

**Regular Meeting of the Hancock
County Planning Commission held on
August 21, 2025**

Those Present: Crawford, Farve, Ladner and Koenig

**Gary Yarborough
County Attorney**

Minutes of Previous Meeting: The minutes of the August 7, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Farve with Commissioner Koenig abstaining due to not being present.

Nicholas Baughman & Ashley Smith-Division of Property

The Commission considered the application of Nicholas Baughman & Ashley Smith requesting to divide a 4.8 acre of property from a 34.6 acre of property. The property is located at 30295 Ashlake Farm Rd. Poplarville, MS 39470. The parcel number for the property is 013 -0-08-007.001. The property is currently zoned A-1 General Agricultural.

Mr. Baughman and Mrs. Smith were both present and spoke on the application explaining they would like to divide the property. They also stated that the existing house on the property recently burned and will be rebuilt at a later time.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend approval of the proposed property division based on the findings that said division meets the previously established criteria for a division of property 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 the property division in the public land records along with a certified survey showing new parcels with the legal descriptions. The division does not involve any of the following such as the creation of more than a total of five lots, the creation of any new public streets, the extension of a public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more other lots.

Christian Vizzini-Conditional Use & Site Plan

The Commission considered the application of Christian Vizzini requesting a Conditional Use & Site Plan approval to construct and operate a Boat & RV Storage Facility. The property is located at 5595 Clermont Blvd. Bay St. Louis, MS 39520. The parcel number for the property is 163Q-0-08-040.000. The property is currently zoned C-1 Neighborhood Commercial.

Mr. Vizzini was present at the meeting and explained to the Commission that he would like to operate a Boat & RV Storage Facility on his property. He stated that he feels like there is a demand for this use in the area. During discussion Mr. Vizzini informed the Commission that the building would be a pole barn structure with the rear and ends closed with the front remaining open and the rear would be toward the neighboring residential property. Mr. Vizzini also stated that he would install signage on the fence that will enclose the facility.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend approval of the Conditional Use & Site Plan approval to construct an operate a Boat & RV Storage Facility at 5595 Clermont Blvd. Bay St. Louis, MS 39520.

Vanessa Benson-Conditional Use & Site Plan

The Commission considered the application of Vanessa Benson requesting a Conditional Use & Site Plan approval to operate a Utility Trailer Sales Business. The property is located at 1395 Kiln Delisle Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-24-013.002. The property is currently zoned A-1 General Agricultural.

Mrs. Benson was present at the meeting and explained to the Commission that she would like to open a Utility Trailer Sales Business on her property. Mrs. Benson stated that the business would be around a ½ acre with an office building and driveway.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Conditional Use & Site Plan approval to operate a Utility Trailer Sales Business at 1395 Kiln Delisle Rd. Pass Christian, MS 39571.

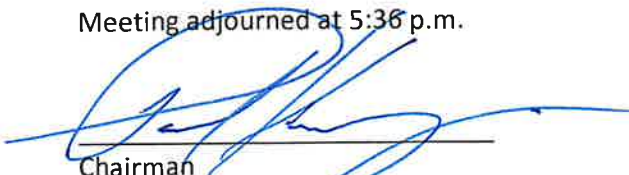
Polychemie Inc. Plant Manager John Wesley Christopher-Variance Request from the Hancock County Flood Damage Prevention Ordinance

The Commission considered the application of Polychemie Inc. Plant Manager John Wesley Christopher requesting a Variance from the Hancock County Flood Damage Prevention Ordinance in order to remodel an existing building without having to comply with the substantial improvement regulations. The property is located at 3080 Port & Harbor Pearlinton, MS 39572. The parcel number for the property is 186Q-0-24-002.000. The property is currently Zoned I-2 Heavy Industrial.

John West Christopher and Ann Taylor was present at the meeting and spoke on the application. Mrs. Taylor informed the Commission that all of the improvements will be located within the building and that no change will be made to the footprint to enlarge the building and cause additional flooding. Mr. Blaine Lafontaine, the Executive Director for the Port & Harbor Commission, was also present and spoke on the matter supporting the Variance according to the Hancock County Flood damage Preventive Ordinance. Mr. Lafontaine stated that the Variance was important for Polychemie Inc.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Variance Request from the Hancock County Flood Damage Prevention Ordinance as requested by Polychemie Inc.

Meeting adjourned at 5:36 p.m.


Chairman
9-4-25