

**Regular Meeting of the Hancock
County Planning Commission held on
June 4, 2026**

Those Present: Crawford, Mays, Farve, Bass and Ladner

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the May 21, 2026 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Application #920

Irvin Templet, agent for MS Contractors, LLC-Special Exception-Site Plan-Public Hearing

The Commission considered the application of Irvin Templet, agent for MS Contractors, LLC requesting to build up to 30 two bedroom Extend-A-Stay apartment type buildings. The property is located at 21395 Hwy 43, Picayune, MS 39466. The parcel number for the property is 048 -0-33-002.005. The property is currently zoned A-1 General Agricultural.

Irvin Templet was present at the meeting and explained to the Commission that he owns 19 acres and would like to construct a Rental Complex for Long-Term Rentals for 55 years of age and older people. The structures would be constructed with metal roofs and metal siding.

Public Comment:

Loren Strong spoke indicating that the project is not good for the community bringing more vehicles with people in and out and was also concerned about sewer issues.

Salina Perniciaro was present at the meeting and expressed that she was opposed to the development.

Lindsay Bounds was present at the meeting and was opposed stating that the area is Agricultural Property for privacy, livestock and country living. Mrs. Bounds informed the Commission that she spoke with the Utility Provider and that there is only a 4-inch water line and that they would possibly be required to have an 8-inch line for the development.

Charles Falgot was present at the meeting and stated that his property borders the proposed property and was concerned about drainage issues, noise and lighting. He stated that he is opposed to the project.

The room was filled with a lot of people in opposition to the application after being asked by the Commission to show signs of hands from the remaining people that did not speak for or against the application.

Mr. Irvin Templet came back in front of the Commission and was asked if he had contacted the water department about the project. Mr. Templet said he had not contacted them and that in Pearl River County they could use wells.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to deny the application request for the apartment type buildings.

Application #923**David McGehee, agent for GST Capital Partners, LLC-Conditional Use & Site Plan**

The Commission considered the application of David McGehee, agent for GST Capital Partners, LLC requesting to construct a new 310' tall guyed wireless communications tower. The property is located on Whites Rd. Pearlinton, MS 39572. The parcel number for the property is 181 -0-11-001.000. The property is currently zoned A-1 General Agricultural located in the Stennis Buffer Zone.

Mr. McGehee was present at the meeting and explained to the Commission that GST Capital Partners, LLC would like to construct a new communications tower to help extend the coverage around the White's Rd. area. He stated that Verizon would be the primary provider for the tower.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Conditional Use & Site Plan for the communications tower.

Application #924**David McGehee, agent for GST Capital Partners, LLC-Conditional Use & Site Plan**

The Commission considered the application of David McGehee, agent for GST Capital Partners, LLC requesting to construct a new 207' tall guyed wireless communications tower. The property is located on Bayou Lacroix Rd, Bay St. Louis, MS 39520. The parcel number for the property is 128 -0-27-007.000. The property is currently zoned A-1 General Agricultural located in the Stennis Buffer Zone.

Mr. McGehee along with Mr. Ratcliff was present at the meeting and explained to the Commission that GST Capital Partners, LLC would like to construct a new communications tower in the Buffer Zone along Bayou Lacroix Rd. for T-Mobile to help improve their coverage area.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Conditional Use & Site Plan for the communications tower.

Application #925**Eric Nelson-Site Plan**

The Commission considered the application of Eric Nelson requesting a site plan review for a mobile Tiki Bar (retail store) business. The property is located at 5267 S Beach Blvd. Bay St. Louis, MS 39520. The parcel number for the property is 164K-0-20-022.000. The property is currently zoned C-4 Commercial Resort.

Mr. Monty Hogan was present for Mr. Eric Nelson and explained to the Commission that they would like to place a mobile building to operate a Tiki Bar on the property to serve the General Public as well as the R.V. Park customers. Mr. Hogan explained that the Tiki Bar would be mobile and able to be moved out in case of threatening weather or flooding.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Site Plan to place the mobile Tiki Bar on the property as long as it was mobile and able to be moved at a moment's notice.

Application #926

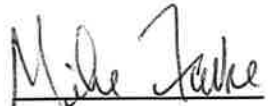
Clyde Fricke-Conditional Use & Site Plan

The Commission considered the application of Clyde Fricke requesting site plan approval for a 3-suite office building/retail spaces with a 40 x 120 pole barn structure. The property is located at 6214 Lakeshore Rd. Bay St. Louis, MS 39520. The parcel number for the property is 164E-0-18-053.000. The property is currently zoned A-1 General Agricultural.

Mr. Clyde Fricke was present at the meeting and explained to the Commission that he would like to construct an office building/retail spaces and pole barn on the property. He stated that a Fireworks Stand would be occupying a space.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Conditional Use & Site Plan for the office building/retail spaces.

Meeting Adjourned at 5:54 p.m.

 7-2-26
Chairman