

**Regular Meeting of the Hancock
County Planning Commission held on
July 18, 2024**

Those Present: Ladner, Crawford and Farve

Gary Yarborough County Attorney

Anthony Cuevas, Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the June 20, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

Chester A. Travirca III- Variance & Mini Subdivision Public Hearing

The Commission considered the application of Chester A. Travirca III requesting to subdivide a parcel of property into two separate parcels of property and requesting a variance to have one of the parcels at 12,495.52 sq. ft. in size instead of the required A-1 District Zone lot area of 20,000 sq. ft. The property is located at 16227 W. River Dr. Kiln, MS 39556. The parcel number for the property is 096G-0-38-003.000. The property is currently zoned A-1 General Agricultural.

Mr. Travirca was present at the meeting and explained to the Commission that he would like to divide the parcel and have the 12,495.52 sq. ft. area remain with the Mobile Home and sell.

Lana Lacoste was present from the public and spoke on the application stating she was against the division of the parcels if the owner was going to place another rental property in their neighborhood.

The Commission informed Mr. Travirca that one of the parcels as depicted on the survey does not have the required frontage distance of 100 ft. as outlined in the Hancock County Zoning Ordinance for an A-1 District.

After discussion on the matter Mr. Travirca withdrew his application and was unanimously adopted on the motion of Commissioner Ladner for the withdrawal.

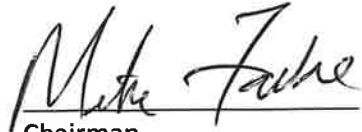
Kerry Fraleigh agent for DCD Development- Conditional Use-Tabled from June 20, 2024

The Commission considered the application of Kerry Fraleigh agent for DCD Development requesting a Conditional Use approval to have a restaurant, office area 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.

Kerry Fraleigh was present at the meeting and explained to the Commission the Commercial Building was under Construction and would like to request the Conditional Use for the restaurant, office and retail spaces to occupy the building.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Conditional Use request for the restaurant, office and retail spaces within the suites for the new Commercial Building.

Meeting adjourned at 5:27 p.m.


Chairman