

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

Those Present: Koenig, Crawford, Ladner and Farve

Gary Yarborough County Attorney

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the September 18, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Farve.

Irvin Green d/b/a Grace Property Management LLC-Preliminary Subdivision Plan-Public Hearing

The Commission considered the application of Irvin Green d/b/a Grace Property Management LLC requesting a Preliminary Subdivision Plan to divide 18 acres into an 11-lot subdivision to be known as Grace Estates at Rocky Hill. The property is located on Rocky Hill Dedeaux Rd. at the intersection of Rd. 372 and Rd. 357 Kiln, MS 39556. The parcel number for the property is 058 -0-28-002.000. The property is currently zoned A-1 General Agricultural.

Mr. Green was present at the meeting and explained to the Commission that he would like to develop the 18 acres into 11-lots and sell to potential Home Builders such as Contractors and individuals seeking to construct a home.

There were several people from the General Public that commented.

Ty Necaie- He stated that the area is rural and not an area for a subdivision and the subdivision would be out of character for the nature of the area. He also pointed out the fact that the slope of the ground in the area would potentially provide for the installation of 11 septic tanks to be an issue for waste products to reach the surface.

Sherman Necaie- He stated that he is concerned about the number of houses popping up in the area and the adjoining properties that have horses and cows.

Sharon Malley- She was concerned as well about the 11 septic tanks and if it would only be for houses or could it be for Mobile homes. The other concern was how many total houses would eventually be placed on the properties.

Mr. Green returned and stated that the Mississippi State Department of Health would be the authority on the septic tanks and installation criteria.

After discussion on the matter it was adopted on the motion of Commissioner Ladner to recommend the Preliminary Subdivision Plan with Commissioner Crawford voting No, the motion passed three Commissioners for and one Commissioner against.

Ryan Peterson-Conditional Use & Site Plan Review

The Commission considered the application of Ryan Peterson requesting a conditional use and Site Plan Approval for a new mini strip mall building. The property is located just south of 30275 Hwy 603 Perkinston, Ms 39573. The parcel number for the property is 015 -0-16-002.005. The property is currently zoned A-1 General Agricultural.

Mr. Peterson was present at the meeting and explained to the Commission that he would like to construct a mini strip mall building next to his current Convenience Store. Mr. Peterson stated that the property is 16th Section Property and he has a current lease for the property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Conditional Use and Site Plan for the new mini strip mall building.

Randy Green-i/c/o White Cypress Lakes Subdivision POA-Division of Property

The Commission considered the application of Randy Green i/c/o White Cypress Lakes Subdivision POA Requesting to divide a 10-acre parcel into 3 separate parcels of property. The property is located at 27866 Lake Cypress Dr. Perkinston, MS 39573 and is known as Mallard Point Ph 5 Rec. Site. The parcel number for the property is 041T-0-02-020.000. The property is currently zoned R-3 Multi-Family Residential.

Mr. Green was present at the meeting and explained to the Commission that he would like to request the approval for the White Cypress Lakes POA to divide the 10-acre parcel of property into three separate parcels in order to liquidate the asset for improvements from the funds to go to improving the Lakes and surrounding areas as well as the Dam per requirements of the Mississippi Department of Environmental Quality.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the division of the property contingent on verification of owners agreeing to the alteration of the plat which is to be altered. Mississippi Code 17-1-23 subsection 4.

Meeting adjourned at 5:38 p.m.

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

Chairman