

**Regular Meeting of the Hancock
County Planning Commission held on
April 4, 2024**

Those Present: Mays, Crawford, Ladner and Koenig

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the March 21, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Mays.

Darlene Necaise o/b/o The Davis Family-Special Exception-Public Hearing

The Commission considered the application of Darlene Necaise o/b/o The Davis Family requesting a Special Exception Use to have a 70' x 143' plot of land to be used as a private family cemetery. The property is located at 2350 Rocky Hill Dedeaux Rd. Kiln, MS 39556. The parcel number for the property is 057 -0-26-003.030. The property is currently zoned A-1 General Agricultural.

Mr. Dale Davis was present at the meeting and explained to the Commission that his family would like to request to have a family cemetery on their property for family members to be buried.

No one was present from the public to speak on or against the application.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Special Exception Use for the family cemetery.

John J. Clesi III-Variance Request-Public Hearing

The Commission considered the application of John J. Clesi III requesting a two (2) foot front yard variance from the front yard setback requirement of twenty (20) feet for an addition to an existing home. The property is located at 6151 Shawnee St. Kiln, MS 39556. The parcel number for the property is 069L-1-31-041.000. The property is currently zoned R-1 Single Family Residential.

Mr. John J. Clesi III was present at the meeting and explained to the Commission that he would like to construct an addition to his existing home to be 18' feet from the front setback instead of the 20' setback requirement.

No one was present at the meeting to speak on or against the application.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Variance Request of being 18' to the front setback instead of the required 20' front setback for the addition to his existing home.

Chandler Residential Company-Preliminary Subdivision Plan Tabled from 02/15/24-Public Hearing

The Commission considered the application of Chandler Residential Company requesting a Preliminary Subdivision Plan Review for a new 14 lot subdivision. The property is located South of Nicola Rd. North of Interstate 10, east of an electrical easement and West of Jourdan Bluff Dr. Kiln, MS 39556. The parcel number for the property is 133 -0-23-001.000. The property is currently zoned A-1 General Agricultural.

Garrett Williams spoke on behalf of the Chandler Residential Company stating that they would like to request a Preliminary Subdivision Plan Review and have added the missing information on the presented Preliminary Subdivision Plan that was requested from the 2/15/24 meeting.

Public Comment:

Bill Cotter was present and questioned the size of the lots and total area of Subdivision as well as if the area would require a zoning change. He also had concerns about Stormwater and future development.

Shelia Gros was present at the meeting and had questions on the amount of clearing that would take place, if the road would be paved, which road the entrance would be coming off of, covenants and road and water traffic.

William Baker Anderson was present at the meeting and questioned if approved could the Commission require covenants be placed on the property and would it have a Home Owners Association.

Michael Cowan was present and asked if the homes would be Vacation Rentals by Owners and stated that he would like to see the area remain nice just like it currently is.

Garrett Williams addressed the Commission stating that the property is 69 acres total and 50 acres would remain undisturbed with the homesites being cleared with a paved road that would enter off of Nicola Rd. Mr. Williams did state that they would have covenants with the Subdivision but at this time not sure of the square foot requirements for the homes. Mr. Williams also stated that there is no plans for future development at this time.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays, with Commissioner Crawford abstaining due to surveying the property, to recommend the Preliminary Subdivision Plan with 14 lots.

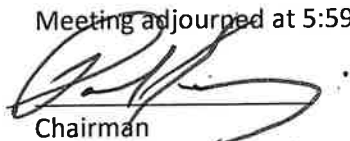
Perilloux Farms of MS LLC being represented by Becky Farrell-Site Plan Review

Perilloux Farms of MS LLC being represented by Becky Farrell called the Planning & Zoning Office prior to the meeting and requested that the application be Tabled to the next meeting due to medical issues and not able to attend the scheduled meeting.

Perilloux Farms of MS LLC has requested a Site Plan Review for a Cannabis Cultivation Facility. The property is located at 6024 Addie Lane Bay St. Louis, MS 39520. The parcel number for the property is 164D-0-18-004.000. The property is currently zoned A-1 General Agricultural.

The Commission unanimously adopted on the motion of Commissioner Koenig to recommend Tabling the application to the next meeting.

Meeting adjourned at 5:59 p.m.

A handwritten signature in black ink, appearing to be 'R. S.', written over the word 'Chairman'.

Chairman

4-18-24