

**Regular Meeting of the Hancock
County Planning Commission held on
October 17, 2024**

Those Present: Crawford, Mays and Farve

Gary Yarborough County Attorney

Anthony Cuevas, Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the September 19, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Mays.

Brian Andre-Special Exception Use-Public Hearing

The Commission considered the application of Brian Andre requesting to operate a Classic Car Restoration Business to include general automotive and auto a/c repairs. The property is located at 12495 Old Kiln Rd. Picayune, MS 39466. The parcel number for the property is 043 -0-07-007.001. The property is currently zoned A-1 General Agricultural.

Mr. Andre was present at the meeting and explained to the Commission that he would like to operate a Classic Car Restoration and Auto A/C Repair Business out of his building he has on his property. Mr. Andre stated he would keep all of the client's cars inside due to the nature of the cars being classics and would not be doing any type of repairs that would consist of fluids such as transmissions and engines.

Mr. Irvin Templet was present at the meeting from the public and spoke on the application stating that he lives across the road and has concerns with the junk that is associated with Auto Repair Businesses. Mr. Templet stated that he has never seen an Auto Repair Business that does not have cars parked all over around the building.

Mr. Templet was the only person from the public to speak on the application.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend denying the Special Exception Use for the Classic Car Restoration Business.

Dale Barfield-Mini Subdivision

The Commission considered the application of Dale Barfield requesting to divide a 7.6-acre parcel into 4 separate parcels. The property is located on Firetower Rd. Kiln, MS .7 miles east of Fenton Dedeaux Rd. The parcel number for the property is 061 -0-02-022.000. The property is currently zoned A-1 General Agricultural.

Mr. Barfield was informed that the property he is requesting to divide has already been divided from the original parcel through a previous application creating five parcels that his parcel was associated with. Mr. Barfield was informed that in order to divide the parcel he would have to follow the Hancock County Subdivision Regulations.

After discussion with Mr. Barfield the Commission unanimously adopted on the motion of Commissioner Farve to allow Mr. Barfield to withdraw his application.

Brian Cuevas & Cheryl Cuevas-Mini Subdivision

The Commission considered the application of Brian Cuevas & Cheryl Cuevas requesting to divide 2.9 acres from a 102-acre parcel of property. The property is located at 26285 Hwy 603 Kiln, MS 39556. The parcel number for the property is 053 -0-05-005.000. The property is currently zoned A-1 General Agricultural.

Mrs. Carroll Lee was present and spoke on behalf of Brian & Cheryl Cuevas with permission to explain to the Commission that they would like to divide the property in order to sell the new parcel for a residence to be placed on it.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford 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.

Meeting adjourned at 5:33 p.m.

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

Chairman