



Hancock County Building & Zoning

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Planning & Zoning Commission Board

July 16, 2026

Agenda

App# 929 – Public Hearing – Preliminary Subdivision Plan & Zoning Change

David Neese, chief Investment Officer, o/b/o 9830 MacArthur LLC – preliminary plan review and implementation of the Lower Bay Estates County and State permit approved PUD subdivision. The property is located at 5220 Lower Bay Rd., Bay St. Louis. The parcel numbers for the property are 163 -0-05-025.000 and 163 -0-05-024.002. The property is currently zoned R-3 Multi-Family Residential.

App# 930 – Public Hearing – Special Exception, Site Plan & Variance

HDS Holdings, LLC – requesting an expansion of an existing dirt mining operation and a 30 ft. variance to offset excavation activities up to 70 ft. from the public right of way instead of the MDEQ requirement of 100 feet. The property is located on Rifle Range Rd., Bay St. Louis. The parcel numbers for the property are 128 -0-27-010.000 and 128 -0-27-010.001. The property is currently zoned A-1B General Agricultural Buffer Zone.

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App# 935 – Conditional Use and Site Plan

Ryan Peterson - requesting to construct a new convenience store with gas pumps. The property is located at 23490 Hwy 603, Kiln. The parcel number for the property is 054 -0-19-020.001. The property is currently zoned A-1 General Agricultural.

App# 936 – Conditional Use

Robert “Miles” Pino – requesting to have a home business of firearms sales, repairs, and gunsmithing. The property is located at 7142 Gustine Rd, Kiln. The parcel number for the property is 076 -0-24-027.001. The property is currently zoned A-1 General Agricultural.

App# 928 – Division of Property – Tabled from July 2, 2026

Rene St. Paul agent for Heather & Brian Gibbons – requesting to divide the North 5 acres from their 14-acre parcel to sell to the adjacent landowner. The property is located off of Kiln-Delisle Rd. between Brave Harbor Dr. and Rd. 504, Kiln. The parcel number for the property is 066 -0-23-018.000. The property is currently zoned A-1 General Agricultural.

**MEETING WAS CANCELED
DUE TO NOT HAVING A QUORUM**