

**Regular Meeting of the Hancock
County Planning Commission held on
September 5, 2024**

Those Present: Ladner, Crawford, Mays and Farve

Anthony Cuevas, Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the August 15, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Brian Cuevas & Cheryl Cuevas-Mini Subdivision

The Commission considered the application of Brian Cuevas & Cheryl Cuevas requesting to create 2 new parcels of property, 20,376 sq. ft each, from a +/- 100-acre parcel of property. The property is located at 26285 Hwy 603 Kiln, MS 39556. The parcel number for the property is 053 -0-05-005.000. The property is currently zoned A-1 General Agricultural.

Regan Kane was present with permission from Brian Cuevas & Cheryl Cuevas to speak on their behalf concerning the division of the property. Mr. Kane explained to the Commission that they would like to divide the property to create two new parcels for Single Family Use.

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.

Harry Frierson i/c/o Alison Family Trust-Mini Subdivision

The Commission considered the application of Harry Frierson i/c/o Alison Family Trust requesting to divide a +/- half of an acre of property from a 5.5-acre parcel of property. The property is located at 16247 Hwy 603 Kiln, MS 39556. The parcel number for the property is 077 -0-25-049.000. The property is currently zoned C-1 Neighborhood Commercial.

Harry Frierson was present with permission from Jim Alison to speak on his behalf concerning the division of the property. Mr. Frierson informed the Commission that Mr. Alison would like to divide the house and +/- half acre of property from the original parcel to be able to sell the house.

Commissioner Farve allowed several concerned citizens from the Kiln Community to speak concerning the application.

John Guillot- Mr. Guillot lives next to the parcel of property on Buddy Lane and was concerned about the wetland issues that may be present on the property as well as the FEMA Flood issues that may also be an issue with the property.

Elmer J. Richards- Mr. Richards was concerned with the fact that the community is not being notified about changes in the area and asked if in the future if any applications being considered be brought to the attention of the community.

Beth Seymour- Mrs. Seymour was also concerned with the fact that the community is not being made aware of the changes to the area and expressed her concern with the previous development that Mr. Alison has completed. Mrs. Seymour requested that the community be made aware of any upcoming changes that may be presented for application involving the area.

Mary Ann Strickland- Mrs. Strickland was concerned about the changes with the community that has already been completed and informed the Commission that in the years of business with Coastal Hardware that they have never been a problem with theft on the property and since the past change's, theft has become an issue for her business. Mrs. Strickland also expressed her concerns of notification for future applications to the community.

There were several more concerned citizens in the audience that did not speak.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to table the application so that Mr. Frierson could submit a complete survey indicating the setbacks from the existing structures to the property lines and include the total square footage as surveyed and presented.

Osman Acosta & Yessica Fuentes-Mini Subdivision

The Commission considered the application of Osman Acosta & Yessica Fuentes requesting to divide a 2.9-acre parcel of property into 4 separate parcels of property. The property is located at 23070 Rd. 262 Picayune, MS 39466. The parcel number for the property is 036 -0-24-024.000. The property is currently zoned A-1 General Agricultural.

Mr. Acosta was present and explained to the Commission that he would like to divide the property into 4 parcels of property for single family use. Mr. Acosta also provided the Commission with Mississippi State Department of Health Recommendations for Wastewater on the newly created parcels of property.

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.

Meeting adjourned at 5:32p.m.


Chairman