

**Regular Meeting of the Hancock
County Planning Commission held on
January 15, 2026**

Those Present: Mays, Crawford, Ladner and Farve

Anthony Cuevas Director of Planning & Zoning

Gary Yarborough County Attorney

Minutes of Previous Meeting: The minutes of the January 8, 2026 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

App# 857

John Schaffer-Special Exception & Site Plan Review-Public Hearing

The Commission considered the application of John Schaffer requesting a Special Exception & Site Plan Review to construct an 8-Building Apartment Complex. The property is located on Hwy 43 west of Hwy 603 Kiln, MS 39556. The parcel number for the property is 076 -0-13-013.000. The property is currently zoned A-1 General Agricultural.

Mr. Schaffer was present at the meeting and allowed Mrs. Amanda Trexler Attorney at Law to speak on his behalf. Mrs. Trexler explained to the Commission that Mr. Schaffer would like to construct an Apartment Complex containing 8 buildings in total. Mrs. Trexler explained the need for housing in our area and rentals being in demand. Mrs. Trexler stated that there was a Church, Mechanic Shop and a Dirt Hauling Company located in the area where Mr. Schaffer is proposing the Apartment Complex.

Public Comment:

Stacy Necaie spoke in opposition of the application stating the area is zoned agriculture for a reason and the apartments would undermine the zoning and weaken farmlands. The increase of traffic, noise and infrastructure demand in the area was also some concerns she stated.

Kurt Noel spoke in opposition of the application with concern for drainage and Section 8 low income over time.

Selina Perniciaro spoke in opposition of the application stating that the information on the agenda is wrong and that it is not 3 miles from Hwy 603 because that would put it across from Ridgewood. She also stated that she has concerns with water supply and the development affecting the water in her community.

Bill McGee spoke in opposition of the application stating that he felt like it would be subsidized rentals such as Section 8.

Brent Anderson spoke on the application stating that our County is a Voucher County and that low income would have to be offered for rentals. He also stated that the water infrastructure located along the road is only a 6-inch size line and an 8-inch size water line would be required to service the

development. He also stated that there have been numerous investments made to properties and homes in the area.

Derrick Ladner spoke in opposition to the application stating that he recently purchased property near the proposed development. He also stated that you can not compare rental prices with Bay St. Louis.

Destrein Barr spoke in opposition of the application and agreed with Mrs. Necaie and also stated that he intends to construct his forever home north of the proposed project on Hwy 43.

Dr. Crittenden spoke in opposition of the application stating that he resides across the Hwy and owns numerous acres of property in the area. He also stated that an apartment complex would not be ideal for that area, that residential structures would be more suitable being that homeowners would take more care of their investment. He suggested that this type of development would be more suitable in an area that could provide adequate utilities to keep the expense of rental fees affordable.

Jonathan Kreher spoke in opposition of the application stating the drainage, safety of kids being next to Hwy 43 and the possibility of having to widen Hwy 603 with the increase traffic. He stated that the area would be suitable for single family dwellings.

Theresa Merwin spoke in opposition of the application stating that she agrees with all of the comments being voiced.

Eric Peterson spoke in opposition of the application stating that it would be spot zoning and had concerns with fire service. He also indicated that it should be in a location with infrastructure already in place.

Richard Lyles spoke in opposition of the application stating concerns for water supply in the area and that Section 8 pays higher rental fees than normal rental fees which would bring the Section 8 low income to the development.

No one spoke in favor of the application

Mrs. Trexler returned and explained to the Commission that Mr. Shaffer will not accept Section 8 money.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to deny the Special Exception Use & Site Plan Review for the construction of an Apartment Complex containing 8 buildings located on Hwy 43.

App# 879

Randy Green I/C/O White Cypress Lakes Subdivision POA- Division of Property

The Commission considered the application of Randy Green I/C/O White Cypress Lakes Subdivision POA requesting to divide a 10-acre parcel of property into 3 separate parcels of property. The property is located at 27866 Lake Cypress Dr. Perkinston, MS 39573. The parcel number for the property is 041T-0-02-020.000. The property is currently zoned R-3 Multi Family Residential.

Mr. Nathan Farmer Attorney at Law spoke on behalf of Mr. Green explaining the division of property for White Cypress Lakes Subdivision.

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 6:05 p.m.

Mike Farve
2-5-26

Chairman