



Hancock County Building & Zoning

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Planning & Zoning Commission Board

August 20, 2026

Agenda

**App# 929 – Public Hearing – Preliminary Subdivision Plan & Zoning Change
– from cancelled 07/16/2026 meeting**

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 – from
cancelled 07/16/2026 meeting**

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.

App# 931 – Public Hearing – Special Exception & Site Plan – from cancelled 07/16/2026 meeting

David D. Daw d/b/a Cayman Properties – requesting to establish a 16-acre RV Park. The property is located at 7190 Cantania Rd., Bay St. Louis. The parcel numbers for the property are 162N-1-09-018.000 and 162N-1-09-0193000. The properties are currently zoned A-1 General Agricultural.

App# 937 – Public Hearing – Special Exception & Site Plan

Michael Washington d/b/a Generational 4 Wealth, LLC – requesting to establish a senior (55+) veteran community with seven single bedroom homes on one parcel for property. The property is located at 6970 Kiln-Picayune Rd., Kiln. The parcel number for the property is 069D-0-30-015.000. The property is currently zoned A-1 General Agricultural.