

**Regular Meeting of the Hancock
County Planning Commission held on
June 20, 2024, 2024**

Those Present: Mays, Crawford and Farve

Anthony Cuevas, Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the June 6, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

Kenneth Fairley-Site Plan Review-Tabled from the June 6, 2024 Meeting

The Commission considered the application of Kenneth Fairley requesting a Site Plan Review for a 2-slip private marina with ship to shore power. The property is located at 5255 Pleasure St. Bay St. Louis, MS 39520. The property is 2 adjoining lots with parcel numbers 164P-0-19-018.000 and 164P-0-19-017.000. The property is currently zoned C-4 Commercial Resort.

Mr. Fairley was present at the meeting and presented a Site Plan for the 2-slip marina.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Site Plan Review for the 2-slip marina located at 5255 Pleasure St. Bay St. Louis, MS 39520.

Irvin Green agent for Catahoula Properties-Mini Subdivision

The Commission considered the application of Irvin Green agent for Catahoula Properties requesting to divide a 60-acre parcel of property into 5 separate parcels of property. The property is located on Firetower Rd. Kiln, MS 39556. The parcel number for the property is 061 -0-02-022.000. The property is currently zoned A-1 General Agricultural.

Irvin Green was present representing Catahoula Properties, LLC for the Mini Subdivision request. Mr. Green stated that they would like to divide the existing parcel of land into 5 separate parcels in order to sell.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision and that formal compliance with the requirements of the Subdivision Regulations is not necessary, but subject to the stipulations and on the condition that the applicant files an affidavit of subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Susanne Ashman dba Gymsu LLC-Mini Subdivision

The Commission considered the application of Susanne Ashman dba Gymsu LLC requesting to divide an 11-acre parcel of property into 5 separate parcels of property. The property is located at 6055 Cortez Court Kiln, MS 39556. The parcel number for the property is 054 -0-19-032.000. The property is currently zoned A-1 General Agricultural.

Susanna Ashman was present at the meeting and explained to the Commission that she would like to divide the property in order to sell.

Commissioner Crawford abstained from voting on the application due to executing the survey document.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision and that formal compliance with the requirements of the Subdivision Regulations is not necessary, but subject to the stipulations and on the condition that the applicant files an affidavit of subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Anthony Sheffield agent for Tellus 5X LLC-Mini Subdivision

The Commission considered the application of Anthony Sheffield agent for Tellus5X LLC requesting to divide +/- 100 acres of property of 186.81-acre parcel into 5 separate parcels of property after providing +/- 75 acres to neighboring property owners for the straightening of parcel lines and an easement. The property is located on Fenton Dedeaux Rd. near Marie Failla Lane Kiln, MS 39556. The parcel number for the property is 061 -0-11-017.000. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present at the meeting and explained to the Commission that they would like to divide the property in order to sell the created parcels and establish a road designed to the Hancock County Road Design Specifications in order to also create access to several land locked parcels of property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision and that formal compliance with the requirements of the Subdivision Regulations is not necessary, but subject to the stipulations and on the condition that the applicant files an affidavit of subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Kerry Fraleigh agent for DCD Development-Conditional Use

The Commission considered the application of Kerry Fraleigh agent for DCD Developments requesting a Conditional Use approval to have a restaurant, office and retail spaces within the suites of a new Commercial Building. The property is located at 17065 Kapalama Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-24-027.001. The property is currently zoned A-1 General Agricultural.

No one was present at the meeting to represent the application.

It was unanimously adopted on the motion of Commissioner Mays to Table the application to the next regular meeting of the Hancock County Planning Commission.

Randall Hebert-Conditional Use & Site Plan Review

The Commission considered the application of Randall Hebert requesting a Conditional Use & Site Plan Review for a stationary food truck on his property. The property is located at 24156 N. Beinville Rd. Picayune, MS 39466. The parcel number for the property is 044 -0-18-018.001. The property is currently zoned A-1 General Agricultural.

Mr. Hebert was present at the meeting and explained to the Commission that he would like to place a food truck on his property and offer take out /pick up food for customers. Mr. Hebert also stated that he would occasionally move the food truck to other locations at times, such as food truck events.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Conditional Use & Site Plan Review with the Health Department findings on the existing system or new septic system requirements.

Meeting adjourned at 5:41 p.m.

A handwritten signature in black ink, appearing to read "Mike Fowler", written over a horizontal line.

Chairman