

**Regular Meeting of the Hancock
County Planning Commission held on
August 7, 2025**

Those Present: Mays, Crawford, Ladner and Farve

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the July 17, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Scottie W. Duprey-Mini Subdivision

The Commission considered the application of Scottie W. Duprey requesting to divide two 7-acre parcels of property from a 20-acre parcel of property. The property is located on Cuevas Rd. approximately .23 miles West of Hwy 603 Kiln, MS 39556. The parcel number for the property is 064 -0-19-002.000. The property is currently zoned A-1 General Agricultural.

Mr. Duprey was present and explained to the Commission that he would like to divide the current parcel of property into two separate parcels. A discussion concerning the division involved a Section Line parallel to Cuevas Rd. between Cuevas Rd. and the parcel of property wanting to be divided concluded determining an easement would be needed due to not being able to combine property across Section Lines.

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 contingent on new descriptions and an easement being included and 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.

Ladonna Spiers-Mini Subdivision

The Commission considered the application of Ladonna Spiers requesting approval of dividing 11 acres of property into two separate parcels of property. The property is located at 5450 CC Road Kiln, MS 39556. The parcel number for the property is 054 -0-20-003.000. The property is currently zoned A-1 General Agricultural.

Mrs. Spiers was present at the meeting and explained to the Commission that she would like to divide the property to give a piece to her son.

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.

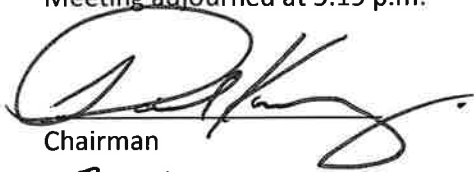
David Dreher d/b/a Gulf Coast Golf Carts-Site Plan

The Commission considered the application of David Dreher d/b/a Gulf Coast Golf Carts requesting a site plan approval to construct a 35' x 110' x 10' open post frame building for golf cart inventory storage. The property is located at 17000 Kapalama Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-24-025.007. The property is currently zoned A-1 General Agricultural.

Kerry Fraleigh was present at the meeting representing David Dreher and explained to the Commission that they would like to install a covered building as detailed on the Site Plan to protect the Golf Cart Inventory. She explained the Golf Carts have electronics on them now and keeping them out of the weather would protect them.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Site Plan to place an accessory structure on the property of the business for protection of inventory.

Meeting adjourned at 5:19 p.m.



Chairman
8-21-2025