

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

**Those Present: Crawford, Ladner, Farve and Mays  
Anthony Cuevas, Director of Planning & Zoning  
Gary Yarborough County Attorney**

**Minutes of Previous Meeting: The minutes of the November 21, 2024 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner with Commissioner Farve abstaining due to being absent.**

**King Construction and Environmental Services LLC- Variance-Public Hearing**

The Commission considered the application of King Construction and Environmental Services LLC requesting a variance for a height increase from 45 ft. to 75 ft. for rubbish disposal within an existing landfill. The property is located at 8100 Bayou Lacroix Rd. Bay St. Louis, MS 39520. The parcel number for the property is 128 -0-28-006.000. The property is currently zoned A-1 General Agricultural located within the Buffer Zone of Stennis Space Center.

Mr. Santiago was present at the meeting representing King Construction and Environmental Services LLC, and explained to the Commission that he would like to increase the height of the rubbish site to 75 ft. from the already approved height of 45 ft.

The Commissioners asked if the Stennis International Airport had any concerns with the height and Mr. Cuevas relayed that the Airport and Port & Harbor Administration do not have a concern with the height increase to 75 ft.

**Public Comment:**

Mrs. Ann Ladner was present at the meeting and stated that she owns adjoining property, and with her was Mr. Kurt Raymond, who spoke on behalf of Mrs. Ladner. Mr. Raymond was opposed to the height increase due to the possibility of Mrs. Ladner's property being surrounded by piles of rubbish and the property becoming a bowl in the middle of the rubbish piles. Mr. Raymond stated that King Construction and Environmental Services could go out across the many acres of property instead of up creating the high piles of rubbish.

Mr. Santiago responded to the Commission that he uses the property located next to the Ladner's property for surface mining activities due to being required to cover the rubbish twice a month. Mr. Santiago stated that he is currently applying to the Mississippi Department of Environmental Quality for a permit to extend his rubbish location footprint, but the process will take several months to acquire all of the necessary permits required and that is the reason needed to increase the height to continue accepting rubbish and not stop operations while waiting on the process of permitting to be completed.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to allow a Temporary Variance of height increase to 75 ft. from 45 ft. in order to allow King Construction and Environmental Services LLC to acquire the necessary permits for the extension of the rubbish site from the Mississippi Department of Environmental Quality in order to prevent the operation of collecting rubbish to stop, and once the required permits are acquired then the rubbish height can be lowered back to the 45 ft. height.

**Robert & Felia Georges – Mini Subdivision**

The Commission considered the application of Robert & Felia Georges requesting to divide a 32-acre parcel of property into two separate parcels of property. The property is located at 25021 Loren Ladner Rd. Kiln, MS 39556. The parcel number for the property is 052 -0-10-026.000. The property is currently zoned A-1 General Agricultural.

Mrs. Georges was present at the meeting and explained to the Commissioners that she would like to divide the property due to insurance purposes with the Wedding Venue being located on the same parcel as her home. Mrs. Georges informed the Commission that she acquired approvals for the Wedding Venue earlier in the year.

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 and contingent on Mrs. Georges correcting the ingress egress from Loren Ladner Rd. to indicate a 30' wide access into each new parcel.

**Jonathan & Chasity Rush- Mini Subdivision**

The Commission considered the application of Jonathan & Chasity Rush requesting to divide 11 acres from a 52-acre parcel of property. The property is located at 18366 Runnymede Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-13-016.000. The property is currently zoned A-1 General Agricultural.

Mr. Rush was present at the meeting and explained to the Commission that he would like to divide his property in order to construct a new residence.

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.

**Anthony Sheffield dba Ashman Mollere Realty, representative for Tellus 5X LLC-Mini Subdivision**

The Commission considered the application of Anthony Sheffield dba Ashman Mollere Realty, representative for Tellus 5X LLC requesting to divide an 8-acre parcel of property into five separate parcels of property. The property is located on Rd 379 approximately 1,116 feet south of Hoda Rd. Kiln, MS 39556. The parcel number for the property is 054 -0-18-027.000. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present at the meeting and explained to the Commission that Tellus 5X LLC would like to divide the property in order to sell.

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. Commissioner Crawford abstained due to surveying the property.

**Anthony Sheffield dba Ashman Mollere Realty, representative for Tellus 5X LLC-Mini Subdivision**

The Commission considered the application of Anthony Sheffield dba Ashman Mollere Realty representative for Tellus 5X LLC requesting to divide an 83-acre parcel of property into five separate parcels of property. The property is located on Hwy 603 between Hoda Rd. and Rd. 357 Kiln, MS 39556. The parcel number for the property is 054 -0-18-017.000. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present at the meeting and explained to the Commission that Tellus 5X LLC would like to divide the property in order to sell.

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. Commissioner Crawford abstained due to surveying the property.

**Anthony Sheffield dba Ashman Mollere Realty, representative for Tellus 5X LLC-Mini Subdivision**

The Commission considered the application of Anthony Sheffield dba Ashman Mollere Realty representative for Tellus 5X LLC requesting to divide a 40-acre parcel of property into five separate parcels of property. The property is located approximately 2744 feet east off of Fenton Dedeaux Rd and 2615 feet south of the end of Marie Failla Lane Kiln, MS 39556. The parcel number for the property is 061 -0-11-016.000. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present at the meeting and explained to the Commission that Tellus 5X LLC would like to divide the property in order to sell.

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. Commissioner Crawford abstained due to surveying the property.

**Anthony Sheffield dba Ashman Mollere Realty, representative for Tellus 5X LLC-Mini Subdivision**

The Commission considered the application of Anthony Sheffield dba Ashman Mollere Realty representative for Tellus 5X LLC requesting to combine 3 separate parcels consisting of a total of 27 acres into two separate parcels of property. The properties are located off of Kiln Delisle Rd. at Brave Harbor Dr. Kiln, MS 39556. The parcel numbers for the properties are 066 -0-23-022.001, 066 -0-23-022.000 and 066 -0-23-019.000. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present at the meeting and explained to the Commission that Tellus 5X LLC would like to combine the three existing parcels and create only two parcels to sell.

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. Commissioner Crawford abstained due to surveying the property.

**Trenton Ladner-Mini Subdivision**

The Commission considered the application of Trenton Ladner requesting to divide a 4.1-acre parcel of property into two separate parcels of property. The property is located at 3173 Firetower RD. Kiln, MS 39556. The parcel number for the property is 062 -0-03-019.001. The property is currently zoned A-1 General Agricultural.

Mr. Trenton Ladner was present and explained to the Commission that he would like to divide the property to place establish a new residence.

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 6:00 p.m.

  
Chairman