

**Regular Meeting of the Hancock
County Planning Commission held on
December 18, 2025**

Those Present: Ladner, Crawford and Farve

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the December 4, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

App. # 863

VIX Construction o/b/o N & N Development-Variance Public Hearing

The Commission considered the application of VIX Construction o/b/o N&N Construction requesting a 10 ft front property line variance to construct a home 15 ft from the property line instead of the 25 ft required. The property is located at the SE Corner of W. Green St. and Tunica St. Bay St. Louis, MS 39520. The parcel number for the property is 171J-0-12-452.000. The property is currently zoned R-2 Multi-Family Residential.

Ron Bailey with VIX Construction was present at the meeting with approval from N&N Development to act as their authorized agent concerning the variance request. Mr. Bailey explained to the Commission that they would like to construct the house 15 ft from the property line on W. Green St.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the variance to allow the house at 15 ft from the property line on W. Green St. instead of the 25 ft required setback that would be required due to the lot being on the corner of two roads. The setbacks as required by the Hancock County Zoning Ordinance Section 405.04-02 requires a side yard abutting a street right-of-way shall be the same as the required front yard which is 25 ft.

App # 874

Marilyn Jaynes-Division of Property

The Commission considered the application of Marilyn Jaynes requesting to divide 1.59-acres from a 5.14-acre parcel of property to deed to her son. The property is located at 19274 Hunter Dr. Kiln, MS 39556. The parcel number for the property is 063 -0-07-001.005. The property is currently zoned A-1 General Agricultural.

Mrs. Jaynes was present at the meeting and explained to the Commission that she would like to divide the parcel of property in order to deed it to her son.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to Table the Application in order for the applicant to acquire the signatures as required by Mississippi Code 17-1-23(4) for the alteration of a Subdivision Plat.

App # 876

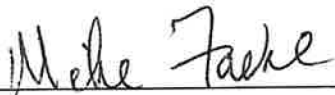
Irvin Green d/b/a Grace Property Management LLC-Division of Property

The Commission considered the application of Irvin Green d/b/a Grace Property Management LLC requesting to divide a 45.5-acre of property into 5 separate parcels of property with Lot 1 to be combined into owners adjoining property. The property is located on Loren Necaie Rd. Picayune, MS 39446, south of Dummy Line Rd. The parcel number for the property is 046 -0-13-001.002. The property is currently zoned A-1 General Agricultural.

James Marble was present at the meeting with permission to speak on behalf of the applicant. Mr. Marble explained to the Commission that they would like to divide the property the property into 5 separate parcels in order to sell.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the approval, contingent on the applicant revising the survey to include an egress to Lot 5, 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 due to performing professional services for the applicant.

Meeting adjourned at 5:26 p.m.


Chairman