

**Regular Meeting of the Hancock
County Planning Commission held on
December 4, 2025**

Those Present: Mays, Crawford, Koenig and Farve

Minutes of Previous Meeting: The minutes of the November 20, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Application #860

Preliminary Subdivision Plan-Public Hearing

Anthony Sheffield o/b/o Tellus 5X LLC

The Commission considered the application of Anthony Sheffield o/b/o Tellus 5X LLC requesting review of a Preliminary Plan for a 5-Lot Subdivision to be known as Desalvo Subdivision. The property is located at Rocky Hill Dedeaux Rd. in the area SW of Lawrence Ladner Rd. The parcel number for the property is 059 -0-32-009.000. The property is currently zoned A-1 General Agricultural.

Dave Gordon was present at the meeting and explained that he would like to divide the road frontage property into 5 lots.

Mr. Johnnie Richard was present at the meeting and had concerns about Stormwater issues since the property is in close proximity to his on one side.

Mr. Gordon said he would check in to the matter and correct the issues.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Preliminary Subdivision Plan. Commissioner Crawford abstained due to performing professional services for the applicant.

Application #867

Shane Basquill & Amy Ladner-Division of Property

The Commission considered the application of Shane Basquill & Amy Ladner requesting to divide a 4-acre parcel of property into 2 separate parcels of property. The property is located at 2363 Rocky Hill Dedeaux Rd. Kiln, MS 39556. The parcel number for the property is 057 -0-26-003.019. The property is currently zoned A-1 General Agricultural.

Amy Ladner was present at the meeting and explained to the Commission that they would like to divide the property in order to acquire a Home Improvement Loan.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve 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.

Application #868

Brown, Mitchell & Alexander, Inc. o/b/o TCB Construction-Division of Property

The Commission considered the application of Brown, Mitchell & Alexander, LLC o/b/o TCB Construction requesting to divide a 4- acre parcel of property from a 31- acre parcel of property in order to construct a convenience store. The property is located at 5292 Hwy 53 Perkinston, MS 39573. The parcel number for the property is 013 -0-08-006.009. The property is currently zoned A-1 General Agricultural. Nicholas Gant from Brown, Mitchell & Alexander, LLC was present at the meeting and explained to the Commission that they would like e to divide the property in order to construct a convenience store on the 4-acres.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve 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.

Application #869

Brown, Mitchell & Alexander, Inc o/b/o TCB Construction-Conditional Use & Site Plan Review

The Commission considered the application of Brown, Mitchell & Alexander, LLC o/b/o TCB Construction requesting a conditional use & site plan review to construct a convenience store. The property is located at 5292 Hwy 53 Perkinston, MS 39573. The parcel number for the property is 013 -0-08-006.009. The property is currently zoned A-1 General Agricultural.

Nicholas Gant from Brown, Mitchell & Alexander, LLC was present at the meeting and explained to the Commission that TCB Construction would like to construct a convenience store on the property which would be similar to the store located in Gulfport, MS and the one under construction in Long Beach on Beatline Rd.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Conditional Use & Site Plan Review for the construction of the convenience store.

Application #870

Warren & Toni LeBlanc-Division of Property

The Commission considered the application of Warren & Toni LeBlanc requesting to divide a 1-acre parcel of property from a 19-acre parcel of property. The property is located at 7010 Tin Lane Kiln, MS 39556. The parcel number for the property is 071 -0-12-010.002. The property is currently zoned A-1 General Agricultural.

Mr. LeBlanc was present at the meeting and explained to the Commission that he would like to divide the 1-acre from the property for his son to construct a house.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve 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.

Application #871**Dave Gordon d/b/a Tellus 5X LLC-Division of Property**

The Commission considered the application of Dave Gordon d/b/a Tellus 5X LLC requesting to divide an 83-acre parcel of property into 5 separate parcels of property. The property is located off Hwy 603 Kiln, MS 39556. The parcel number for the property is 054 -0-18-016.000. 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 divide the property into 5 parcels. He indicated that he owns the property to the south which already has access.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve 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 due to performing professional services for the applicant.

Application #872**Daryl Lacoste-Conditional Use & Site Plan Review**

The Commission considered the application of Daryl Lacoste requesting a Conditional Use & Site Plan Review for a Vehicle Storage Facility for an Auto Towing Business. The property is located at 4348 Kiln Delisle Rd. Kiln, MS 39556. The parcel number for the property is 068 -0-28-011.000. The property is currently zoned A-1 General Agricultural.

Daryl Lacoste was present at the meeting and explained to the Commission that he would like to establish a Vehicle Storage Facility for his Towing Company.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Conditional Use & Site Plan Review for the Vehicle Storage Facility for the Towing Business.

Application #873**Irvin Green/Grace Estates Subdivision-Final Subdivision Plat**

The Commission considered the application of Irvin Green/Grace Estates Subdivision requesting Final Subdivision Plat review for 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.

Irvin Green was present at the meeting and presented the Final Plat for the Grace Estates Subdivision.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Final Subdivision Plat for Grace Estates Subdivision.

Application #861

Anthony Sheffield agent for David Gordon-Site Plan-Tabled from Nov, 6, 2025 and Nov. 20, 2025.

The Commission considered the application of Anthony Sheffield agent for David Gordon requesting a 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. Gordon was present at the meeting and explained to the Commission that he has located the entrance to be off of Kapalama Rd. making it the front and moved the setback on Kiln Delisle Rd.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Koenig to recommend the Site Plan review for the Self-Storage Facility Business with a 25' setback on the side facing Kiln Delisle Rd. with the entrance off Kapalama Rd. and not be allowed to install an entrance off of Kiln Delisle Rd.

Meeting adjourned at 5:50p.m.


Chairman

12-18-25