

**Regular Meeting of the Hancock
County Planning Commission held on
September 18, 2025**

Those Present: Mays, Crawford, Ladner and Farve

Gary Yarborough County Attorney

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: No minutes to be approved due to no applications for the September 4, 2025 meeting.

Sean Thomas Delaune- Public Hearing-Special Exception and Site Plan

The Commission considered the application of Sean Thomas Delaune requesting a Special Exception Use and Site Plan approval for a non-profit canine sanctuary. The property is located at 26071 Hwy 603 Kiln, MS 39556. The parcel number for the property is 053 -0-05-013.000. The property is currently zoned A-1 General Agricultural.

Mr. Delaune was present at the meeting and explained to the Commission that he would like to operate a sanctuary for dogs and maintain 20 dogs that are considered rescues from local Animal Shelters. Mr. Delaune stated that he will operate as a non-profit organization and the dogs would be kept in 8'x8' kennels under a covered structure in the rear of his property and that his site would be totally fenced by 6' high chain-link fencing. He also stated that he is a member of the Dog Care Professionals and the membership would be available for help in any situations that may arise with the dogs.

There were several people in attendance from the general public that commented.

Margo Necaie- She stated that she is not opposed to the application but had concerns about the business growing in the future and the disposal of waste from the dogs.

Gregory Necaie-He was concerned with the disruption that it may bring to the area with noise and loose dogs that could harm nearby owners' cattle.

Jean Necaie- She was opposed to the application due to her property being adjacent to the property. She also stated that her concerns about the smell, barking and the safety for her cattle. She also explained an incident where a dog from the property came to her house and jumped up on her almost knocking her down since she is in her 80's. She is concerned about the dogs coming in contact with her cows and calf's.

Mr. Delaune returned to explain that he would have deceased dogs cremated and that the waste would be removed.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to deny and not recommend the application due to it being injurious to the area.

Dave Gordon d/b/a Tellus 5X LLC -Conditional Use and Site Plan

The Commission considered the application of Dave Gordon d/b/a Tellus 5X LLC requesting a Conditional Use and Site Plan Approval for a Self-Storage Facility. The property is located at 17056 Kapalama Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-24-025.001. The property is currently zoned A-1 General Agricultural.

Mr. Gordon was present at the meeting and explained to the Commission that he would like to construct a Self-Storage Facility consisting of four buildings in the front and two Boat & RV Storage buildings in the rear. He stated that the four buildings would be Climatic Controlled with the entire Facility being fenced with controlled gate access and each of the four building would have approximately 75 units each and the Boat & RV buildings would be fully enclosed. When asked, Mr. Gordon stated that the surface area between the buildings and entrance area would be hard surfaced as well as having an area before the gate entry to stop and not interfere with traffic on Kapalama Rd.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Conditional Use and Site Plan for the Self-Storage Facility located at 17056 Kapalama Rd. Commissioner Crawford exited the meeting during the application and did not vote on the matter due to performing Professional Services for the applicant and re-entered the meeting after the application was concluded.

Charles Bourgeois- Conditional Use and Site Plan

The Commission considered the application of Charles Bourgeois requesting a Conditional Use and Site Plan for a Boat & RV Storage Facility. The property is located at 5136 Hwy 90 Bay St. Louis, MS 39520. The parcel numbers for the property are 139R-0-32-036.000. 139R-0-32-035.001 and 139R-0-32-035.000. The properties are currently zoned C-2 Highway Commercial.

Mr. Bourgeois was present at the meeting and explained to the Commission that he would like to construct a Boat & RV Storage Facility to have 130 spaces consisting of three buildings with three sides enclosed with the entire area fenced with controlled gate access. He stated that at this time it would be a gravel surface.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Conditional Use and Site Plan for the Boat & RV Storage Facility located at 5136 Hwy 90 Bay St. Louis, Ms.

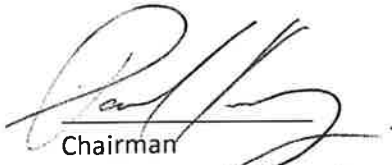
Charles Johnson-Conditional Use

The Commission considered the application of Charles Johnson requesting to build two residential homes on one parcel of property. The property is located at 2635 Whitfield Dr. 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. Johnson was present at the meeting and explained to the Commission that he would like to construct two houses on the same parcel, one for each of his sons. He also stated that he would remain as the owner of the property.

After discussion on the matter it was recommended by Commissioner Mays with all Commissioners voting yes except Commissioner Farve. The motion for Conditional Use was recommended with a vote of three for and one against.

Meeting adjourned at 5:46 p.m.


Chairman
10/2/2025