



January 28, 2025

PROPERTY ADDRESS: 0 HWY 90, Bay St. Louis, MS 39520

OWNER: The Pantry, Inc.  
1100 Situs Ct, Ste 100  
Raleigh, NC, 27606

HANCOCK COUNTY  
TAX PARCEL #: 137A-0-45-138.000 and 137A-0-45-137.000

NOTICE MAILED TO: The Pantry, Inc., 1100 Situs Ct Ste 100, Raleigh, NC, 27606-4295

The Pantry, Inc,

The City of Bay St. Louis has a concern regarding the condition of your property located across the Highway 90 service road in Bay St. Louis. Though this property does not have an assigned address, it is identified by Hancock County Tax Parcel Numbers 137A-0-45-138.000 and 137A-0-45-137.000. The concerns are dilapidated building .

The property and structure are in dire need of attention. Parts of the facade are dislodged from the building itself and the canopy is in a dilapidated state. Other parts of the structure have been damaged and may dislodge at any time, creating a hazardous condition for pedestrians and detracting from the attractiveness of the surrounding area.

The necessity of taking immediate action is apparent and has to be resolved before the City of Bay St. Louis would be forced to take further action.

These have to be urgently resolved before deterioration worsens further and affects the safety and aesthetic appeal of the community.

I appreciate your cooperation in this matter. I look forward to seeing changes very soon. Please do not hesitate to contact me if you have any questions or want to tell me about your plans for rectifying these problems.

Vince Owen  
Bay St Louis Code Enforcement Officer



**Sec. 22-204. - Developed property and vacant property; duties of owner, occupant, or person in charge.**

The owner, occupant, or owner, occupant, or person in charge of developed property and vacant property shall keep such premises free of weeds, rubbish, debris, abandoned automobiles and/or vessels, and free from accumulation of trash and debris favorable to the harboring of rats, mice, or other vermin or rodents, snakes or other reptiles, or mosquitoes or other insects of like kind. The owner, occupant, or person in charge of developed property and vacant property shall also keep such premises free of any structure, partial structure, building, or old, pre-used and uncovered slabs and/or pilings, or property that is in a state of dilapidation, deterioration, damage, decay, or disrepair, or is of faulty or insufficient construction, is open to intrusion, abandoned, damaged by fire, storm, hurricane, or neglect to the extent as not to provide shelter, is extremely unsound, is in danger of collapse or failure, constitutes a fire hazard, causes flooding or drainage problems, violates any flood prevention ordinance, and/or violates the city's adopted building codes. Every person in charge who shall allow any such growth of weeds or accumulation of rubbish, debris, or trash on the premises which create conditions favorable to vermin or who keeps or has buildings, structures, partial structures, slabs, pilings, or property in such a state shall be deemed in violation of this article.

(Ord. No. 539, § 4, 11-16-2010)



Vince Owen <vowen@baystlouis-ms.gov>

**0 Hwy 90 (old service station)**

1 message

Vince Owen <vowen@baystlouis-ms.gov>  
To: Vince Owen <vowen@baystlouis-ms.gov>

Tue, Jan 7, 2025 at 4:07 PM





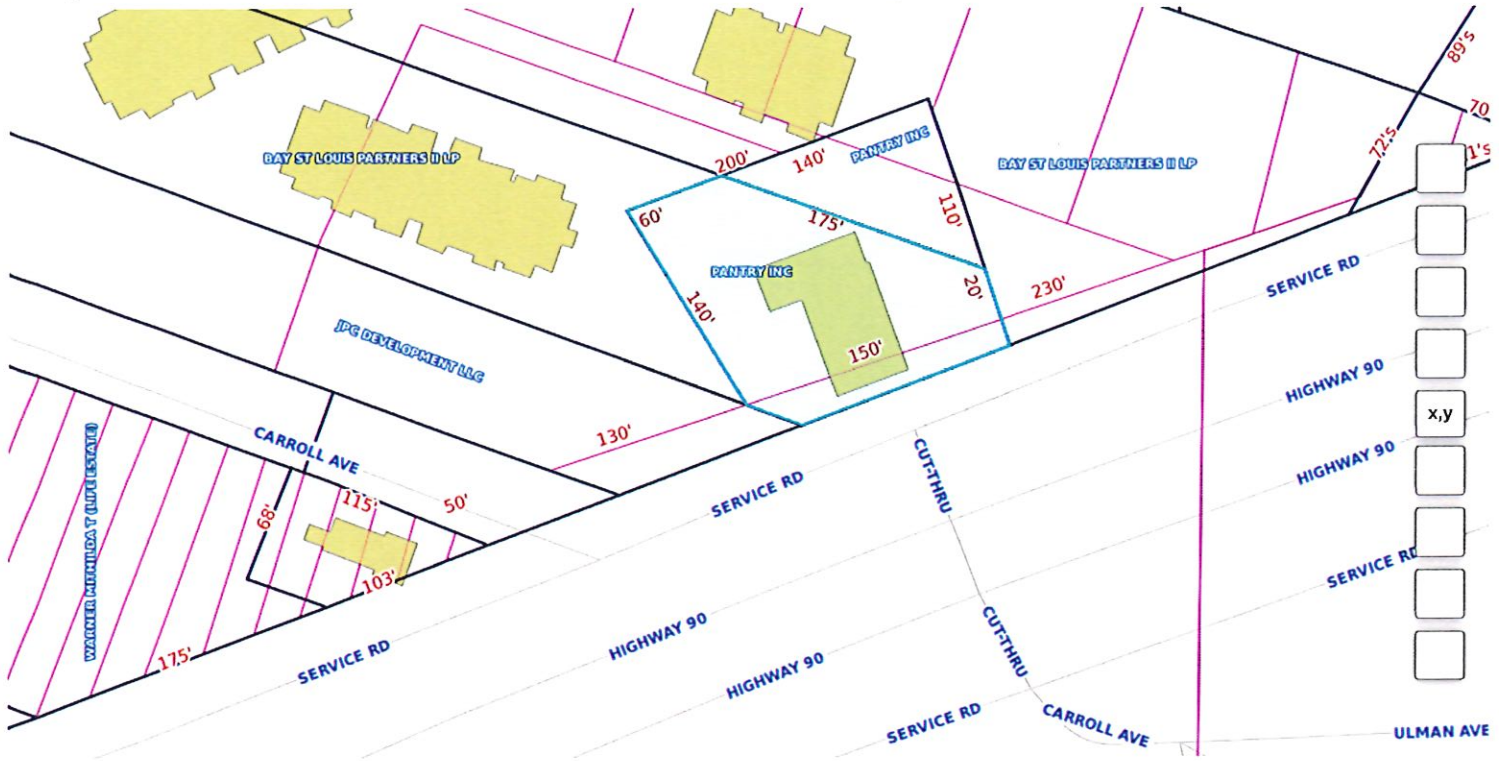












**Parcels**  
**137A-0-45-**  
**138.000**

Parcel Number: 137A-0-45-138.000  
 Owner Name: PANTRY INC  
 Owner Address: 1100 SITUS CT STE 100  
 Owner City, State ZIP: RALEIGH, NC 27606  
 Physical Address: 0 HWY 90  
 Improvement Type: STR  
 Year Built: 1993  
 Base Area: 1571  
 Adjusted Area: 1571  
 Actual Total Value: 216566  
 Taxable Total Value: 0  
 Estimated Tax: 3779.3  
 Homestead Exemption: No  
 Deed Book: 2006  
 Deed Page: 11657

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