

**Regular Meeting of the Hancock
County Planning Commission held on
September 19, 2024**

Those Present: Ladner, Crawford, Mays and Farve

Gary Yarborough County Attorney

Anthony Cuevas, Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the September 19, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

John A. Perrette-Interpretation of the Zoning Ordinance

The applicant requested to have a discussion with the Commissioners in reference to a mobile home that was inappropriately installed on two separate parcels of property, and would like to relocate it on the correct property. The property is located at 6100 E. Ridley St. Bay St. Louis, MS 39520 in the Bayside Park Subdivision. The parcel numbers for the properties are 163F-0-06-303.000 and 163F-0-06-314.000. The property is zoned R-2 Single Family Residential.

Concerning the matter requested, it was unanimously adopted on the motion of Commissioner Farve to deny to hear the application of Interpretation of the Zoning Ordinance and inform the applicant that an application to move the Mobile Home should be submitted to the Building Department at which time the Building Official will make the decision of issuing the permit for the relocation of the Mobile Home or not allow the Mobile Home to be relocated.

Mark J. Necaise-Mini Subdivision

The Commission considered the application of Mark J. Necaise requesting to divide a .75-acre parcel of property from a 2-acre parcel of property. The property is located at 5300 Rd. 141 Bay St. Louis, MS 39520. The parcel number for the property is 175 -0-22-017.001. The property is currently zoned A-1 General Agricultural.

Mr. Necaise was present at the meeting and explained to the Commission that he would like to divide the property in order to sell the .75-acre of property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner 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.

Ryan Stewart-Mini Subdivision

The Commission considered the application of Ryan Stewart requesting to divide a 1-acre parcel of property from a 5.2-acre parcel of property. The property is located at 21366 Fenton Dedeaux Rd. Kiln, MS 39556. The parcel number for the property is 057 -0-35-012.001. The property is currently zoned A-1 General Agricultural.

Mr. Stewart was present at the meeting and explained to the Commission that he would like to divide the 1-acre of property from the 5.2 -acre to give to his daughter.

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-Tabled

The application was tabled from the Hancock County Planning Commission Meeting held on September 5, 2024 due to Mr. Frierson not having a complete survey indicating the setbacks from the existing structures to the property lines of the newly created parcel as well as the total amount of area for the new parcel.

Mr. Frierson was present at the meeting with the complete survey indicating all of the items as discussed from the previous meeting.

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.

Chester A. Travirca III -Mini Subdivision

The Commission considered the application of Chester A. Travirca III requesting to subdivide a 1-acre parcel of property into two separate parcels of property. The property is located at 16227 W. River Dr. Kiln, MS 39556. The parcel number for the property is 096G-0-38-003.000. The property is currently zoned A-1 Genral Agricultural.

Mr. Travirca was present at the property and explained to the Commission that he would like to divide the property in order to sell the Mobile Home.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to deny recommending the Mini Subdivision due to the presented survey not indicating the required lot area of 20,000 Sq. Ft. for each new created parcel and the required lot width for each new created parcel as required by the Hancock County Zoning Ordinance Section 402: A-1 General Agricultural District; subsection 402.05 Lot Requirements.

Meeting adjourned at 5:44 p.m.


Chairman