

**Regular Meeting of the Hancock
County Planning Commission held on
February 6, 2025**

**Those Present: Crawford, Farve, Ladner, Koenig and Mays
Anthony Cuevas, Director of Planning & Zoning**

Minutes of Previous Meeting: The minutes of the January 16, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford with Commissioner Koenig and Commissioner Ladner abstaining due to not being present.

William R. Moore III d/b/a Mow's Interiors and Exteriors-Conditional Use & Site Plan

The Commission considered the application of William Moore III d/b/a Mow's Interiors & Exteriors requesting a Conditional Use & Site Plan Review for a mini warehouse for Boat and R.V. Storage. The property is located at 5465 Hwy 90 Bay St. Louis, MS 39520. The parcel numbers for the properties are 139Q-0-32-035.000 and 163 -0-05-021.000. The properties are currently zoned C-2 Highway Commercial and A-1 General Agricultural.

Mr. Moore was present and explained to the Commission that he would like to open a Boat & R.V. Storage Facility. Mr. Moore stated that he would have a gated entrance and fence with a brick wall entrance feature along the driveway. Mr. Moore after discussion with the Commission outlined his plan for the facility, he included four phases of future development starting with a single building for 48 spaces. He stated that if the need for more spaces should occur then he would move forward with the next phases as the need increased.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend approval of the Conditional Use & Site Plan Review for Phase 1 to include the building with 48 spaces and that Mr. Moore return for future phases as he moves forward as needed.

Wade Stegall d/b/a LW LLC-Conditional Use & Site Plan

The Commission considered the application of Wade Stegall d/b/a LW LLC requesting a Conditional Use & Site Plan Review to construct a new Convenience Store with fuel pumps. The property is located at 14547 Hwy 603 Kiln, MS 39556. The parcel number for the property is 133 -0-06-004.000. The property is currently zoned A-1 General Agricultural.

Mr. Stegall was present at the meeting and explained to the Commission that he would like to construct a new Convenience Store on the corner of Hwy 603 and Texas Flat Rd. He stated that the house would be removed and replaced with a Convenience Store with gasoline pumps and diesel pumps along with a deli inside with breakfast and lunch items.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Conditional Use & Site Plan Review to construct the Convenience Store on the corner of Hwy 603 and Texas Flat Rd.

Meeting Adjourned at 5:24 p.m.

A handwritten signature in black ink, appearing to be "Paul Mays", written over a horizontal line.

Chairman