

**Regular Meeting of the Hancock
County Planning Commission held on
October 16, 2025**

Those Present: Crawford, Ladner, Mays and Farve

Gary Yarborough County Attorney

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the October 2, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Farve.

Chandler Residential Co.-Variance-Public Hearing

The Commission considered the application of Chandler Residential Co. requesting a Variance to the County Road Requirements for Enceinte Point Subdivision due to Army Corps of Engineers regulations. The property is located off of Nicola Rd. at Jordan Bluff Dr. Kiln, MS 39556. The parcel number for the property is 133 -0-23-003.000. The property is currently zoned A-1 General Agricultural.

Garrett Williams was present from Chandler Residential Co. and explained the road entering Enceinte Point Subdivision would remain as a Private Road and that the Army Corps of Engineers stated that the impacts to the wetland areas the road would impact should be kept to a minimum of disturbance. Mr. Williams stated the width of the road associated with slopes and cul-de-sacs requirements are the items the Army Corps of Engineers had concerns with to help eliminate the impacts of the wetlands.

No one was present from the public to comment for or against the application.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Variance of the County Road Requirements to be consistent with the Army Corps of Engineers Permit Requirements. Commissioner Crawford abstained due to performing Professional Services associated with the Proposed Subdivision.

David McGehee, Agent for the Towers LLC, d/b/a Vertical Bridge-Conditional Use & Site Plan

The Commission considered the application of David McGehee, Agent for The Towers LLC, d/b/a Vertical Bridge requesting approval to construct a new 180' tall Monopole-style Wireless Communications Tower. The property is located at 7104 Lower Bay Rd. Bay St. Louis, MS 39520. The parcel number for the property is 176 -0-13-003.000. The property is currently zoned A-1 General Agricultural.

Mr. McGehee was present at the meeting and explained to the Commission that they would like to construct the above referenced tower in order to provide and improve service to the area. He stated that Verizon Wireless would be the service provider on the proposed tower.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend approval of the Conditional Use and Site Plan approval to install the Tower.

Brandon & Courtney Goss-Division of Property

The Commission considered the application of Brandon & Courtney Goss requesting to divide a 4-acre parcel of property into four separate 1-acre parcels of property. The property is located at 30084 Pearson Cemetery Rd. Carriere, MS 39426. The parcel number for the property is 024 -0-18-018.001. The property is currently zoned A-1 General Agricultural.

Mrs. Goss was present at the meeting and explained that they would like to divide the parcel into four separate parcels to place a dwelling on each new parcel.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the division of property based on the findings that said division meets the previously established criteria for a division of property 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 property division in the public land records along with a certified survey showing new parcels with the legal descriptions.

Michael & Ronda Farve-Division of Property

The Commission considered the application of Michael & Ronda Farve requesting to divide a 5.9-acre parcel into two separate parcels of property. The property is located on Sam Farve Rd. Kiln, MS 39556. The parcel number for the property is 069 -0-38-014.000. The property is currently zoned A-1 General Agricultural.

Mr. Farve was present at the meeting and explained that he would like to divide the property in order to sell a piece to the adjoining neighbor.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the proposed division of property based on the findings that said division meets the previously established criteria for a division of property 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 property division in the public land records along with a certified survey showing new parcels with the legal descriptions. Commissioner Farve abstained from voting on the application.

Discussion & Review of App # 849 from the October 2, 2025 Agenda & Meeting submitted by Randy Green i/c/o White Cypress Lakes Subdivision POA requesting to divide property known as Mallard Point PH 5 Rec Site into three separate parcels, which was approved contingent on verification of owners on Plat.

After review of the Mallard Point Ph 5 Plat, it appeared that several owner signatures were missing as compared to the list provided by Mr. Green and the Hancock County GEO Portal GIS System on the County Website.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the application be Tabled in order for Mr. Green to acquire the necessary signatures needed.

Meeting adjourned at 5:26 p.m.

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

Chairman