

**Regular Meeting of the Hancock
County Planning Commission held on
July 3, 2025**

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

Minutes of Previous Meeting: The minutes of the June 19, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

John Schaffer-Special Exception/Site Plan Review-Public Hearing

The Commission considered the application of John Schaffer requesting to construct two separate buildings to have 35 one-bedroom apartments. The property is located on Kiln Picayune Rd. at VFW Rd. Kiln, MS 39556. The three separate parcels have been combined into one parcel with parcel number 077 -0-25-003.003. The property is currently zoned A-1 General Agricultural.

Mr. Schaffer was present at the meeting and explained to the Commission that he combined three parcels into one parcel to accommodate the requested project. He also explained to the Commission that there is a need for apartments due to people continuing to call for available apartments.

Public Hearing

Mike Bilbo was present from the public and stated that the area is overrun with apartments. He also stated that the area is rural and no commercial area. He continued by explaining that people are out all times of the night up and down the roads in the area and is opposed to adding any more apartments.

Todd Fausett was present from the public and also explained to the Commission that people are on the roads at night creating safety issues for drivers. He also stated that the property is in a Flood Zone and a mud pit and doesn't understand how it would be able to be constructed on and was opposed to adding any more apartments.

Mr. Schaffer returned to explain to the Commission that there are apartments on Hwy 603 in the surrounding area.

The Commission informed Mr. Schaffer that his property is in an A-1 General Agricultural District and the apartments on Hwy 603 are located in a Commercial District.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to not recommend the Special Exception Use and Site Plan Review for the request of constructing two separate building to have 35 one-bedroom apartments.

Anthony Sheffield, agent for Tellus 5X-Mini Subdivision

The Commission considered the application of Anthony Sheffield agent for Tellus 5X requesting to divide a 43-acre parcel of property into 5 separate parcels of property. The property is located on Rocky Hill Dedeaux Rd. approximately .2 miles north of Azelea Circle Kiln, MS 39556. The parcel number for the property is 059 -0-32-009.000. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present at the meeting and explained that they would like to divide the property in order to sell.

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

Anthony Sheffield, agent for Tellus 5X-Mini Subdivision

The Commission considered the application of Anthony Sheffield agent for Tellus 5X requesting to divide a 14.6-acre parcel of property into 2 separate parcels of property. The property is located at 24155 Hwy 603 Kiln, MS 39556 just north of Hoda Rd. The parcel number for the property is 054 -0-18-022.006. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present at the meeting and explained that they would like to divide the property due to a gas line easement running through the property. He stated that the usable property on the other side of the easement could be utilized with the adjoining property.

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.

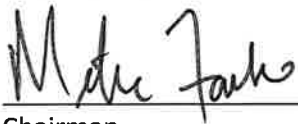
Harry & Tammy Garber-Mini Subdivision

The Commission considered the application of Harry & Tammy Garber requesting to divide 1.5 acres from a 37-acre parcel of property. The property is located at 7841 Lacie Lane Picayune, MS 39466. The parcel number for the property is 047 -0-36-001.002. The property is currently zoned A-1 General Agricultural.

No one was present at the meeting to represent the application for the division of the property in order to give a piece of property to their daughter in order to construct a house.

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.

Meeting adjourned at 5:38 p.m.

A handwritten signature in black ink, appearing to read "Mike Farve", written over a horizontal line.

Chairman