

**Regular Meeting of the Hancock
County Planning Commission held on
January 8, 2026**

Those Present: Ladner, Crawford, Farve and Mays

Anthony Cuevas Director of Planning & Zoning

Gary Yarborough County Attorney

Minutes of Previous Meeting: The minutes of the December 18, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Request to Amend the Agenda to include App # 874 Marilyn Jaynes-Division of Property which was Tabled at the previous meeting December 18, 2025.

Commissioner Farve made a motion to approve the Amendment to include App # 874 of Marilyn Jaynes-Division of Property to be added to the Agenda and was seconded by Commissioner Mays with unanimous approval.

App# 865

VIX Construction o/b/o N&N Development-Variance Request-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 corner of Hancock Dr. and E Neshoba St. Bay St. Louis, MS 39520. The parcel number for the property is 163M-0-07-180.000. 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 E Neshoba 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 E Neshoba 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# 866

VIX Construction o/b/o N&N Development-Variance Request-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 corner of Hancock Dr. and W Marion St. Bay St. Louis, MS 39520. The parcel number for the property is 163M-0-07-149.000. 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 Marion 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 Marion 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# 875

Morton Investments LLC-Division of Property

The Commission considered the application of Morton Investments LLC requesting to divide 7.8 acres into 4 parcels of property. The property is located at 23470 Whitfield Rd. Picayune, MS 39446. The parcel number for the property is 035 -0-22-015.004. The property is currently zoned A-1 General Agricultural.

The application was Tabled by Commissioner Farve and seconded by Commissioner Mays with unanimous approval due to Morton Investments purchasing the property from M&M Davis Properties prior to a complete division of the property before selling to Morton Investments LLC. M&M Davis Properties LLC must make application and receive approval of a Division of Property before Morton Investments proceed with Application #875.

App# 877

Roger Lacoste- Site Plan Review

The Commission considered the application of Roger Lacoste requesting a Site Plan Review for a Mechanic Shop and Personal Storage. The property is located at 8291 Hwy 90 Bay St. Louis, MS 39520. The parcel number for the property is 127 -0-35-017.000 and 127 -0-35-016.000. the property is currently zoned C-2 Highway Commercial.

Roger Lacoste was present at the meeting and explained to the Commission that he would like to construct a Mechanic Shop building with part of the building being for personal storage. During discussion Mr. Lacoste stated that the fence across the front would be a privacy fence 8 ft tall with any signage being attached to the fence. Mr. Lacoste was asked if the property would be used for a Salvage Yard and Mr. Lacoste stated that it would not. Mr. Lacoste stated that the property to the rear of the building would be the location of the vehicles being worked on and completed ready for pickup.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Site Plan Approval for the Mechanic Shop Building to include Personal Storage as well.

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 presented a copy of all the signatures from the owners of lots in Summerwood Subdivision agreeing to the alteration of the plat to allow her to divide the 1.59 acre from the 5.14 acre.

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.

Meeting adjourned at 5:30

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

Chairman

1-15-26