

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA**

**OCTOBER 10, 2024**

**REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION  
CITY OF LONG BEACH, MISSISSIPPI**

**5:30 O'CLOCK P.M.**

**LONG BEACH CITY HALL**

**MEETING ROOM**

**201 JEFF DAVIS AVENUE**

- I. CALL TO ORDER**
- II. ROLL CALL AND ESTABLISH QUORUM**
- III. PUBLIC HEARINGS**
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
  - 1. September 26, 2024
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
  - 1. Tree Removal- 129 Sea Oaks Blvd, Tax Parcel 0512H-02-036.004, Submitted by David M. Rein.
  - 2. Tree Removal- 5067 Beatline Road, Tax Parcel 0511N-01-013.000, Submitted by Jennifer Caldwell.
  - 3. Short-Term Rental- 7 Sumner Cove, Tax Parcel 0611J-01-027.006, Submitted by Steven P. Scruggs and Lourdes Q. Scruggs (owners) and Mary Armstrong (property manager).
  - 4. Short-Term Rental- 5503 McCarter Lane, Tax Parcel 0511I-01-042.000, Submitted by Tonda K. Yandell (owner and property manager).
  - 5. Certificate of Resubdivision- 20020 Pineville Road, Tax Parcel 0511I-01-040.000, Submitted by Van Norden Investments, LLC.
- VIII. DEVELOPMENT & RESEARCH**
- IX. ADJOURN**

**\*\*\*NOTES\*\*\***

\*\*All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on October 15, 2024.

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

**MINUTES OF OCTOBER 10, 2024  
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Vice Chaiman Barlow read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 10<sup>th</sup> day of October 2024, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners David DiLorenzo, Ryan McMahon and Trey Gaddy and Deputy City Clerk Kini Gonsoulin.

Absent the Regular Meeting were Commissioners Marcia Kruse, Jennifer Glenn, William Suthoff and Nicholas Brown, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

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

\*\*\*\*\*

Commissioner DiLorenzo made motion, seconded by Commissioner McMahon and unanimously carried to approve the Regular Meeting minutes of September 26, 2024, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 129 Sea Oaks Blvd, Tax Parcel 0512H-02-036.004, submitted by David M. Rein, as follows:

MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

OFFICE USE ONLY  
Date Received 9/26/24  
Zoning R-1  
Agenda Date 10/10/24  
Check Number Cash

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

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

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

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

TODAY'S DATE: 9-24-24

PROPERTY INFORMATION

TAX PARCEL # 0512H-02-036.004

Address of Property Involved: 129 SEA OAKS BLVD

Property owner name: DAVID M REIN

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

Property owner address: 129 SEA OAKS BLVD

Phone No. (410) 458 9345

CONTRACTOR OR APPLICANT INFORMATION

Company Name: SOUTHERN TREE AND TURF

Phone No. 228-760-5296 Fax: \_\_\_\_\_

Name PAT

Address 6291 BERTRINE RD

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc. \_\_\_\_\_  
(use separate sheet if needed)

ALL UTILITY LINES IN CLOSE

PROXIMITY TO THE TREE

(SEE PHOTO), I PLANTED

THIS TREE IN THE WRONG PLACE.

Number of Trees:

\_\_\_\_\_ Live Oak      1 Southern Magnolia

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

David M Rein      9-24-24  
Signature      Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

DMR OWNERSHIP: Please provide a recorded warranty deed.

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

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

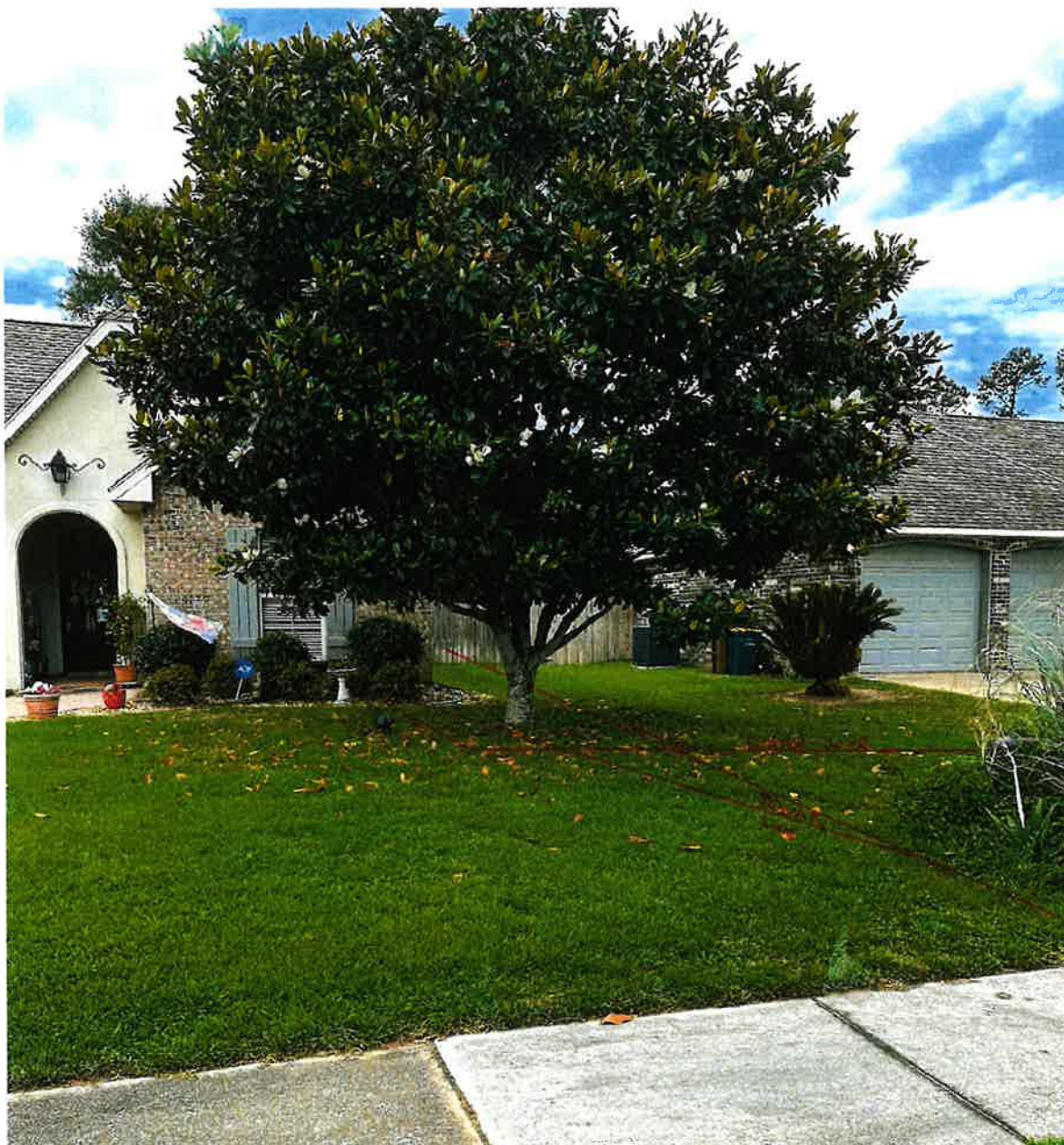
DMR MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.



**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



*Tree was planted*



# MINUTES OF OCTOBER 10, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

*Return*  
PREPARED BY:  
WADSWORTH RILEY LAW FIRM  
P. O. Drawer 530  
Gulfport, MS 39502  
(228) 864-4511

STATE OF MISSISSIPPI  
COUNTY OF HARRISON



Notarized 26th of  
September 2006 2:46 PM  
1 Notarized 9:17:2005 2:17  
Notarized 12/08  
2 Pages - Notarized

### 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 GANT & SHIVERS HOMES, LLC, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto DAVID M. REIN and LINDA S. REIN, 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 First Judicial District of Harrison County, State of Mississippi and being more particularly described as follows, to-wit:

Lot 16, Sea Oaks Estates, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First District of Harrison County, Mississippi in Plat Book 42 at Page 11.

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.

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

WITNESS THE SIGNATURE of the above company by its Agent after being duly authorized so to execute and deliver the same, this 15<sup>th</sup> day of September, 2006.

By: Stephen L. Shivers, Jr., Agent

*Stephen L. Shivers, Jr.*  
Gant & Shivers Homes, LLC

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for said county and state, on this 15<sup>th</sup> day of September, 2006, within my jurisdiction, the within named Stephen L. Shivers, Jr., who acknowledged that he is an Agent of Gant & Shivers Homes, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said Company, and as its agent and deed he executed and delivered the above and foregoing instrument, after first having been duly authorized by said company so to do.

My Commission Expires  
Notary Public

*Stephane*  
Notary Public

GRANTOR:  
1231 28th Street  
Gulfport, MS 39501  
228-896-5388

GRANTEE:  
129 Sea Oaks Blvd.  
Long Beach, MS 39560

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

Date: October 5, 2024  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree(s) Removal – 129 Sea Oaks Blvd

The Tree Board approves this application.

---

Karen Epperson-Price  
Victor L. Chapman

After considerable discussion and upon recommendation made by the City of Long Beach Tree Board, Commissioner Gaddy made motion, seconded by Commissioner McMahon and unanimously carried to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 5067 Beatline Road, Tax Parcel 0511N-01-013.000, submitted by Jennifer Caldwell, as follows:



MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY  
Date Received 9/30/24  
Zoning R-1  
Agenda Date 10/10/24  
Check Number 5393

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

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

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

gc Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$75.00 per parcel of land to which such application pertains.

TODAY'S DATE: 9/26/24

PROPERTY INFORMATION

TAX PARCEL # 0511N-01-013.000

Address of Property Involved: 5067 Beatline Rd

Property owner name: Jennifer Caldwell

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

Property owner address: Jennifer Caldwell

Phone No. 228-324-8086 (mike)

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Butler Homes, LLC

Phone No. (228) 324-8086 Fax: \_\_\_\_\_

Name Michael Butler

Address 13090 Lorraine Rd Biloxi, MS 39532

PERMIT INFORMATION

Permit for: Removal  Trimming  Pruning

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

New home construction. The tree falls within the footprint of the home.

Number of Trees:

4 Live Oak \_\_\_\_\_ Southern Magnolia

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

Signature [Signature] Date 9/26/24

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

gc OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

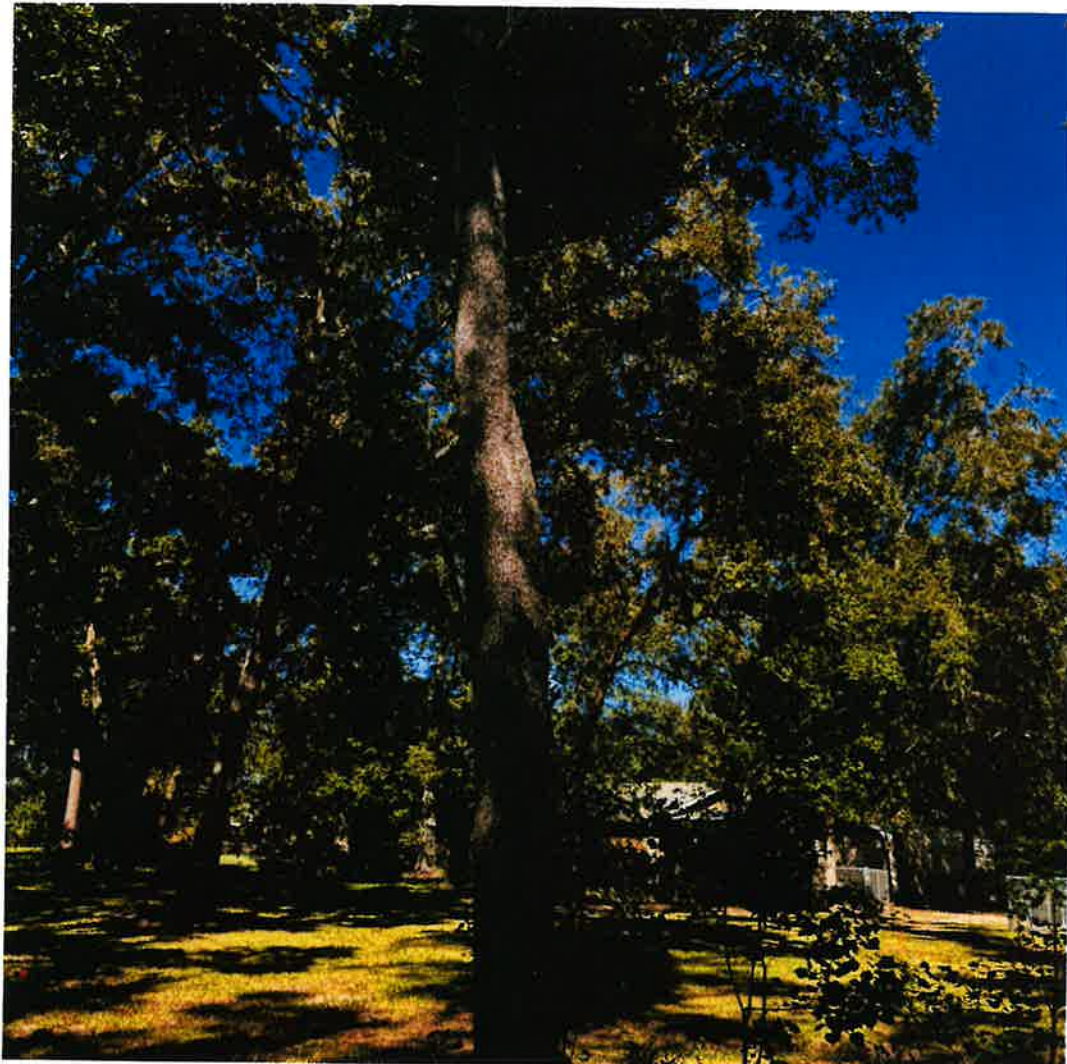


MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



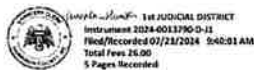
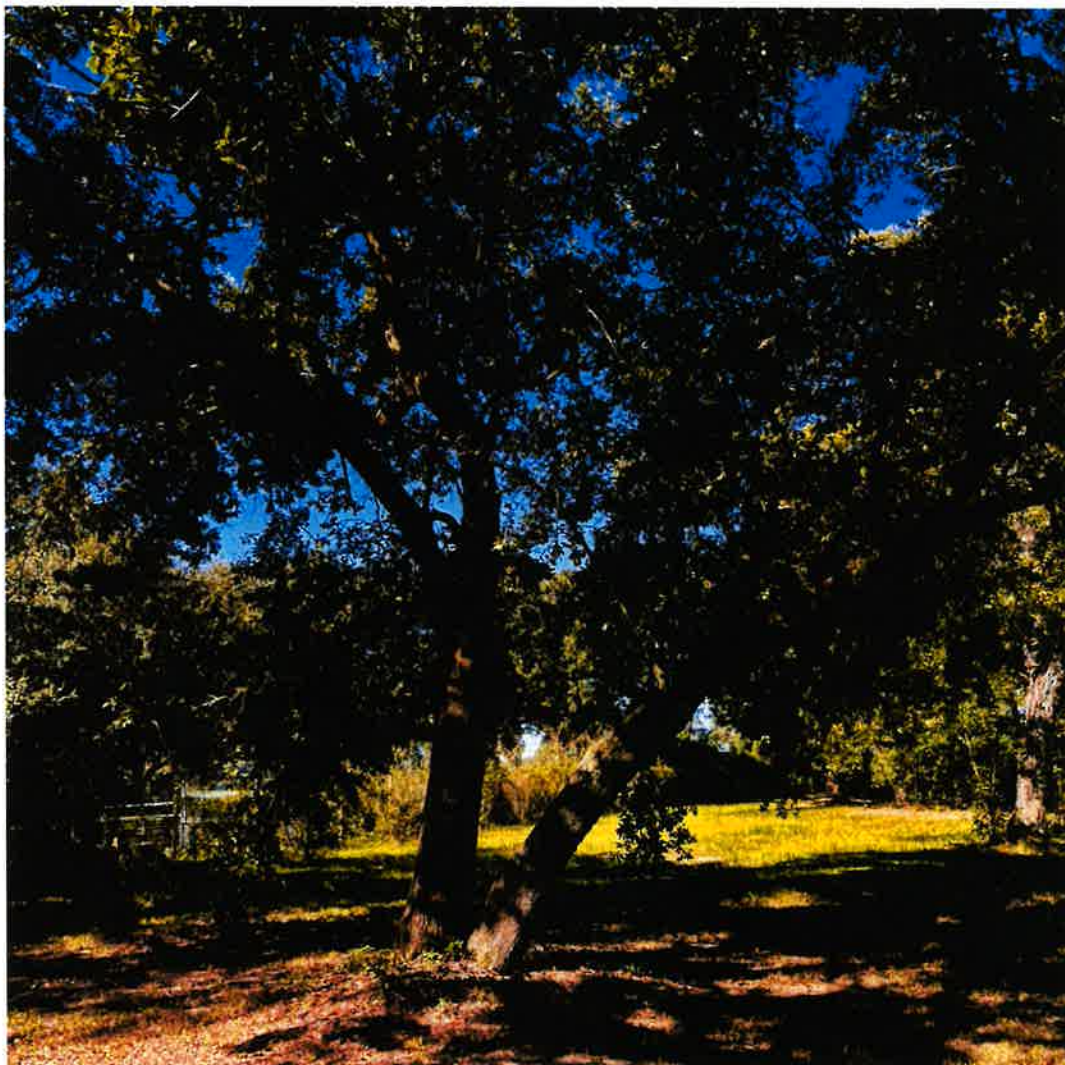


**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by:  
Gene J. Hoffman IV  
Attorney at Law  
311 East Second St.  
Pass Christian, MS 39571  
(228) 452-9408  
Mississippi Bar Number: 104994

Return to:  
Gene J. Hoffman IV  
Attorney at Law  
311 East Second St.  
Pass Christian, MS 39571  
(228) 452-9408

INDEX AS FOLLOWS: Parcel located in the SE 1/4 of Sec. 9, T8S, R12W, Harrison Co., 1st Jud. Dist., MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**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 considerations, the receipt and sufficiency of all of which is hereby acknowledged, JOANE M. DAUGDRILL, as Trustee of the RONALD AND JOANE DAUGDRILL ASSET PROTECTION TRUST, dated April 17, 2013, of 5068 Bealene Road, Long Beach, MS 39560, (228) 323-0930, does hereby sell, convey and warrant unto JENNIFER A. CALDWELL and JAMES P. McCANN, of 107 Rosie Drive, Long Beach, MS 39560, (228) 860-9171, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

That certain parcel of land and property situated and being in the SE 1/4 of Section 9, Township 8 South, Range 12 West, in the First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

Commencing at a point 840 feet South of the Northeast corner of the SE 1/4 of Section 9, Township 8 South, Range 12 West for the Point of Beginning; and from said Point of Beginning, thence run West a distance of 583 feet to a point; thence run South a distance of 140 feet to a point; thence run East a distance of 583 feet to the east section line; thence run North along the east section line a distance of 140 feet to the Point of Beginning, as said parcel is shown on copy of survey recorded in Deed Book 863, page 212 et seq., in aforesaid office.

SUBJECT TO that certain 25 foot right-of-way along the east margin of the above



**MINUTES OF OCTOBER 10, 2024  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JOANE M. DAUGHRILL, who acknowledged that she is Trustee of the RONALD AND JOANE DAUGHRILL ASSET PROTECTION TRUST, dated April 17, 2013, and as its act and deed, she executed the above and foregoing instrument of writing on the day and in the year therein written, she having been first duly authorized to do so.

Given under my hand and official seal of office this 22nd day of July, 2024.

*Stephanie L. Wood*  
NOTARY PUBLIC  
My Commission Expires: 10/08/2026

AFFIX SEAL.



Un-Official

**MEMORANDUM**

Date: October 3, 2024  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree(s) Removal – 5067 Beatline Road

The Tree Board approves this application as long as there are four similar live oaks on the property or replaced in kind.

---

Karen Epperson-Price  
Victor L. Chapman

**MINUTES OF OCTOBER 10, 2024**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by the City of Long Beach Tree Board, Vice Chairman Barlow made motion, seconded by Commissioner Gaddy and unanimously carried recommending to approve the application as submitted, with the correction of removal of 3 trees instead of 4.

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 7 Sumner Cove, Tax Parcel 0611J-01-027.006, submitted by Steven P. Scruggs and Lourdes Q. Scruggs (owners) and Mary Armstrong (property manager), as follows:



**MINUTES OF OCTOBER 10, 2024  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CITY OF LONG BEACH, MISSISSIPPI  
APPLICATION FOR SHORT-TERM RENTAL**

<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
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**PROPERTY INFORMATION:**

ADDRESS: 7 Sumner Cove Long Beach MS 39560 Tax Parcel # 0611J-01-027.005  
(Location of Short-Term Rental)

**OWNER'S INFORMATION:**

Property Owner's Name: Steven P. Scruggs + Lourdes Qu Scruggs

Property Owner's Address: 7 Sumner Cove Long Beach, MS 39560

Property Owner's Mailing Address, if different from above:

Same

Property Owner's Phone No: 619-843-9983 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Email Address: Ludyg5839@gmail.com

Is there a homeowner's association for the neighborhood? No If so, please provide written statement of support of short term rental?

**PROPERTY MANAGER INFORMATION:**

Property Manager's Name: Mary Armstrong

Property Manager's Address: (Must be a local contact)

14991 Calcutta Dr Gulfport, MS 39503  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Manager's Phone No: 228-596-9638 Email Address: marmsstrong9638@gmail.com

**PLEASE PROVIDE THE FOLLOWING:**

- Mississippi Sales Tax ID # Air BAB
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes short term rental coverage

**ADDITIONAL INFORMATION:**

- Completed written statement of compliance.
- FEES: \$250, nonrefundable application fee. \$500, 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.
- 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 (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Mary Armstrong PRINT NAME      [Signature] SIGNATURE      9/12/24 DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>8</u>	<u>3</u>	<u>4</u>	<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: Ryan Losh Date: 10/2/24

Fire Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Date Received: <u>9/12/24</u>
Agenda Date: <u>10/10/24</u>
Amount Due/Paid: <u>250.00</u>
Payment Method: <u>151</u>

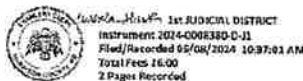
MINUTES OF OCTOBER 10, 2024  
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Lourdes Q. Scruggs, owner of the property located at 7 Sumner Cove, L.B. 39560, Tax Parcel 0611J-01-029-006, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

Lourdes Q. Scruggs  
signature

7/29/24  
date



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

Grantors:  
Steven P. Scruggs  
Lourdes Q. Scruggs  
7 Sumner Cove  
Long Beach, MS 39560  
(619) 843-9883

Return To:  
Pilger Title Co.  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 216-0011  
(228) 216-0011

Grantees:  
Steven P. Scruggs and Lourdes Q.  
Scruggs, Trustees  
7 Sumner Cove  
Long Beach, MS 39560  
(619) 843-9883

File No. F241160X

INDEXING INSTRUCTIONS: Lot 6, Sumner Grove S/D, 1<sup>st</sup> JD, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Steven P. Scruggs and Lourdes Q. Scruggs, do hereby sell, convey and quitclaim unto Steven P. Scruggs and Lourdes Q. Scruggs, Trustees of the Scruggs Family Trust dated August 28, 2004, and any amendments thereto, of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 6, Sumner Grove Subdivision, a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 61, at Page 39.

No title exam was performed and no title examination was requested. The description used on this deed was provided by the Client. No search was made of public records to determine the accuracy of said description and said attorney, in preparing this deed, has relied, at the request of the Client, on the representation of the Grantor that the description provided is proper and accurate.

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

The Grantor assumes all property taxes for current and prior years

WITNESS OUR SIGNATURES, on this the 2<sup>nd</sup> day of May, 2024.

Steven P. Scruggs  
Steven P. Scruggs  
Lourdes Q. Scruggs  
Lourdes Q. Scruggs

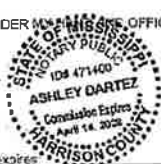
ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Steven P. Scruggs and Lourdes Q. Scruggs who acknowledged before me that they signed, executed, and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 2<sup>nd</sup> day of May, 2024.

(AFFIX SEAL)



Ashley Darte  
NOTARY PUBLIC

My commission expires



**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**LONG BEACH CHARM  
7 Sumner Cove, Long Beach MS 39560  
PARKING RULES AND TRASH PLAN**

**PARKING:**

Garage accommodates two standard size vehicles and the driveway can accommodate up to four standard size or two large extended vehicles.

**TRASH:**

Trash and recycle bins are located on the southside of home by the garage. Guests are asked to place all items in the proper bins. Any large items are asked to be taken by guests if they do not fit in the trash or recycle bins. Cleaning service will take out both trash and recycle bins and return after being emptied and put back in its' designated place.

**LONG BEACH CHARM  
7 Sumner Cove, Long Beach MS 39560  
SHORT TERM VACATION SERVICE/CONTRACT**

Renter will agree to abide by all rules and terms listed below by Long Beach Charm Vacation Rental. Renter will also be responsible for all guests listed to stay on the rental agreement. All guests must abide by the following rules listed below.

1. **Occupancy Limits.** Only Renter booking our home and listed guests are allowed to occupy the residence overnight. No other visitors will be permitted to stay with out written notice to owner/manager.
2. **Entry.** Key pad code will be given the day of arrival. Doors must be securely locked when leaving the premises.
3. **Visitors Limits.** Long Beach Charm will allow up to six additional guests to visit you on your stay. All visiting guests must depart by 10:00 pm. **NO PARTIES ALLOWED!**
4. **Pet Policy.** No pets are allowed in the home or on property.
5. **Smoking Policy.** Absolutely no smoking in the home. Smoking allowed on back porch and all cigarettes' butts must be properly discarded in outside trash can.
6. **Emergencies.** Please call immediately for any legitimate emergency to life, health, fire, water leaks etc. Please do not call after 8:00 pm for non-emergency essentials. These can wait till the next morning.
7. **Damage to Property.** Please respect our home, such as furnishings and personal property items we have offered to you. Please refrain from bringing food items into the bedrooms, especially beverages. This will help control any stains or damaged to the carpet. Please report any damages you see upon your arrival within the first 4 hours. Any damages reported after that will be your responsibility to pay for repairs.
8. **Liability.** You agree that you the renter of Long Beach Charm will be responsible for the use of property by him/her and their guests.
9. **Trash/Recycle Items.** Please take all trash to the garbage and all recycled items to their proper bins located on the southside of the home by the garage. All items that are too large to fit in bins must be taken away by guests.
10. **Parking.** The garage will allow for two vehicles as well as an additional space in the driveway for four additional average size vehicles. Please do not park in the streets by neighbors' homes or driveways.
11. **Items Left.** We are not responsible for any personal items left behind. If you have left something of importance behind, arrangement to have it shipped can be made. The cost will consist of packaging, postage and time incurred to mail. This fee will have to be paid in advance. All items not claimed after leaving will be discarded after 7 days.

This contract is between **Long Beach Charm Rental** and \_\_\_\_\_  
(Renter) agree by signing this document to all the use, terms and conditions of this agreement listed above.

Owner/Manager \_\_\_\_\_ Date \_\_\_\_\_  
*signature*

Renter \_\_\_\_\_ Date \_\_\_\_\_  
*signature*

# MINUTES OF OCTOBER 10, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

NEW BUSINESS INSURANCE BINDER



<b>NAMED INSURED &amp; MAILING ADDRESS</b> LOURDES SCRUGGS 7 SUMNER COVE LONG BEACH, MS 39560	<b>AGENCY NAME &amp; ADDRESS</b> BNC337 - ALLEN & SMITH INSURANCE AGENCY GULFPORT 2121 PASS RD GULFPORT, MS 39501  PHONE: (228) 863-9270	<b>BINDER #:</b> 3803823 <b>VERSION #:</b> 1 <b>FILE #:</b> 3426266 <b>DATE BOUND:</b> 08/28/2024 <b>HOMESOWNERS</b> <b>MINIMUM EARNED PREMIUM:</b> 25% <b>POLICY TERM:</b> 12 MONTHS
<b>AGENT:</b> AMANDA MATHIEU amathieu@allen-smith-ins.com		<b>NO FLAT CANCELLATIONS</b>
<b>REQUIRED POLICY FEE:</b> 08/28/2024 to 08/28/2025 12:03 a.m. Standard Time at the Described Location(s)		

<b>GREAT LAKES INSURANCE SE CO #: 740</b>	
<b>LINE OF BUSINESS</b>	<b>PREMIUM</b>
HOMESOWNERS	\$2,170.00
POLICY FEE	\$150.00
MWUA FEE	\$69.00
STAMPING FEE	\$5.00
STATE TAX	\$92.00
<b>TOTAL PREMIUM</b>	<b>\$2,486.00</b>

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 nonadmitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency.

THE TERMS AND CONDITIONS OF THIS BINDER MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION. PLEASE READ THIS BINDER CAREFULLY AND COMPARE IT AGAINST YOUR QUOTE AND SUBMISSION DOCUMENTS.

POLICY ISSUANCE INSTRUCTIONS	UNDERWRITING NOTES
Coverage is bound and subject to no flat cancellations. A complete policy will be issued once all required information is received. The following items are due on 09/07/2024. The requested effective date may be changed if this information is not received by the date: • All payments due within 10 business days of the requested effective date. • Signed Homeowner Application • Please note an inspection will be performed after issuance and must be satisfactory to maintain coverage. • Dwelling values are estimates only. Agents are responsible for correct replacement cost values.	This Binder has been issued subject to the following terms. Any changes in these terms may change the terms and conditions of this policy. • Not subject to no tree limb coverage; trees and limbs must be trimmed away from home. Thank you for your business! • Rates and eligibility for this program change daily. If the policy is edited, the new daily rates will apply and terms will be revised. Proceed with caution when editing this quote. Thank you for your business!

This binder can be cancelled by the company by notice to the insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the company is entitled to charge a premium for the binder according to the rules and rates in use by the company. The quoted premium is subject to verification and adjustment, when necessary, by the company. The company binds the kind(s) of insurance explained in this binder. The insurance is subject to the terms, conditions, and exclusions of the policy(s) in current use by the company.

**NEW BUSINESS INSURANCE BINDER**  
**APPLICANT:** LOURDES SCRUGGS  
**BINDER #** 3803823 **VERSION #** 1  
**FILE #:** 3426266  
**DATE BOUND:** 08/28/2024



<b>LOCATION #1 - 7 SUMNER COVE - LONG BEACH MS 39560 - HARRISON COUNTY</b>		
<b>COVERAGE</b>	<b>LIMIT</b>	<b>PREMIUM</b>
<b>HOMESOWNERS</b>		
COVERAGE A - DWELLING (RCV)	\$310,000	\$2,170.00
COVERAGE C - PERSONAL PROPERTY (RCV)	\$29,000	INCL
COVERAGE D - LOSS OF USE	\$24,000	INCL
PREMISES LIABILITY	\$300,000	INCL
COVERAGE F - MEDICAL PAYMENTS TO OTHERS	\$1,000	INCL
LOSS ASSESSMENT	\$1,000	INCL
ORDINANCE OR LAW - LIPS		INCL
<b>DEDUCTIBLES</b>		
AOP DEDUCTIBLE: \$1,000		
WIND/HAIL DEDUCTIBLE: \$9,300		
<b>TOTAL BASE PREMIUM: \$2,170.00</b>		
<b>RATING FACTORS &amp; UNDERWRITING INFORMATION:</b>		
<b>POLICY FORM:</b> HO3 <b>OCCUPANCY:</b> SECONDARY/SEASONAL (4/9 MONTH TERM RENTAL) <b>DISTANCE TO COAST:</b> 1.5123 MILES <b>TERRITORY:</b> <b>PROTECTION CLASS:</b> 4 <b>CONSTRUCTION TYPE:</b> JOISTED MASONRY	<b>NUMBER OF STORIES:</b> 1 <b>SQUARE FOOTAGE:</b> 2,004 <b>FOR SALE:</b> NO <b>ON HISTORICAL REGISTRY:</b> <b>IN GATED COMMUNITY:</b> NO <b>RENTAL TERM:</b> LESS WEEK	
<b>YEAR OF CONSTRUCTION:</b> 2023 <b>YEAR OF WIRING UPDATES:</b> 2023 <b>YEAR OF PLUMBING UPDATES:</b> 2023 <b>YEAR OF HEATING UPDATES:</b> 2023 <b>YEAR OF HOODING UPDATES:</b> 2023 <b>ROOF AGE:</b> 1 YEARS	<b>ROOF CONSTRUCTION:</b> SHINGLE RATED FOR 55 MPH WINDS <b>ROOF GEOMETRY:</b> HIP ROOF <b>ROOF SHEATHING:</b> SD NAILS <b>ROOF ANCHORS:</b> SINGLE WRAPS <b>OPENING PROTECTION:</b> ALL GLAZED OPENINGS	
<b># OF NON-WIND LOSSES:</b> NONE <b># OF WIND LOSSES:</b> NONE	<b>PRIOR INSURANCE:</b> PRIOR INSURANCE W/ NO LAPSE <b>PRIMARY FLOOD EVENTS:</b> UNKNOWN	
<b>PROTECTIVE DEVICES:</b> SMOKE DETECTORS		

This binder may be cancelled by the company by notice to the insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the company is entitled to charge a premium for the binder according to the rules and rates in use by the company. The quoted premium is subject to verification and adjustment, when necessary, by the company. The company binds the kind(s) of insurance explained in this binder. The insurance is subject to the terms, conditions, and exclusions of the policy(s) in current use by the company.

# MINUTES OF OCTOBER 10, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

NEW BUSINESS INSURANCE BINDER  
APPLICANT: LOURDES SCRUGGS  
BINDER # 3803823 VERSION # 1  
FILE #: 3426266  
DATE BOUND: 08/28/2024



SCHEDULE OF FORMS AND ENDORSEMENTS	
FORM NUMBER	FORM NAME
HO 00 03 05 11	HOMEOWNERS 3 - SPECIAL FORM
HO 34 02 02-17	AIRCRAFT LIABILITY DEFINITION REVISED TO REMOVE EXCEPTION FOR MODEL OR HOBBY AIRCRAFT
REF5221	APPLICABLE LAW (USA)
GLK HO 4001 04 12	ASSAULT OR BATTERY EXCLUSION
REF 2962 (06/02/03)	BIOLOGICAL OR CHEMICAL MATERIALS EXCLUSION
REF 1331 23/4/61	CANCELLATION CLAUSE
GLSE H8D CDEE 08/2020	COMMUNICABLE DISEASE EXCLUSION ENDORSEMENT
GLK 4118 IL 04-17	CONFORMITY OF TERMS ENDORSEMENT
FLK HO 4011 09 11	CONTINUOUS OR REPEATED SEEPAGE EXCLUSION
FLK DP 4013 09 11	EARTHQUAKE EXCLUSION NOTICE
FLK HO 4007 09 11	EXCLUSION - EXTERIOR INSULATION AND FINISH SYSTEMS
GLK HO 4006 09 11	EXCLUSION - TAINTED DRYWALL MATERIAL
GLK HO 4004 09 11	EXTINGUISHING DAMAGE EXCLUSION
FLK PL 4 49 07 22	FARM/RANCH OPERATIONS EXCLUSION
GLK HO 4032 01 13	FIREFARMS/WEAPONS EXCLUSION
GLK HO 4005 09 11	FLOOD EXCLUSION NOTICE
REF5062 04/06/2006	FRAUDULENT CLAIM CAUSE
GLSE(F) (09/30/01)	GREAT LAKES INSURANCE SE PRIVACY POLICY STATEMENT
GLK HO 4075 09 15	HOMEOWNERS OTHER STRUCTURES EXCLUSION
HO2007 (04/07)	HOMEOWNERS DECLARATIONS
GLK HC 4006 04 12	LEAD EXCLUSION
GLK PL 4:44 13 21	MARIJUANA/CANNABIS EXCLUSION
DCM3A 07 31	MICROORGANISM EXCLUSORY (MAP) (ABSOLUTE)
GLK HC 4027 04 12	MINIMUM RETAINED PREMIUM
LVA9137 06-17	MISSISSIPPI INFORMATIONAL NOTICE FOR SURPLUS LINES PERSONAL LINES POLICIES
GLK PL 3003 07 22	NOTICE TO POLICYHOLDER GREAT LAKES INSURANCE SE
REF 1257 17/3/60	NUCLEAR INCIDENT EXCLUSION CLAUSE
HO 04 80 05 11	PERSONAL PROPERTY REPLACEMENT COST LOSS SETTLEMENT
GLK PL 4148 03 22	POLICY PROVISIONS CLAUSE
REF5401 11-19	PROPERTY CYBER AND DATA EXCLUSION
GLK HC 4025 (09/11)	PUNITIVE OR EXEMPLARY DAMAGES EXCLUSION
REF 1191 (7/5/59)	RADIOACTIVE CONTAMINATION EXCLUSION CLAUSE
REF 1477 13/2/64	RADIOACTIVE CONTAMINATION EXCLUSION CLAUSE - LIABILITY
GLK HC 4009 04 12	RESIDENCE PREMISES ONLY LIABILITY COVERAGE
REF3100 09-10	SAVING ON LIMITATION AND EXCLUSION CLAUSE
GLK PL 4146 13 21	SEASONAL SAFEGUARDS
GLK HC 4028 10 11	SECTION I - PRIORITY COVERAGE: LOSS OF USE
GLK HC 4029 10 11	SECTION I - PRIORITY COVERAGE: OTHER STRUCTURES
GLK HC 4000 09 11	SECTION II - ANIMAL EXCLUSION
GLK HC 4023 09 11	SECTION II - TRAMPOLINE EXCLUSION
H8 2542	SEEPAGE AND/OR POLLUTION AND/OR CONTAMINATION EXCLUSION U.S.A. & CANADA
REF1998	SERVICE OF SUIT CLAUSE (U.S.A.)

This binder may be cancelled by the company by notice to the insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the company is entitled to charge a premium for the binder according to the rules and rates in use by the company. The stated premium is subject to verification and adjustment when necessary by the company. This company is not the insurer of the insured under this binder. This insurance is subject to the same conditions, and limitation of the policies insured under by the company.

NEW BUSINESS INSURANCE BINDER  
APPLICANT: LOURDES SCRUGGS  
BINDER # 3803823 VERSION # 1  
FILE #: 3426266  
DATE BOUND: 08/28/2024



HO 04 40 10 10	STRUCTURES RENTED TO OTHERS - RESIDENCE PREMISES
HO 04 40 10 00	STRUCTURES RENTED TO OTHERS - RESIDENCE PREMISES
HU 04 25 05 11	SUPPLEMENTAL LOSS ASSESSMENT COVERAGE
GLK HO 4012 04 12	SWIMMING POOL EXCLUSION
REF5221	TERRORISM EXCLUSION
GLK HO 4034 01 13	TOTAL OR CONSTRUCTIVE LOSS
ILP 001 01 04	US TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC) ADVISORY NOTICE TO POLICYHOLDERS
FLK HO 4057 04 14	WINDSTORM OR HAIL DOLLAR DEDUCTIBLE

This binder may be cancelled by the company by notice to the insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the company is entitled to charge a premium for the binder according to the rules and rates in use by the company. The stated premium is subject to verification and adjustment when necessary by the company. This company is not the insurer of the insured under this binder. This insurance is subject to the same conditions, and limitation of the policies insured under by the company.



**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner McMahon and unanimously carried recommending to approve the application as submitted.

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It came for discussion under New Business a Short-Term Rental for the property located at 5503 McCarter Lane, Tax Parcel 0511I-01-042.000, submitted by Tonda K. Yandell (owner and property manager), as follows:

MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI  
APPLICATION FOR SHORT-TERM RENTAL

PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560  
PHONE: (228) 863-1554 FAX: (228) 863-1558  
MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION: ADDRESS: 5503 McCarter Ln (Location of Short-Term Rental) Tax Parcel # 0511-01 042-000

OWNER'S INFORMATION: Property Owner's Name: Tonda K Vandell Property Owner's Address: 5501 McCarter Lane, LB 39560 Property Owner's Mailing Address, if different from above:

Property Owner's Phone No.: 228 297-7229 City State Zip Email Address: McCarter Ln @ AOL

Is there a homeowner's association for the neighborhood? No If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION: Property Manager's Name: Same As Owner Property Manager's Address: (Must be a local contact) 5501 McCarter Ln, LB 228 City State Zip Property Manager's Phone No.: 297-7229 Email Address: McCarter Ln @ AOL

- PLEASE PROVIDE THE FOLLOWING:
- Mississippi Sales Tax ID # 1227-1013
  - Recorded Warranty Deed
  - Parking Rules & Plan
  - Trash Management Plan
  - Copy of Proposed Rental Agreement
  - Proof of Liability Insurance, which includes short term rental coverage

- ADDITIONAL INFORMATION:
- Completed written statement of compliance.
  - FEE: \$250, nonrefundable application fee. \$500, 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.
  - 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 (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Tonda K Vandell PRINT NAME Tonda K Vandell SIGNATURE 9/18/2024 DATE

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy: 5	Maximum Vehicles allowed: 2	Number of bedrooms: 3	Number of people home can accommodate: 5
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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: Ryan Loh Date: 10/2/24  
Fire Inspector Signature: Date:

COMMENTS:

Date Received: 9/23/24  
Agenda Date: 10/10/24  
Amount Due/Paid: 250.00  
Payment Method: 8374

MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tonda Kae Vandell, owner of the property located at 5503 McCarter Lane, Tax Parcel 05111-01 affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

Tonda Kae Vandell  
signature  
9/23/2024  
date

BOOK 1206 PAGE 312

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

Edgar McCarter and wife,  
Mariellen McCarter  
5503 McCarter Lane  
Long Beach, MS 39560  
(601) 863-2729  
GRANTOR

TO

Tonda Kae Vandell  
5501 McCarter Lane  
Long Beach, MS 39560  
(601) 863-9942  
GRANTEE

SPECIAL 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 considerations, the receipt and sufficiency of all of which is hereby acknowledged, EDGAR MCCARTER and wife, MARIELLEN MCCARTER, do hereby sell, convey and warrant specially unto TONDA KAE YANDELL the following described land and property situated and being in the City of Long Beach, in the First Judicial District of the County of Harrison, State of Mississippi, to-wit:

Beginning at a point on the North margin of Pineville Road where the same intersects the East line of Section 10, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, if same were regularly surveyed, and from said point of beginning, running thence West along the North margin of said Pineville Road a distance of 118 Feet to a point; running thence North a distance of 880 Feet to a point; running thence East a distance of 118 Feet to the East line of said Section 10; running thence South along the East line of said Section 10 a distance of 880 Feet, more or less to the margin of the said Pineville Road a the Point of Beginning. Said parcel being situated in and a part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 8 South, Range 12 West, in the First Judicial District of the County of Harrison, State of Mississippi; said property being further located in Section Block 45, Long Beach metes and bounds:

LESS AND EXCEPT that certain parcel conveyed by Warranty Deed from Edgar McCarter and Mariellen McCarter to Norman Kae Vandell and Tonda Kae Vandell dated August 19, 1983, described as:

Commencing at the intersection of the East line of said Section 10 with the North margin of Pineville Road; thence run North 61.4 Feet along the East line of said Section 10 to the point of beginning; thence continue North 126.0 Feet along the East line of said Section 10; thence run West 118.0 Feet; thence run South 126.0 Feet along an ancient fence line; thence run East 118.0 Feet to the point of beginning.



MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1206 PAGE 313

There is EXCEPTED from this conveyance any and all prior recorded oil, gas and other mineral rights granted, reserved, or excepted by former owners or in favor of other parties.

This conveyance is SUBJECT TO any and all presently existing or recorded easements, encroachments, or rights-of ways and any and all restrictions or covenants of record affecting said property.

City of Long Beach municipal taxes and Harrison County, Mississippi ad valorem taxes for the current year, 1992, have been settled and adjusted, and the Grantees assume said taxes for the current year and subsequent years.

WITNESS OUR SIGNATURES on this, the 22 day of January, A.D., 1992.

*Edgar McCarter*  
EDGAR MCCARTER

MARIELLEN MCCARTER

BY: *Tonda Kay Vandell*  
TONDA KAY VANDELL  
Her Attorney-in-fact

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, on this the 22 day of January, A.D., 1992, the within named EDGAR MCCARTER, who after being duly sworn, on oath acknowledged that he signed, executed and delivered the above and foregoing instrument in writing.

*Reginald J. [Signature]*  
NOTARY PUBLIC (SEAL)

My Commission Expires: SEP. 14, 1992

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned Authority in and for the jurisdiction aforesaid, on this the 22 day of January, A.D., 1992, the within named TONDA KAY VANDELL, who acknowledged to me that she is Attorney-in-fact for Mariellen McCarter according to Power of Attorney dated September 5, 1991 recorded in Deed Book 1195 at page 462 and 463, Harrison County at Gulfport, Mississippi and that she signed, executed and delivered the above and foregoing instrument in writing for and in behalf of Mariellen McCarter, having been duly authorized so to do.

*Reginald J. [Signature]*  
NOTARY PUBLIC (SEAL)

My Commission Expires: SEP. 14, 1992

3109 STATEMENT OF FEES

First Page	\$2.00
Add. Page at \$1.00	100
Abstracting/Section at \$1.00	100
Marginal City at .50	
Other	100
Total Fees	200

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT  
I hereby certify that this instrument was acknowledged filed by me and at 10 minutes of 10 day of Jan. A.D. 1992 and recorded Jan. 23, 1992 in Records of Deeds Book 1206, Pages 312-313  
G. N. Creel, Chancery Clerk  
By *Linda [Signature]* DC

Parking

2 Car parking Pool  
in front of Guest House

Trash -

City - will be managed  
by owner and taken  
to pick up hooster

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*McCarter Lane Guest House*  
5501 McCarter Lane, Long Beach, MS 39560  
Phone voice / text 2282977229  
E-Mail [McCarterLn@aol.com](mailto:McCarterLn@aol.com) [www.McCarterLane.com](http://www.McCarterLane.com)

Name  
address  
Cell Phone: Email

**Reservation Confirmation**

Arrival Date: , 2024 \*\* 3:00 PM  
Departure: , 2024\*\* 10:00 AM  
Accommodations for at \$ Plus Tax  
Booking/ Deposit \$ of received: 20  
Balance of \$ due on or before arrival  
(cash, check, money order travelers check or PayPal)

\*\* Please call or Email twenty-four hours in advance of arrival and /or departure  
for early check-in / late check-out availability  
we will make every effort to accommodate your needs

Thank you  
Tonda Yandell

**State Farm**  
State Farm Fire and Casualty Company  
PO Box 2356  
Bloomington IL 61702-2356

YANDELL, TONDA K  
5501 MCCARTER LN  
LONG BEACH MS 39560-7004

Location: 5503 MCCARTER LN  
LONG BEACH MS  
39560-7004  
SFPP No: 1003705262

- Forms, Options, and Endorsements**
- Special Form 3 FP-8103 3
  - Replacement Cost on Contents OPT RC
  - Debris Removal Endorsement FE-7540
  - Fungus (including Mold) Excl FE-5722
  - Amendatory Endorsement FE-8224
  - Hurricane Deductible FE-3625
  - Mandatory Reporting Endorsement FE-5801
  - Rental Dwelling Endorsement FE-5610
  - Actual Cash Value Endorsement FE-3650
  - Terrorism Insurance Cov Notice \* FE-6999 3

Effective: NOV 10 2024

RENEWAL CERTIFICATE	
POLICY NUMBER	99-08 7645-2
Rental Dwelling Pol - Special Form	NOV 10 2024 to NOV 10 2025
BILLED THROUGH SFPP	
<b>Coverages and Limits</b>	
<b>Section I</b>	
A Dwelling	\$130,300
Dwelling Extension	13,030
B Personal Property	31,900
C Loss of Rents	Actual Loss
<b>Deductibles - Section I</b>	
Basic 2.00%	2,606
Hurricane 5.00%	6,515
<b>Section II</b>	
L Business Liability (per occurrence)	\$300,000
(annual aggregate)	600,000
M Medical Payments to Others (each person)	1,000
<b>Annual Premium</b>	\$2,811.00
Information Coverage Index:	337 1

NOTICE: Information concerning changes in your policy language is included. Please call your agent if you have any questions.

This policy contains earthquake exclusion. Contact your agent for information concerning the availability of earthquake coverage.

This policy contains flood exclusion. Flood coverage may be purchased separately from the National Flood Program, if available in your area.

Please help us update the data used to determine your premium. Contact your agent with the year each of your home's utilities (heating/cooling, plumbing, or electrical) and roof were last updated.

Thanks for letting us serve you...  
Agent BRAD DAY  
Telephone (228) 863-8535

Moving? See your State Farm agent.  
See reverse for important information.  
Prepared SEP 17 2024

02

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Chairman DiLorenzo made motion, seconded by Commissioner Gaddy and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Certificate of Resubdivision for the property located at 20020 Pineville Road, Tax Parcel 0511I-01-040.000, submitted by Van Norden Investments, LLC, as follows:



MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only  
Date Received 9/9/24  
Zoning R-1  
Agenda Date 10/10/24  
Check Number 1033

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511I-01-040.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Section 10 Township 8 South, Range 12 West
- IV. ADDRESS OF PROPERTY INVOLVED: 20020 Pineville Rd
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of One parcel  
Into two parcels

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

<u>van Norden Investment Co, LLC</u>			Name of Agent (PRINT)		
Name of Rightful Owner (PRINT)			Name of Agent (PRINT)		
<u>5142 Mitchell Rd</u>			Agent's Mailing Address		
Owner's Mailing Address			Agent's Mailing Address		
<u>LB</u>	<u>MS</u>	<u>39560</u>	City	State	Zip
City State Zip			City	State	Zip
<u>(228) 596-8586</u>			Phone		
Phone			Phone		
<u>[Signature]</u>		<u>9/6/24</u>	Signature of Applicant		Date
Signature of Rightful Owner		Date	Signature of Applicant		Date

MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st JUDICIAL DISTRICT  
Instrument: 2023-0002660-0-11  
Filed/Recorded 02/17/2023 3:25:01 PM  
Total Fees 35.00  
3 Pages Recorded

PREPARED BY:  
Michael J. Yentzen  
Eggleston Land & Title Co., LLC  
1914 24th Avenue  
Gulfport, MS 39501  
(228) 994-8866  
MS Bar # 100856

RETURN TO:  
Michael J. Yentzen  
Eggleston Land & Title Co., LLC  
1914 24th Avenue  
Gulfport, MS 39507  
(228) 994-8860

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY 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 and sufficiency of all which is hereby acknowledged,

KAREN ANN DOCHERTY DANIELS  
50576 BEATLINE ROAD  
LONG BEACH, MS 39560  
228.669.5183

does hereby sell, convey, and warrant unto

VAN NORDEN INVESTMENT CO., LLC  
A MISSISSIPPI LIMITED LIABILITY COMPANY  
3148 MITCHELL ROAD  
LONG BEACH, MS 39560  
228.396.8546

the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, and more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH (SE 1/4 OF THE NE 1/4) OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, LONG BEACH, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay said Grantee or its assigns any deficit on the actual proration.

WITNESS the signature of the Grantor on this the 17th day of February, 2023.

*Karen Ann Docherty Daniels*  
KAREN ANN DOCHERTY DANIELS - GRANTOR

**EXHIBIT "A"**

Legal Description: A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH (SE 1/4 OF THE NE 1/4) OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, LONG BEACH, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A MAG NAIL FOUND IN PINEVILLE ROAD AT THE APPARENT SOUTHWEST CORNER OF THE SOUTHEAST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH (SE 1/4 OF THE NE 1/4) OF SECTION 10; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 700.78 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 11 MINUTES 51 SECONDS EAST A DISTANCE OF 26.00 FEET TO AN IRON ROD ON THE NORTH MARGIN OF PINEVILLE ROAD AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 11 MINUTES 51 SECONDS EAST A DISTANCE OF 499.93 FEET TO AN IRON ROD; THENCE RUN NORTH 88 DEGREES 57 MINUTES 40 SECONDS EAST A DISTANCE OF 198.90 FEET TO AN IRON ROD; THENCE RUN SOUTH 00 DEGREES 09 MINUTES 27 SECONDS EAST A DISTANCE OF 506.46 FEET TO AN IRON ROD ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE RUN NORTH 89 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 202.01 FEET ALONG SAID NORTH MARGIN TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 100853 SQUARE FEET OR 2.32 ACRES MORE OR LESS. BEARINGS BASED ON GPS OBSERVATION. MISSISSIPPI, EAST ZONE, CONVERGENCE - 0.130449 SCALE FACTOR 0.999960 PER SURVEY BY GARY A. DURBIN, P.L.S., DATED FEBRUARY 12, 2020, (TAX PARCEL # 05111-01-040.000).

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 17th day of February, 2023, within my jurisdiction, the within KAREN ANN DOCHERTY DANIELS who acknowledged that she signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:

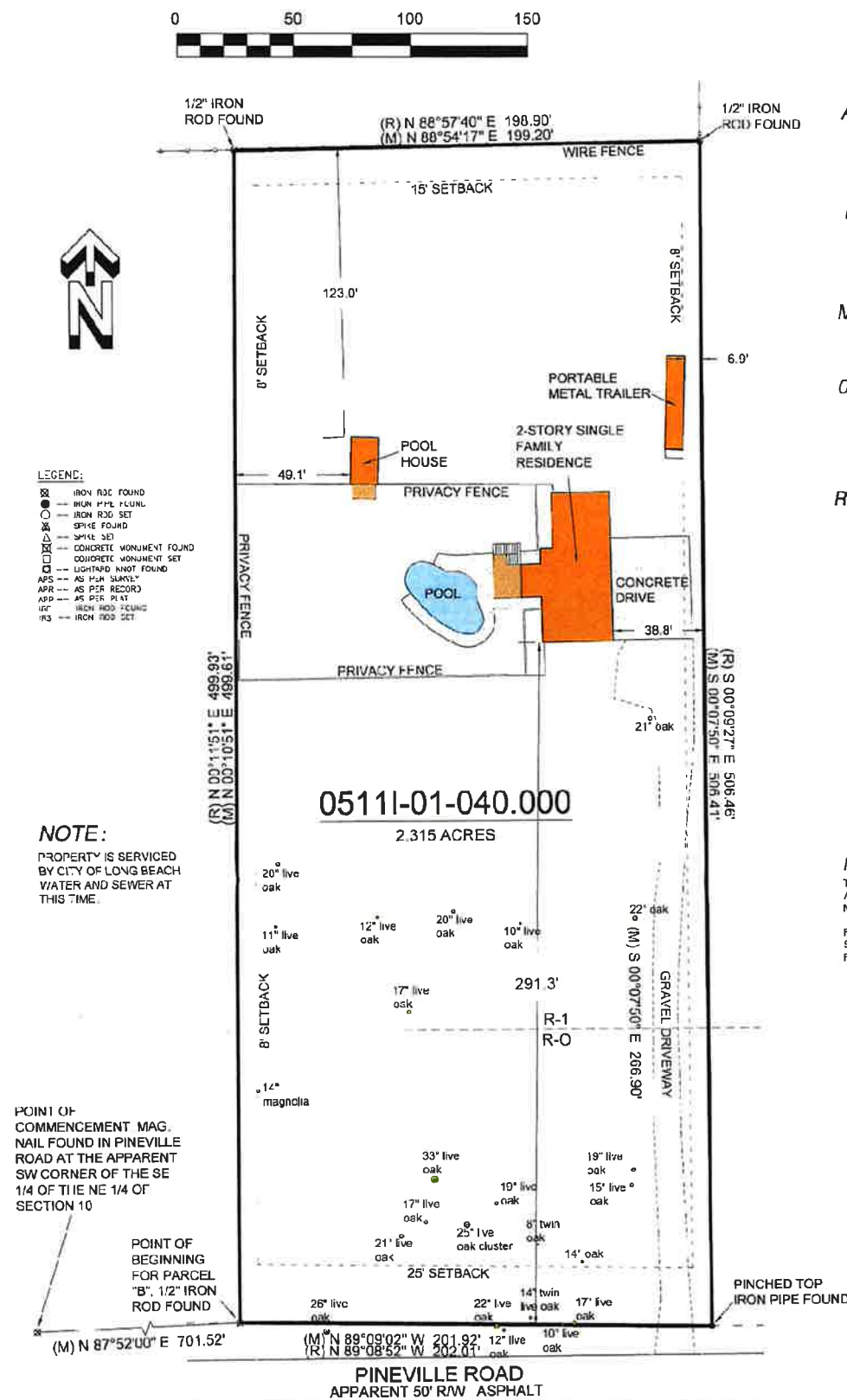
MAY 26, 2026

*Michael J. Yentzen*  
NOTARY PUBLIC



**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**EXISTING**



A RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 05111-01-040.000, ADDRESS 20020 PINEVILLE ROAD

SCALE 1" = 50'  
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)

**GPS OBSERVATION NOTE**  
DATE OF FIELD WORK: 02/26/2024  
TOPCON V9 RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

**MINIMUM BUILDING SETBACKS:**  
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1 AND R-O AS PER CITY OF LONG BEACH ZONING MAP  
FRONT YARD - 25 FEET  
SIDE YARD - 8 FEET  
REAR YARD - 5 FEET

**FLOOD ZONE NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 26047C0355G, DATED JUNE 16 2003. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

**REFERENCE MATERIALS:**  
1) HARRISON COUNTY TAX MAPS, CURRENT EDITION  
2) PROPERTY LINK OF HARRISON COUNTY, MS (WELLS COMPUTER SYSTEMS, INC. WEBSITE)  
3) LONG BEACH ZONING MAP AND ORDINANCE  
4) DEED NO. 2025-2860-E-1

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

POINT OF COMMENCEMENT MAG. NAIL FOUND IN PINEVILLE ROAD AT THE APPARENT SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10

POINT OF BEGINNING FOR PARCEL "B", 1/2" IRON ROD FOUND

**NOTES:**

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON V9 GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. REAL TIME NETWORK, AND ARE BASED ON SPC (2001 MDC).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUNDS AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-277-4477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND OTHERS TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

CLIENT: VAN NORDEN INVESTMENT CO., LLC  
DATE OF FIELD SURVEY: 9/4/2024  
DRAWN BY: CAC  
JOB NUMBER: 24035.dwg

PREPARED BY:

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

SHEET 1 OF 4



**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**PROPOSED**



A RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 05111-01-040.000, ADDRESS 20020 PINEVILLE ROAD

SCALE 1" = 50'  
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)

**GPS OBSERVATION NOTE**  
DATE OF FIELD WORK: 02/26/2024  
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

**MINIMUM BUILDING SETBACKS:**  
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1 AND R-O AS PER CITY OF LONG BEACH ZONING MAP.  
FRONT YARD - 25 FEET  
SIDE YARD - 8 FEET  
REAR YARD - 15 FEET

**FLOOD ZONE NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 2804700560, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

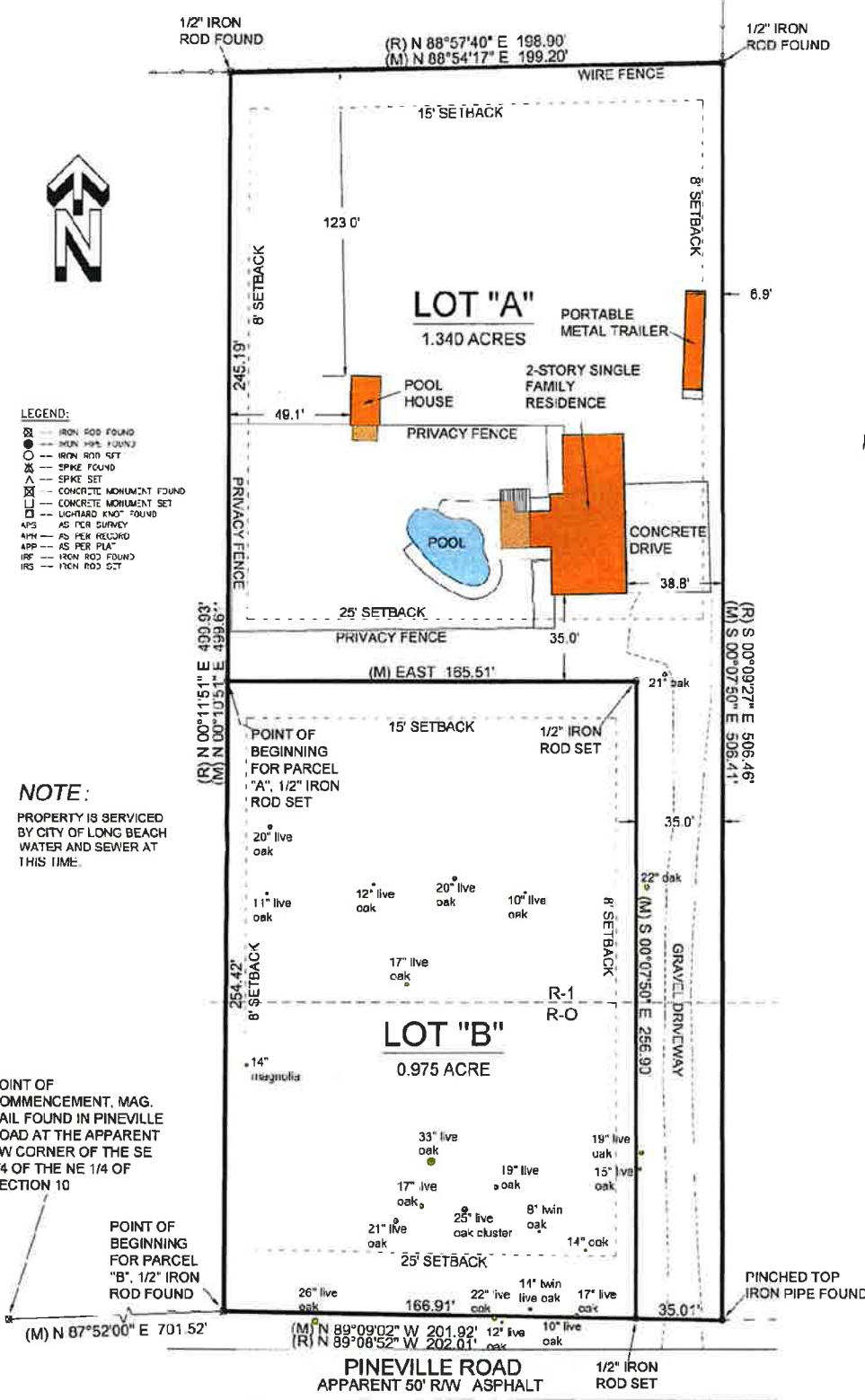
**REFERENCE MATERIALS:**  
1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION  
2.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)  
3.) LONG BEACH ZONING MAP AND ORDINANCE  
4.) DEED NO. 2023-2860-D-11

- LEGEND:**
- ⊗ IRON ROD FOUND
  - ⊙ IRON PIPE FOUND
  - IRON ROD SET
  - ⊕ SPIKE FOUND
  - ▲ SPIKE SET
  - ⊠ CONCRETE MONUMENT FOUND
  - ⊡ CONCRETE MONUMENT SET
  - ⊞ LIGHT-BRICK KNOT FOUND
  - ⊞ AS PER SURVEY
  - ⊞ AS PER RECORD
  - ⊞ AS PER PLAN
  - ⊞ IRON ROD FOUND
  - ⊞ IRON ROD SET

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

POINT OF COMMENCEMENT, MAG. NAIL FOUND IN PINEVILLE ROAD AT THE APPARENT SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10

POINT OF BEGINNING FOR PARCEL "B", 1/2" IRON ROD FOUND



**NOTES:**

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 M S E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-5477
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY:  
GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO

CLIENT: VAN NORDEN INVESTMENT CO., LLC  
DATE OF FIELD SURVEY: 9/4/2024  
DRAWN BY: CAC  
JOB NUMBER: 24035.dwg

PREPARED BY:

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

SHEET 2 OF 4

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*A RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING  
IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY  
OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON  
COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO  
AS TAX PARCEL NUMBER 05111-01-040.000*

**LONG BEACH PLANNING COMMISSION**

**CERTIFICATE OF RESUBDIVISION**

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (05111-01-040.000) into (two) lots. The subject property is generally described as being located (on north side of Pineville Road and the east side of Daugherty Road, Long Beach, MS).

The Case File Number is:

**LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):**

DEED NO. 2023-2860-D-J1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH (SE ¼ OF THE NE ¼) OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, LONG BEACH, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A MAG NAIL FOUND IN PINEVILLE ROAD AT THE APPARENT SOUTHWEST CORNER OF THE SOUTHEAST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH (SE ¼ OF THE NE ¼) OF SECTION 10; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 700.78 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 11 MINUTES 51 SECONDS EAST A DISTANCE OF 26.00 FEET TO AN IRON ROD ON THE NORTH MARGIN OF PINEVILLE ROAD AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 11 MINUTES 51 SECONDS EAST A DISTANCE OF 499.93 FEET TO AN IRON ROD; THENCE RUN NORTH 88 DEGREES 57 MINUTES 40 SECONDS EAST A DISTANCE OF 198.90 FEET TO AN IRON ROD; THENCE RUN SOUTH 00 DEGREES 09 MINUTES 27 SECONDS EAST A DISTANCE OF 506.46 FEET TO AN IRON ROD ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE RUN NORTH 89 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 202.01 FEET ALONG SAID NORTH MARGIN TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 100853 SQUARE FEET OR 2.32 ACRES MORE OR LESS. BEARINGS BASED ON GPS OBSERVATION. MISSISSIPPI, EAST ZONE, CONVERGENCE - 0.130449 SCALE FACTOR 0.999960 PER SURVEY BY GARY A. DURBIN, P.L.S., DATED FEBRUARY 12, 2020. (TAX PARCEL# 05111-01-040.000).

**SURVEY DESCRIPTION OF THE PROPOSED PARCEL "A":**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A MAG. NAIL FOUND IN PINEVILLE ROAD AT THE APPARENT SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE N87°52'00"E 701.52' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE N00°10'51"E 254.42' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N00°10'51"E 245.19' TO A 1/2" IRON ROD FOUND; THENCE N88°54'17"E 199.20' TO A 1/2" IRON ROD FOUND; THENCE S00°07'50"E 506.41' TO A PINCHED TOP IRON PIPE FOUND ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN, N89°09'02"W 35.01' TO A 1/2" IRON ROD SET; THENCE N00°07'50"W 256.90' TO A 1/2" IRON ROD SET; THENCE WEST 165.51' TO THE POINT OF BEGINNING, CONTAINING 1.340 ACRES.

**SURVEY DESCRIPTION OF THE PROPOSED PARCEL "B":**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A MAG. NAIL FOUND IN PINEVILLE ROAD AT THE APPARENT SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE N87°52'00"E 701.52' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF PINEVILLE ROAD AND BEING THE POINT OF BEGINNING; THENCE N00°10'51"E 254.42' TO A 1/2" IRON ROD SET; THENCE EAST 165.51' TO A 1/2" IRON ROD SET; THENCE S00°07'50"E 256.90' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN, N89°09'02"W 166.91' TO THE POINT OF BEGINNING, CONTAINING 0.975 ACRE.

PREPARED BY:

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

CLIENT: VAN NORDEN INVESTMENT CO., LLC  
DATE OF FIELD SURVEY: 9/4/2024  
DRAWN BY: CAC  
JOB NUMBER: 24035.dwg

SHEET 3 OF 4

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING  
IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY  
OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON  
COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO  
AS TAX PARCEL NUMBER 05111-01-040.000

**CERTIFICATE OF OWNERSHIP**

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

VAN NORDEN INVESTMENT CO., LLC

  
SIGNED BY: DUSTIN VAN NORDEN

9/6/24  
DATE

Subscribed and sworn to before me, in my presence this 6<sup>th</sup> day of September 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

  
NOTARY PUBLIC

My Commission Expires: 12-8-2027



**CERTIFICATE OF APPROVAL**


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

ADMINISTRATOR

DATE

**CERTIFICATE OF SURVEY AND ACCURACY**

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed description recorded in Deed No. 2023-2860-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 4TH day of SEPTEMBER, 2024.

  
Clifford A. Crosby, P.L.S.

2539  
MS P.L.S. NO.



**PLANNING COMMISSION**

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of 20\_\_\_\_.

Planning Commission Chairman

Date

**ACCEPTANCE**

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

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

CLIENT: VAN NORDEN INVESTMENT CO., LLC  
DATE OF FIELD SURVEY: 9/4/2024  
DRAWN BY: CAC  
JOB NUMBER: 24035.dwg



**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 20020 Pineville Road.				
Date: 09-27-24				
SEWER AND WATER TAPS				
<b>MATERIALS:</b>				
QTY.		ITEM	PRICE	TOTAL
2	EA	6X6 TEE WYE	\$47.50	\$95.00
2	EA	6" CAP	\$13.17	\$26.34
2	EA	6" Fernco	\$10.15	\$20.30
26	FT	6"SDR 26	\$6.34	\$164.84
1	EA	2"X1" Tap Saddles	\$60.00	\$60.00
1	EA	1" Corp Stop	\$54.15	\$54.15
2	EA	1" Curb Stop	\$65.05	\$130.10
10	FT	1" Roll Tube	\$0.60	\$6.00
2	EA	Meter Box	\$82.00	\$164.00
<b>TOTAL MATERIAL COST</b>				<b>\$720.73</b>
<b>EQUIPMENT:</b>				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$45.00	\$360.00
8	HRS	DUMP TRUCK/ Trailer	\$50.00	\$400.00
8	HRS	CREW TRUCK	\$15.00	\$120.00
<b>TOTAL EQUIPMENT COST</b>				<b>\$880.00</b>
<b>LABOR:</b>				
			LABOR	TOTAL
				\$995.67
<b>TOTAL LABOR COST</b>				<b>\$995.67</b>
<b>FUEL:</b>				
			TOTAL MATERIAL COST	TOTAL
			\$720.73	\$720.73
			TOTAL EQUIPMENT COST	TOTAL
			\$880.00	\$880.00
			TOTAL LABOR COST	TOTAL
			\$995.67	\$995.67
			<b>TOTAL</b>	<b>\$2,596.40</b>
			15% FUEL COST	<b>\$389.46</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$1,600.73</u></b>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b><u>\$1,385.13</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
<b>TOTAL WATER TAP FEE COST</b>				<b>\$2,985.86</b>

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

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

September 09, 2024

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

**RE: Certificate of Subdivision – Tax Parcel No. 0511I-01-040.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide one existing parcel into two new parcels. Proposed Lot "A" will be nearly 1.34 Acres in size, with approx. 35.01 feet of street frontage on Pineville Road. Proposed Lot "B" will be nearly 0.97 Acres in size, with approx. 166.91 feet of street frontage on Pineville Road.

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

Sincerely,

Tyler Yarbrough

TY:539

**MINUTES OF OCTOBER 10, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by a City of Long Beach Engineer, Vice Chairman Barlow made motion, seconded by Commissioner McMahon and unanimously carried to table this application as this request requires a variance for road frontage of parcel A.

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

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Tina M. Dahl, Minutes Clerk