

**Regular Meeting of the Hancock
County Planning Commission held on
May 1, 2025**

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

Michael Spencer Smith- Special Exception Public Hearing

The Commission considered the application of Michael Spencer Smith requesting a Special Exception Use to operate a Beer Bar/Dance Hall in an existing building. The property is located at 7165 Lower Bay Rd. Bay St. Louis MS 39520. The parcel number for the property is 176 -0-13-037.000. The property is currently zoned A-1 General Agricultural.

Mr. Smith was present at the meeting and stated that he would like to open the building as a Beer Bar/Dance Hall two weekends a month and live music and a jukebox between the hours of 4 p.m. and 11 p.m.

No one was present from the public to speak for or against the application.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Special Exception Use for the Beer Bar/Dance Hall in the existing building.

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

The Commission considered the application of David Williams agent for VFW Post 4808 requesting a Special Exception Use and Site Plan Review for a shooting range including a power pole and advertising sign. The property is located at 7136 Lower Bay Rd. Bay St. Louis, MS 30520 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.

Mr. Williams was present at the meeting and explained to the Commission that they would like to have power to a pole for a sign and lights for the shooting range area. Mr. Williams then let Dan Heavener come up who is a member of the VFW Post 4808 as well, and he explained that the VFW would like to use the shooting range for Fund Raisers on a monthly and quarterly time frame to have Turkey Shoots and benefits and that the shooting range would not be for the public's use. Mr. Heavener continued to explain the shooting range is constructed with a 6' high berm of dirt lined with solid cross ties. He also explained that there would be limited parking for staff and handi-capped individuals only, with the other side of the road by the VFW being used for parking.

Public Comment:

Lisa Hicks was concerned about children in the area with the issues of the guns being loud and annoying and was not opposed to the use of the shooting range for Turkey Shoots. Mrs. Hicks was also concerned of how the crossing of the road by people with guns and consuming alcohol would be handled as well as it would disrupt the community.

Barbara Penton stated that she lives next to the VFW and over the years has had issues with shots from the guns reaching her property and causing concern for her safety as well as for children in the area but was not opposed to the Turkey Shoots.

Mike Hicks was ok with the Turkey shoots but was opposed to the shooting range being used by the public anytime of the day and that the land behind the shooting range is leased out to individuals for hunting and they would be in danger if they hunting during an event.

Tammi Berry was opposed to the shooting range and is a new resident to the quiet community and stated that there are many other options of fund-raising activities that could be pursued other than the shooting range.

End of Public Comment

Dubois Ladner, also a member of the VFW Post 4808 came up and also explained to the Commission that they have a Range Manager present during shoots and nobody walks around with guns, He said they practice at times with blanks for funerals and other gun salute events. Mr. Ladner stated that they will contact the Sheriff's Office before events and that they will have flags and signs posted along the road crossing during an event to warn motorists.

After discussion on the matter a motion was offered by Commissioner Koenig to deny the recommendation of the Special Exception Use and Site Plan for the Shooting Range, the Shooting Range could be used for all shooting activities other than just Turkey Shoots and Benefits if recommended and approved. Commissioner Mays seconded the motion for denial along with Commissioner Ladner also voting for denial. Commissioners Crawford and Farve disagreed with the motion and voted for the recommendation of the Special Exception Use & Site Plan. The application was denied for recommendation for a Special Exception Use & Site Plan for a Shooting Range with 3 Commissioners voting not to recommend the application and two Commissioners voting to recommend the application. Therefore, the application was denied for recommendation by majority vote.

Bryan Breaux i/c/o Breaux Properties LLC-Mini Subdivision

The Commission considered the application of Bryan Breaux i/c/o Breaux Properties LLC requesting to divide a 40-acre parcel into two separate parcels, including moving the property line of an adjoining parcel to encompass a portion of that parcel into new parcels. The property is located on C C Road and Rd 357 Kiln, MS 39556. The parcel numbers are 055 -0-21-005.000 and 054 -0-20-001.000. The properties are currently zoned A-1 General Agricultural.

Mr. Breaux was present at the meeting and explained to the Commission that his parents began this division of the family property several years ago and they have recently passed and now he is completing the work that his parents began for each of the family members to receive a share of the family property.

Parcel number 055 -0-21-005.000 is being divided into two parcels and the shared property line between the referenced parcel and parcel number 054-0-20-001.000 is being moved to the west to give more property to the two new parcels which will have Road 357 frontage.

After discussion on the matter it was 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.

Bryan Breaux i/c/o Breaux Properties LLC-Mini Subdivision

The Commission considered the application of Bryan Breaux i/c/o Breaux Properties LLC requesting to divide a 111-acre parcel of property into five separate parcels, including moving the property line of an adjoining parcel to encompass a portion of a parcel into a new parcel. The property is located on C C Road and Road 305 Kiln, MS 39556. The parcel numbers are 054 -0-20-004.001 and 054 -0-20-004.002. The properties are currently zoned A-1 General Agricultural.

Mr. Breaux was present at the meeting and explained to the Commission that his parents began this division of the family property several years ago and they have recently passed and now he is completing the work that his parents began for each of the family members to receive a share of the family property.

Parcel number 054 -0-20-004.001 is being divided into five parcels with two of the parcels having road frontage on C C Road and the other three parcels having frontage on Road 305 and a 40 ft right of way from Road 305 to the rear parcels. Parcel number 054 -0-20-004.002 is having the east parcel line moved to the west and combining with the referenced parcel number to create a new parcel between the two parcels.

After discussion on the matter it was 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 Farms, LLC-Mini Subdivision

The Commission considered the application of Anthony Sheffield dba Ashman-Mollere Realty representative for Tellus Farms, LLC requesting to subdivide a 9.5-acre parcel of property into five parcels. The property is located on Hwy 603 @ Phil Elstrott Rd. Kiln, MS 39556. The parcel number for the property is 054 -0-19-026.000. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present at the meeting and explained to the Commission that they would like to divide the property and sell for residential homes.

After discussion on the matter it was adopted on the motion of Commissioner Mays, with Commissioner Crawford abstaining due to performing professional services for the applicant, 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 6:01 p.m.


Chairman