

**Regular Meeting of the Hancock
County Planning Commission held on
June 6, 2024**

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

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the May 16, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

David Malley-Mini Subdivision

The Commission considered the application of David Malley requesting to divide 2 separate adjoining parcels into 2 additional parcels to make a total of 4 individual parcels. The properties are located at 17381 and 17341 Old Joe Moran Rd. Kiln, MS 39556. The parcel numbers for the properties are 064 -0-20-014.000 and 064 -0-20-014.001. The properties are currently zoned A-1 General Agricultural.

David Malley was present at the meeting and explained to the Commission that he would like to create four parcels out of the two existing parcels.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision 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 subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Robert Pino-Conditional Use

The Commission considered the application of Robert Pino requesting to have a 3rd residence on a single parcel of property for his father. The property is located at 7140 Gustine Rd. The parcel number for the property is 076 -0-24-027.001. The property is currently zoned A-1 General Agricultural.

Robert Pino was present at the meeting and explained to the Commission that he would like to place a Mobile Home on his property for his father to reside in. Mr. Pino explained the other two structures are occupied by himself and his daughter.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the third residence for his family member along with the five stipulations as follows:

1. The Mobile Home is to be for family use only and must be removed if the family member ceases to reside in it.
2. The Mobile Home shall be skirted and tied down.
3. The Mobile Home shall not be used as a rental.
4. No other Mobile Home shall be allowed on the property.
5. The placement of the Mobile Home shall not constitute or create a Mobile Home Park within the meaning of the Zoning Ordinance.

Greg A. Ladner-Mini Subdivision

The Commission considered the application of Greg A. Ladner requesting to divide a 1.53-acre parcel of property into 2 separate parcels of property. The property is located at 2125 Rd. 358 Kiln, MS 39556. The parcel number for the property is 056 -0-13-026.014. The property is currently zoned A-1 General Agricultural.

Greg Ladner was present at the meeting and explained to the Commission that he would like to divide the existing parcel of property into 2 separate parcels of property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision 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 subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Kenneth Fairley-Site Plan Review

The Commission considered the application of Kenneth Fairley requesting a Site Plan Review for a 2-slip private marina with ship to shore power. The property is located at 5255 Pleasure St. Bay St. Louis, MS 39520. The property is 2 adjoining lots with parcel numbers 164P-0-19-018.000 and 164P-0-19-017.000. The property is currently zoned C-4 Commercial Resort.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to table the application for Mr. Fairley to provide a complete site plan at the next scheduled meeting.

Carl Cuevas-Conditional Use

The Commission considered the application of Carl Cuevas requesting to have a 5th residential structure on property for a grandson. The property is located at 26421 Wolf Creek Rd. Kiln, MS 39556. The parcel number for the property is 051 -0-02-008.000. The property is currently zoned A-1 General Agricultural.

Sonia Cuevas the wife of Carl Cuevas was present at the meeting and explained to the Commission that they would like to place a Mobile Home in the rear corner of their property for their grandson.

The Commission considered the fact that a County Road goes directly through the middle of the 35-acre parcel which creates two separate pieces of property. The property has two structures on each side of the road and by adding this Mobile Home would create three on one side of the road.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend to placement of the Mobile Home for the grandson with the five stipulations as follows:

- 1.The Mobile Home is to be for family use only and must be removed if the family member ceases to reside in it.
- 2.The Mobile Home shall be skirted and tied down.
- 3.The Mobile Home shall not be used as a rental.
- 4.No other Mobile Home shall be allowed on the property.
- 5.The placement of the Mobile Home shall not constitute or create a Mobile Home Park within the meaning of the Zoning Ordinance.

James E. Shaw-Mini Subdivision

The Commission considered the application of James E. Shaw requesting to divide a 5-acre parcel of property into 4 separate parcels of property. The property is located at 6090 Forrest H. Necaie Rd. Kiln, MS 39556. The parcel number for the property is 063 -0-06-006.000. The property is currently zoned A-1 General Agricultural.

James E. Shaw was present at the meeting and explained to the Commission that he would like to divide the property into four separate parcels of property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Koenig to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision 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 subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Meeting adjourned at 5:22 p.m.

A handwritten signature in black ink, appearing to read "Mike Fahren", written over a horizontal line.

Chairman