

**Regular Meeting of the Hancock
County Planning Commission held on
November 20, 2025**

Those Present: Crawford, Mays and Farve

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the November 6, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

Application #848

Paula Cuevas Jordan, Trustee for Fagan 2010 Irrevocable Trust-Special Exception- Public Hearing

The Commission considered the application of Paula Cuevas Jordan, Trustee for Fagan 2010 Irrevocable Trust requesting to have a 75'x75' private cemetery on personal property. The property is located at 32283 Rd. 323 Poplarville, MS 39470. The parcel number for the property is 013 -0-06-007.001. The property is currently zoned A-1 General Agricultural.

Paula Cuevas Jordan was present at the meeting and explained to the Commission that the Fagan 2010 Irrevocable Trust would like to place a private cemetery on the property. The cemetery would be for family members.

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 Crawford to recommend the Special Exception for the private cemetery contingent with providing a 30' easement to the private cemetery from the County Right of Way.

Application #851

Kenny Allison o/b/o Levi Robertson-Variance Request-Public Hearing

The Commission considered the application of Kenny Allison o/b/o Levi Robertson requesting a front yard variance from the required 25' setback to a 5' setback from the front property line to construct a residential house. The property is located at 5238 Lambert Lane Bay St. Louis, MS 39520. The parcel number for the property is 164P-0-19-073.000. The property is currently zoned C-4 Commercial Resort.

Kenny Allison was present at the meeting and explained that Levi Robertson would like to construct a house on his lot. He stated that after following the guidelines from the Bureau of Marines Resources for a bulkhead and boathouse a significant amount of the rear property was determined unable to development, therefore the house would need to be located closer to the front of the lot towards the road. He also explained that the right of way for Lambert Lane extends from the edge of the asphalt 15' to the property line which with the variance request would put the house 20' from the edge of the asphalt roads edge.

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 request from the required 25' front setback to a front setback of 5'.

Application #864

James and Sandra Wicktom-Division of Property

This is still pending -
12-4-2025

The Commission considered the application of James and Sandra Wicktom requesting to divide 6.27 acres from a 12-acre parcel of property. The property is located at the SW corner of Kiln-Delisle Rd. and Kapalama 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.

James and Sandra Wicktom were both present at the meeting and explained that they would like to divide the property and sell the corner piece by the intersection of the roads.

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. Commissioner Crawford abstained from the vote do to performing professional services associated with the survey.

Application #861

Anthony Sheffield agent for David Gordan-Site Plan-tabled from Nov. 6, 2025 P&Z meeting

The Commission considered the tabled application for Anthony Sheffield agent for David Gordan requesting a Site Plan review for a Self-Storage Facility Business. The property is located at the SW intersection of Kiln-Delisle Rd. and Kapalama 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.

No one was present at the to present the application.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to table the Site Plan due to the property being located on the corner of two major roads and one of the depicted setbacks being only 10' from the property line, therefore tabling it with no one in attendance to represent the application.

Public Comment-

Faron Hoda attended the meeting and addressed the Commission with concerns of what he labeled a Half Way House in his community. He informed the Commission of activities related to the Half Way House located on Viola Garcia Rd. and stated that he does not want this located there.

Anthony Cuevas informed the Commission that as of that time no one has applied for any Zoning application related to the area on Viola Garcia Rd. and that different people from the community have informed the Planning & Zoning Office about the property and its possible use.

Meeting adjourned at 5:36 p.m.


Chairman
12-4-25