

**Regular Meeting of the Hancock
County Planning Commission held on
November 6, 2025**

Those Present: Crawford, Ladner, Mays and Farve

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the October 16, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner with Commissioner Farve abstaining due to having an application on the minutes.

Patricia Seemann-Division of Property

The Commission considered the application of Patricia Seemann requesting to divide a 44-acre parcel of property into 5 separate parcels of property. The property is located at 6045 Wendell Ladner Rd. Perkinston, MS 39573. The parcel number for the property is 014 -0-19-006.000. The property is currently zoned A-1 General Agricultural.

Mrs. Seemann was present at the meeting and explained to the Commission that she would like to divide the property with relatives.

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.

George & Kerry Cavignac-Site Plan Review

The Commission considered the application of George & Kerry Cavignac requesting a Site Plan Review for a one slip marina. The property is located at 5210 Pleasure St. Bay St. Louis, MS 39520. The parcel number for the property is 164P-0-19-034.000. The property is currently zoned C-4 Commercial Resort.

Mr. Cavignac was present at the meeting and explained to the Commission that he would like to install a dock and pier for his boat.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Site Plan Approval for the one slip marina located in the C-4 Commercial Resort which is allowed by right.

Harry Frierson Jr. agent for Jim Allison-Division of Property

The Commission considered the application of Harry Frierson Jr. agent for Jim Alison requesting to divide 1.43 acres from a 4-acre parcel of property. The property is located at the intersection of Hwy 603 and VFW Rd. Kiln, MS 39556. The parcel number for the property is 077 -0-25-049.001. The property is currently zoned C-1 Neighborhood Commercial.

Mr. Frierson was present at the meeting and explained to the Commission that Mr. Alison would like to divide the property in order to have a Commercial Development build on the site. Mr. Frierson stated that they have reached out to several companies such as small grocery type businesses to consider locating on the property.

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.

Anthony Sheffield o/b/o Tellus 5X LLC-Division of Property Amendment

The Commission considered the application of Anthony Sheffield o/b/o Tellus 5X LLC requesting approval of an amended survey to divide a 132- acre parcel of property into 5 separate parcels of property that had previously been approved on 11-21-2024. The property is located on Hwy 43 kiln, MS 39556 approximately .71 miles west of Hwy 603/Hwy 43 intersection. The parcel number for the property is 076 -0-13-013.000. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present and explained to the Commission that the previous survey was being requested to be amended in order to create more road front parcels on Hwy 43 as indicated on the provided survey.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the amended survey to replace the survey from the November 21, 2024 meeting for 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. Commissioner Crawford abstained from the vote due to performing professional services for the applicant.

Anthony Sheffield agent for David Gordan-Conditional Use & Site Plan

The Commission considered the application of Anthony Sheffield agent for David Gordan requesting a Conditional Use & Site Plan Review for a Self-Storage Facility Business. The property is located at the SW Intersection of Kapalama Rd. and Kiln Delisle Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-24-029.000. The property is currently zoned A-1 General Agricultural.

Mr. Sheffield was present at the meeting and explained to the Commission that Mr. Gordan will be moving the proposed development from the property located south of this parcel to the parcel located on the corner at the intersection of Kapalama Rd. and Kiln Delisle Rd. Mr. Sheffield indicated to the Commission that Mr. Gordan and the owner of the parcel located at the intersection actually agreed to negotiate the change of ownerships of the two parcels so that Mr. Gordan will own the corner parcel and locate the development at that location instead of the previous parcel.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Conditional Use for the Self-Storage Facility Business and to table the Site Plan due to

not having sufficient information as related to the requirements of a Site Plan. Commissioner Crawford abstained from the vote due to performing Professional Services for the applicant.

Roger G. Dey Jr. and Daniel F. Dey-Division of Property

The Commission considered the application of Roger G. Dey Jr. and Daniel F. Dey requesting to divide 22-acres of property from a 76-acre parcel of property, which will then encompass parcel 059 -0-32-016.001 and most of parcel 059 -0-32-005.003. The property is located at the intersection of Rocky Hill Dedeaux Rd. and Rd. 311 kiln, MS 39556. The property is currently zoned A-1 General Agricultural.

Roger G. Dey Jr. and Daniel F. Dey were both present at the meeting and explained to the Commission that they would like to divide the parcel and create two new parcels.

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.

Meeting adjourned at 5:32 p.m.


Chairman