

**Regular Meeting of the Hancock
County Planning Commission held on
February 20,2025**

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

Minutes of Previous Meeting: The minutes of the February 6, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

David Williams agent for VFW Post 4808-Special Exception & Site Plan Public Hearing

The Commission considered the application of David Williams agent for VFW Post 4808 requesting a Special Exception & Site Plan Review for a Shooting Range including a power pole and advertising sign. The property is located at 7316 Lower Bay Rd. Bay St. Louis, MS 39520. The Shooting Range will be located across the road from the VFW Building. The parcel number for the property is 176 -0-13-058.000. The property is currently zoned A-1 General Agricultural.

David Williams agent for VFW Post 4808 was not present for the meeting and no other agent was present to speak on the application.

Public Comment:

Jared Lee- Mr. Lee asked the question to the Commission if the Shooting Range would be Private or open to the Public? He stated that if it was open to the public then he would be against it due to the noise it would create being he lives close by.

Barbara Penton- Mrs. Penton stated that she would be for it if it is only for benefits. She also stated that only if they do not shoot after dark. She said that there has been shooting activity in the past after dark and she can hear it since it is close to her house.

Lisa Hicks- Mrs. Hicks was concerned about the safety of the people that will be crossing the road since the vehicles on the road travel extremely fast down that road.

The Commission informed the Public that since no one was present to speak on the application they could not answer the questions that was asked in regard of the Public or Private Use, shooting after dark and the safety concern of crossing the road.

After discussion on the matter it was unanimously recommended to deny the application on the motion of Commissioner Mays for the Special Exception Use and Site Plan Review for the Shooting Range being proposed across the road from the VFW Post 4808 at 7316 Lower Bay Rd. Bay St. Louis, MS 39520 due to no one being present to answer the questions from the Public.

Barry Lusich-Conditional Use

The Commission considered the application of Barry Lusich requesting a Conditional Use to do Gunsmithing, Gun Repairs and Restoration in an existing work shop at his home. The property is located at 19035 Fenton Dedeaux Rd. Kiln, MS 39556. The parcel number for the property is 061 -0-11-009.006. The property is currently zoned A-1 General Agricultural.

Mr. Lusich was present at the meeting and explained to the Commission that he would like to do Gunsmithing, Repairs and Restoration work on guns in an existing work shop he has on his property. He stated that he would not be using any harsh chemicals and the worst would be acid based. He said that he would only be doing the work in a form of a Hobby with the sales of any firearms being done on line only with no large amount of people coming and going from his property. When asked about a sign, he said he may put a small ground sign by his driveway.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Conditional Use for the Gunsmithing, Repairs and Restoration work on guns in an existing work shop at his home with a small sign by the driveway.

Louis Nunez IV- Conditional Use

The Commission considered the application of Louis Nunez IV requesting to place a second Mobile Home for his daughter on property that currently has a Mobile Home on it. The property is located at 4010 Violet St. Kiln, MS 39556 Silver Creek Subdivision. The parcel number for the property is 065U-0-21-044.000. The property is currently zoned R-3 Multi- Family Residential.

Mr. Nunez was present at the meeting and explained to the Commission that he would like to place a second Mobile Home on the property for his daughter.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Conditional Use to place a second Mobile Home for his daughter on parcel number 065U-0-21-044.000 with the Five Stipulations as follows:

1. The mobile home is to be for family use only and must be removed if the family member ceases to reside in it.
2. The mobile home shall be skirted and tied down.
3. The mobile home shall not be used as a rental.
4. No other mobile homes shall be allowed on the property.
5. The placement of the mobile home shall not constitute or create a mobile home park within the meaning of the Zoning Ordinance.

Chad Coulon-Mini Subdivision

The Commission considered the application of Chad Coulon requesting to divide a +/- 2-acre parcel of property into two +/- 1-acre parcels of property. The property is located at 16095 Old Joe Moran Rd Kiln, MS 39556. The parcel number for the property is 069 -0-30-005.000. The property is currently zoned A-1 General Agricultural.

Mr. Coulon was present at the meeting and explained to the Commission that he would like to divide the parcel into two parcels and be able to sell one parcel.

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 dba Ashman-Mollere Realty representative for Tellus 5X LLC- Mini Subdivision

The Commission considered the application of Anthony Sheffield dba Ashman-Mollere Realty representative for 5X LLC requesting to divide a 54-acre parcel of property into 5 separate parcels of property. The property is located at 20118 Hwy 603 Kiln, MS 39556. The parcel number for the property is 063 -0-06-051.000. The property is currently zoned A-1 General; Agricultural.

Mr. Sheffield was present at the meeting and explained to the Commission that his client wanted to divide the parcel into 5 separate parcels in order to sell the property for residential homesites with a private drive.

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.

Meeting adjourned at 5:47 p.m.


Chairman 3-6-20