

**Regular Meeting of the Hancock
County Planning Commission held on
February 19, 2026**

Those Present: Mays, Crawford, Bass, Farve and Ladner

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the February 5, 2026 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

Application #884

Kenny Allison-Division of Property

The Commission considered the application of Kenny Allison requesting to divide a 5-acre parcel of property from a 19-acre parcel of property then divide the 5-acres into four separate parcels of property. The property is located at the NW corner of Hwy 603 and Cuevas Town Rd. Kiln, MS 39556. The parcel number for the parcel is 054 -0-19-03.015. The property is currently zoned A-1 General Agricultural.

Mr. Kenny Allison informed the Planning & Zoning Office prior to the meeting that he would be withdrawing his application due to an issue with the process of purchasing of the property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to accept the withdrawal of Application #884 as requested by Mr. Allison.

Application #885

Michael & Candis Hotard-Division of Property

The Commission considered the application of Michael & Candis Hotard requesting to divide a 3.83-acre parcel of property from a 38-acre parcel of property. The property is located at 3421 Firetower Rd. Kiln, MS 39556. The parcel number for the property is 062 -0-10-003.001. The property is currently zoned A-1 General Agricultural.

Mr. and Mrs. Hotard were present at the meeting and explained to the Commission that they would like to divide the property in order to sell the 3.83-acre.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner 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 #886**Mary Toti-Division of Property**

The Commission considered the application of Mary Toti requesting to divide a 17.5-acre parcel into 3 separate parcels of property. The property is located at 5071 Jobert Rd. Bay St. Louis, MS 39520. The parcel number for the property is 175 -0-21-009.000. The property is currently zoned A-1 General Agricultural.

Mrs. Toti was present at the meeting and explained to the Commission that she would like to divide the property among family members.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford 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 #887**Bo & Chelsea Johnson d/b/a BayouBos Outdoors**

The Commission considered the application of Bo & Chelsea Johnson requesting a Site Plan Review for a Paddle Sports Rental Business. The property is located on the SW corner of Chicago Ave. and Ann St. Bay St. Louis, MS 39520. The parcel number for the property is 164P-0-19-047.000. The property is currently zoned C-4 Commercial Resort.

Mrs. Johnson was present at the meeting and explained to the Commission that they would like to operate a Paddle Sports Rental Business to include kayaks and paddle boards. Mrs. Johnson said they would use an enclosed trailer to transport the kayaks and paddle boards with the business hours being Wednesday thru Sunday from 7a.m. to 5 p.m. with appointments and walk up service being available. The use of a floating dock would be used for the launch of the kayak and paddle boards.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Site Plan Approval for the Paddle Sports Rental Business.

Meeting adjourned at 5:15 p.m.

 3-5-26

Chairman