the guest due to violation of lease agreement.

**MAXIMUM OCCUPANCY:** Maximum number of overnight guests is limited to four (4) persons. Owner reserves the right to refuse access to guest and/or guests in excess of four (4) 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 7 to 10 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 14 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 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

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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**

<b>MISSISSIPPI HOMEOWNERS POLICY - FORM HO-3 DECLARATIONS PAGE</b>		
<b>CERTAIN UNDERWRITERS @ LLOYDS, LONDON (ATB) P.O. BOX 2220 CLINTON, MS 39060</b>		<b>POLICY NUMBER: QBE000824</b>
<b>AMENDED DECLARATION - UPDATE AGENT CODE</b>		
<b>NAMED INSURED AND ADDRESS</b> DIANE MCMULLIN & CHARLES MCMULLIN 20120 A. LOVERS LANE LONG BEACH, MS 39560	<b>AGENT</b> LANCE JONES, LUTCF (2884) PO BOX 2009 GULFPORT, MS 39505 228-832-3881	
<b>POLICY PERIOD:</b> 06/02/2016 to 06/02/2017 12:01 AM. Standard time at the Residence Premises		<b>AMENDED DECPAGE EFFECTIVE:</b> September 12, 2016 12:01 AM.
<b>PROPERTY LOCATION:</b> 20120 A. LOVERS LANE LONG BEACH, MS 39560		
<b>COUNTY:</b> 24 HARRISON Territory B	<b>Protection Class 5</b>	<b>Roof Type:</b> Composition Shingle
<b>YEAR BUILT:</b> 1998 <b>CONSTRUCTION:</b> Masonry Veneer	<b>Occupancy:</b> Primary	
<b>STOVENo</b>	<b>Number of Families:</b> 1	
<b>SECTION I PROPERTY</b>	<b>LIMIT OF LIABILITY</b>	<b>PREMIUM</b>
Coverage A - Dwelling	\$260,000	\$2,748.00
Coverage B - Other Structures	\$130,000	INCL.
Coverage C - Personal Property	\$78,000	INCL.
Coverage D - Loss of Use	\$12,000	INCL.
<b>SECTION II LIABILITY</b>		
Coverage E - Personal Liability	\$300,000	\$75.00
Coverage F - Medical Payments to Others	\$1,000	INCL.
<b>DEDUCTIBLES (SECTION I ONLY)</b>	<b>DEDUCTIBLE AMOUNT</b>	<b>DED. ADJ. PREMIUM</b>
All Other Peril Deductible	\$ 1,000	INCL.
Wind/Hail Deductible	\$ 5,200	INCL.
<b>Special Deductible</b>		
None		
<b>Basic Premium</b>		\$2,823.00
<b>OTHER COVERAGES AND ENDORSEMENTS:</b>		
Refer to Schedule on next page.		\$75.00
	<b>Amended Decpage Premium:</b>	\$2,898.00
	<b>Inspection Fee</b>	\$35.00
	<b>Policy Fee</b>	\$75.00
	<b>Premium Tax</b>	\$120.32
	<b>Stamping Fee</b>	\$7.52
	<b>Non Admitted Fee:</b>	\$90.24
	<b>Amended Total Policy Premium:</b>	\$3,226.08
	<b>Adjusted premium due from change:</b>	\$ 0.00
	<b>Non Admitted Fee:</b>	\$0.00
<b>THIS POLICY CONTAINS A FLOOD EXCLUSION. FLOOD COVERAGE MAY BE PURCHASED SEPARATELY FROM THE NATIONAL FLOOD INSURANCE PROGRAM, IF AVAILABLE IN YOUR AREA.</b>		
<b>THIS POLICY CONTAINS AN EARTHQUAKE EXCLUSION. CONTACT YOUR AGENT FOR INFORMATION CONCERNING THE AVAILABILITY OF EARTHQUAKE COVERAGE.</b>		
<b>NOTE: This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi, but is authorized to do business in Mississippi as a non-admitted company.</b>		



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Charles & Diane McMullin

Location 20120 B Lovers Ln  
Long Beach ms 39560

Parking Plan:

Parking is allowed on paved areas to South & North of house running parallel to house. Can also park on gravel half circle drive behind house.

Trash:

Cottage has own trash can and guest are informed of trash pick up days (Mondays & Thursdays). They are asked to take the trash can to the end of the drive & place it next to ours.

PREPARED BY AND RETURN TO  
JERRY D. RILEY/RILEY LAW FIRM  
P O BOX 550 GULFBORO MS 39502  
228-864-4511/Bar# 5359/File# 37073

GRANTOR: Dolores M. Anderson Tate  
20045 Will St.  
Long Beach MS 39560  
228-669-1738  
GRANTEE: Charles S. McMullin  
Diane McMullin  
20120-A Lovers Lane  
Long Beach MS 39560  
660-441-7972

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 DOLORES M. ANDERSON TATE does hereby sell, convey and warrant unto CHARLES S. MCMULLIN AND WIFE, DIANE MCMULLIN, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

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

EXECUTED, this the 2nd day of June, 2016.

Dolores M. Anderson Tate  
Dolores M. Anderson Tate

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 3rd day of June, 2016, within my jurisdiction, the within named Dolores M. Anderson Tate, who acknowledged that she executed and delivered the above and foregoing instrument.

[Signature]  
Notary Public

My Commission Expires:

\_\_\_\_\_

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi, more particularly described as follows:

COMMENCING at the NE corner of said NE 1/4 of the NW 1/4, thence run South 252.00 feet, thence run West 230.00 feet to a nail set in an oak tree at the NE corner of the Anderson property per Deed Book 1329, Page 512, and the POINT OF BEGINNING; thence run S 89 degrees 32 minutes 15 seconds W 120.00 feet to an iron rod, thence run S 00 degrees 24 minutes 22 seconds W 200.05 feet to an iron rod, thence run N 89 degrees 29 minutes 46 seconds E 107.95 feet to an iron rod, thence run S 00 degrees 25 minutes 17 seconds W 199.97 feet to an iron rod, thence run N 89 degrees 27 minutes 09 seconds E along the North margin of Lovers Lane 12.00 feet to an iron rod, thence run N 00 degrees 25 minutes 18 seconds E 399.92 feet to the POINT OF BEGINNING. Said parcel contains 0.61 acre, more or less.

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The Commission Chairman recognized Mrs. McMullin. Mrs. McMullin came forward to reiterate the application. Mrs. McMullin stated that she was in receipt of a copy of the Short-term Rental Ordinance No. 622, that she has read it and will adhere to it. Mrs. McMullin submitted for the record a copy of a petition signed by surrounding neighbors that were in favor of the Short-term Rental.

To Mayor Bass and the Long Beach Board of Aldermen:

Since we will not be able to attend the meeting on September 14, we are using this written message to inform you of our support for Mr. and Mrs. McMullins to adopt a short-term rental policy with the cottage in their backyard at 20120B Lovers Lane, Long Beach.

There should be no problem for the neighbors since the cottage is in the middle of the McMullins's property and cannot be seen from the street in front of the main house or even from the rear behind their large storage shed. On the West side is a very large pond; while on the East side along the driveway is a six foot board fence and a neighbor's large yard before approaching the back of the closest house to the cottage. There is ample room for parking right next to the cottage. Even if the renters were to play their audio equipment very loudly, the music would quite possibly not even be dimly audible to the neighbors because of the wide land area around the cottage.

When the previous owners let relatives occupy the cottage, we never noticed them coming in or leaving in their cars. That is partly because the front driveway is circular so that cars do not have to block traffic by backing out when leaving. Driving forward they would merge easily with the sparse traffic that we usually have on Lovers Lane. It would be hard to say with any certainty whether, or not, anyone was using the cottage at any specific time since they were seldom seen and never heard unless we were visiting the former owners.

When deciding on the short term lease of this cottage, please give careful consideration to these advantages that this cottage provides to the present neighbors as well as to the possible renters in the future.

Rosemary Finley  
20111 Lovers Lane  
228-864-7678

JASON KADWER  
20120 Lovers Ln.  
228-860-4926

Lynn Alexander  
5207 Mitchell Rd  
228 860 9716

Mr + Mrs Mark Poland  
20123 Lovers Lane  
Long Beach  
228-233-6439

Lynn Alexander  
20121 Lovers Lane  
228 233 6439

Lynn Alexander  
5207 Mitchell Rd.  
Long Beach, MS 39560  
228-234-2063

MARTINO' NEILL  
20125 LOVERS LN  
228-864-9401



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The clerk reported that notices of public hearing were 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 Diane McMullin, 20201-A Lovers Lane, 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 20120-B Lovers Lane, Long Beach, Mississippi 39560, tax parcel number 0511J-01-001.001. The legal description is as follows:

A parcel of land located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 10, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi, more particularly described as follows:

Commencing at the NE corner of said NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence run South 252.00 feet, thence run West 230.00 feet to a nail set in an oak tree at the NE corner of the Anderson property per Deed Book 1329, Page 512, and the POINT OF BEGINNING; thence run S 89 degrees 32 minutes 15 seconds W 120.00 feet to an iron rod, thence run S 00 degrees 24 minutes 22 seconds W 200.05 feet to an iron rod, thence run N 89 degrees 29 minutes 46 seconds E 107.95 feet to an iron rod, thence run S 00 degrees 25 minutes 17 seconds W 199.97 feet to an iron rod, thence run N 89 degrees 27 minutes 09 seconds E along the North margin of Lovers Lane 12.00 feet to an iron rod, thence run N 00 degrees 25 minutes 18 seconds E 399.92 feet to the POINT OF BEGINNING. Said parcel contains 0.61 acre, more or less.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, September 14, 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

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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 24, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 12 property owners within 200' of 20120-B Lovers Lane - Tax Parcel No. 0511J-01-001.001 notifying them that a public meeting will be held, September 14, 2017, to consider an application for a Short-term Rental filed by Charles and Diane McMullin.

Given under my hand this the 24<sup>th</sup> of August 2017.

  
REBECCA E. SCHRUFF, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 24<sup>th</sup> day of August 2017.

-My Commission Expires-

  
NOTARY PUBLIC



AFFIDAVIT-PHOTOS/POST NOTICE

WWW.AVRV.COM  
1-800-677-AVRV

Consultez la feuille  
d'inscription

Sans de chavement

Étiquettes faciles à peeler  
AVRV® 5196

JOYCE ALEXANDER  
20121 LOVERS LN  
LONG BEACH MS 39560

DOROTHY MAE ALLEN  
20098 LOVERS LN  
LONG BEACH MS 39560

DANIEL & SHERRI ALLEN  
5209 MITCHELL RD  
LONG BEACH MS 39560

MARK GREGORY & CYNTHIA BLAND  
20123 LOVERS LN  
LONG BEACH MS 39560

ROSEMARY FINLEY  
20111 LOVERS LN  
LONG BEACH MS 39560

KATHLEEN GALLAGHER  
5200 MITCHELL RD  
LONG BEACH MS 39560

JASON LADNER  
20120 LOVERS LN  
LONG BEACH MS 39560

LITTLE ZION MISSIONARY BAPTIST CHURCH  
20103 LOVERS LN  
LONG BEACH MS 39560

PETER & RITA MCGOEY  
5200 MITCHELL RD  
LONG BEACH MS 39560

PETER & RITA MCGOEY  
5206 MITCHELL RD  
LONG BEACH MS 39560

CHARLES & DIANE MCMULLIN  
20120-A LOVERS LN  
LONG BEACH MS 39560

GREGORY & STACEY RISHEL  
5196 MITCHELL RD  
LONG BEACH MS 39560

LEWIS & CAROL ROBERTS  
20122 LOVERS LN  
LONG BEACH MS 39560

MINUTES OF SEPTEMBER 14, 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., 330 dated 29 day of Aug, 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 29 day of

Aug 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 XX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2015) 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 Diane McKeith, 20201-A Lovens Lane, 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 Rental-Residential (Ordinance 622). The location of the requested short-term rental is 20120-B Lovens Lane, Long Beach, Mississippi 38650, tax parcel number 05113-01-001.001. The legal description is as follows:  
A parcel of land located in the NE 1/4 of the NW 1/4 of Section 16, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi, more particularly described as follows:  
Commencing at the NE corner of said NE 1/4 of the NW 1/4, thence run South 252.00 feet, thence run West 220.00 feet to a nail set in an oak tree at the NE corner of the Anderson property per Deed Book 1520, Page 214, and the POINT OF BEGINNING; thence run S 89 degrees 32 minutes 16 seconds W 120.00 feet to an iron rod, thence run S 20 degrees 44 minutes 22 seconds W 200.00 feet to an iron rod, thence run N 69 degrees 23 minutes 44 seconds E 107.85 feet to an iron rod, thence run S 90 degrees 25 minutes 17 seconds W 199.07 feet to an iron rod, thence run N 59 degrees 27 minutes 59 seconds E along the North margin of Lovens Lane 12.00 feet to an iron rod, thence run N 00 degrees 24 minutes 18 seconds E 250.92 feet to the POINT OF BEGINNING. Said parcel contains 0.61 acre, more or less.  
A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 38650, Thursday, September 14, 2017, at 8:30 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.  
I, signed  
Chairman  
Planning Commission  
ADJ28, TUE 11/22/2018

**MINUTES OF SEPTEMBER 14, 2017  
PLANNING COMMISSION**

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

PUBLIC COMMENTS IN FAVOR OF	
SUBJECT MATTER: <u>SHORT TERM RENTAL</u>	
ADDRESS: <u>20120 LOVER'S LANE</u> Tax Parcel <u>0511J-01-001.001</u>	
APPLICANT: <u>CHARLES &amp; DIANE McMULLIN</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>	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 <u>Louis D. Roberts</u>	<u>FOR CHANGE</u>
2	
3	
4	
5	
6	
7	
8	
9	
10	

City of Long Beach  
Planning Commission – Public Hearing  
Date: September 14, 2017

Page 1 of    

\* \* \*

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

After discussion Commissioner Seal made motion seconded by Commissioner Gundlach and unanimously carried, recommending approval of the short-term rental in accordance with Ordinance 622.

\*\*\*\*\*

MINUTES OF SEPTEMBER 14, 2017  
PLANNING COMMISSION

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 14<sup>th</sup> 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, Eddie Seal, Mark McMillan, Mike Gundlach, Planning Commission Advisor/Consultant Bill Hessel, 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.

Commissioners Jeff Hansen, Judy Wood, Chris Carrubba and Randy Fischer were absent the meeting.

\*\*\*\*\*

Commissioner Gundlach made motion seconded by Commissioner McMillan and unanimously carried to approve the regular meeting minutes of August 24, 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 discussion under unfinished business available and/or vacant commercial property and buildings.

No action was taken.

\*\*\*\*\*

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

APPROVED:

\_\_\_\_\_  
Commission Chairman, Frank Olaivar

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

ATTEST:

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