

**Regular Meeting of the Hancock
County Planning Commission held on
November 21, 2024**

Those Present: Crawford, Ladner and Mays

Anthony Cuevas, Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the November 7, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Bryan Breaux d/b/a Breaux Services Inc.- Mini Subdivision

The Commission considered the application of Bryan Breaux requesting to divide 9.96 acres from a 30-acre parcel of property. The property is located on Sandy Hill Lane Kiln, MS 39556. The parcel number for the property is 055 -0-21-002.000. The property is currently zoned A-1 General Agricultural.

Mr. Breaux was present at the meeting and explained to the Commission that he would like to divide 9.96 acres of property from 30 acres of property for his daughter and the remaining amount of acreage would be combined into his other property adjacent to it that he also owns.

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.

Anthony Sheffield o/b/o Tellus 5X LLC- Mini Subdivision

The Commission considered the application of Anthony Sheffield o/b/o Tellus 5X LLC requesting to divide a 132-acre parcel of property into 4 separate parcels of property. The property is located on Hwy 43 Kiln, MS 39556 approximately .71 miles west of the Hwy 603/Hwy 43 intersection. The parcel number for the property is 076 -0-13-013.000. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present at the meeting and explained to the Commission that Tellus 5X LLC would like to divide the property and sell the newly created parcels. Mr. Sheffield explained also that the new road would be built according to the County Specifications and would be proposed to be named Angelwood Lane.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner with Commissioner Crawford abstaining due to him providing professional services to the owner, 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 as well as acknowledging that Mr. Sheffield stated that the road would be constructed according to the County Specifications.

Anthony Sheffield o/b/o Tellus 5X LLC- Mini Subdivision

The Commission considered the application of Anthony Sheffield o/b/o Tellus 5X LLC requesting to divide a 40-acre parcel of property into 2 separate parcels of property. The property is located on Hwy 43 Kiln, MS 39556 approximately 1.5 miles west of the Hwy 603/Hwy 43 intersection. The parcel number for the property is 076 -0-13-002.000. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present at the meeting and explained to the Commission that Tellus 5X LLC would like to divide the property to sell the newly created parcels. Mr. Sheffield also stated that the new road to proposed to be named Angelwood Lane would be built according to the County Specifications.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner with Commissioner Crawford abstaining due to him providing professional services to the owner, 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 as well as acknowledging that Mr. Sheffield stated that the road would be constructed according to the County Specifications.

Chester Travirca – Mini Subdivision

The Commission considered the application of Chester Travirca requesting to divide .46 acres from a 6-acre parcel of property. The property is located at 16058 W. River Dr. Kiln, MS 39556. The parcel number for the property is 069G-0-38-012.000. The property is currently zoned A-1 General Agricultural.

Mr. Travirca was present at the meeting and explained to the Commission that he would like to divide the .46-acre parcel of property from the remaining parcel of property in order to sell.

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

Jennifer Johnston d/b/a Gulf Coast Eco Tours-Site Plan Review

The Commission considered the application of Jennifer Johnston d/b/a Gulf Coast Eco Tours requesting a Site Plan Review for a private outdoor recreation site to include walking trails and information pavilions. The property is located at 5033 Levee Ave. Pearlinton MS, 39572. The parcel number for the property are 184R-0-19-003.000, 184R-0-19-002.000 and 185N-1-19-003.000. The property is currently zoned A-1 General Agricultural.

Mrs. Johnston was present at the meeting and explained to the Commission that she would like to be able to have walking trails and information pavilions for people to enjoy and become educated about the unique area of Pearlinton and all it has to offer. Mrs. Johnston also explained to the Commission that she is a Certified Educator and holds Teacher Degrees that would help her with the proposed request. She also explained to the Commission that she owns Gulf Coast Eco Tours and that she would be doing her boat tours along with the trails and information pavilions.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Site Plan Review for the walking trails and the information pavilions with the understanding, if possible be able without disrupting any trees, to move the parking area towards the river.

Meeting adjourned at 5:45 p.m.


Chairman

12-19-24