

**Regular Meeting of the Hancock
County Planning Commission held on
May 15,2025**

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

Minutes of Previous Meeting: The minutes of the May 1, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Alison & Louis Nunez d/b/a The Ten O LLC-Mini Subdivision

The Commission considered the application of Alison & Louis Nunez d/b/a The Ten O LLC requesting to subdivide a one-acre parcel of property into three pieces of property. The property is located at 4010 Violet St. Kiln, MS 39556. The parcel number for the property is 065U-0-21-044.000. the property is currently zoned R-3 Multi Family Residential.

Alison & Louis Nunez was present at the meeting and explained that they would like to divide the property into three parcels in order to establish residential structures on the new parcels.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays, with Commissioner Crawford abstaining due to performing professional services for the applicant, 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 agent for Cat Flea LLC -Mini Subdivision

The Commission considered the application of Harry Frierson agent for Cat Flea LLC requesting to divide off property of two separate parcels that are south of the rail road tracks. The rail road tracks split the two parcels, therefore the area of the parcels south of the rail road tracks are being divided off. The properties are located along the L&N Railroad and Port Bienville Railroad. The parcel numbers are 177 - 0-35-001.000 and 177 -0-26-002.000. The properties are currently zoned A-1 General Agricultural.

Harry Frierson was present at the meeting and explained to the Commission that his client would like to divide the property south of the rail road tracks from the original parcels and 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.

Meeting adjourned at 5:06 p.m.



Chairman