

**Regular Meeting of the Hancock
County Planning Commission held on
November 7, 2024**

Those Present: Crawford, Ladner and Farve

Gary Yarborough County Attorney

Anthony Cuevas, Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the October 17, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

3 River LLC/Palwinder Singh-Conditional Use

The Commission considered the application of 3 River LLC/Palwinder Singh requesting to operate a Liquor Store in an existing commercial building. The property is located at 16387 Hwy 603 Kiln, MS 39556. The parcel number for the property is 069D-0-30-046.001. The property is currently zoned C-1 Neighborhood Commercial.

Mr. Singh was present for the meeting and explained to the Commission that he would like to open a Liquor Store. He stated that he currently has opened a Convenience Store in the Old Family Dollar Building and would like to locate the Liquor Store in it also.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend approval of the Conditional Use to Operate a Liquor Store at the above location.

Grace Property Management LLC/Irvin Green-Mini Subdivision

The Commission considered the application of Grace Property Management LLC/Irvin Green requesting to divide 25 acres into 5 separate parcels of property, with 2 other pieces of the property being sold to the adjoining neighboring property owners. The property is located on Hoda Rd. Kiln, MS 39556 west of CC Rd. The parcel number for the property is 054 -0-17-011.000. The property is currently zoned A-1 General Agricultural.

Irvin Green was present and explained to the Commission that the owner would like to divide the property to sell and make homesites.

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

Grace Property Management LLC/Irvin Green-Mini Subdivision

The Commission considered the application of Grace Property Management LLC/Irvin Green requesting to divide 3.69 acres into 2 separate parcels of property. The property is located on Hoda Rd. Kiln, MS 39556 west of CC Rd. The parcel number for the property is 054 -0-17-011.000. The property is currently zoned A-1 General Agricultural.

Irvin Green was present and explained to the Commission that the owner would like to divide the property to sell and make homesites.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner 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 5:11 p.m.

A handwritten signature in cursive script, reading "Ray Ladner", written over a horizontal line.

Chairman