

**Regular Meeting of the Hancock
County Planning Commission held on
March 5, 2026**

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

Anthony Cuevas Director of Planning & Zoning

Minutes of Previous Meeting: The minutes of the February 19, 2026 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Application #881

Karen Jackson-Division of Property

The Commission considered the application of Karen Jackson requesting to divide a 5.9-acre parcel of property into 4 separate parcels of property. The property is located at 7093 Lower Bay Rd. Bay St. Louis, MS 39520. The parcel number for the property is 176 -0-13-015.000. The property is currently zoned A-1 General Agricultural.

Karen Jackson was present at the meeting and explained to the Commission that they would like to divide the property into 4 separate parcels for family members.

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 #890

Kenny Allison o/b/o Wayne LaJaunie-Conditional Use

The Commission considered the application of Kenny Allison o/b/o Wayne LaJaunie requesting to have a mother-in-law cottage as a second dwelling where there is a primary dwelling on the property. The property is located at 14442 Hwy 603 Kiln, MS 39556. The parcel number for the property is 133 -0-06-010.000. The property is currently zoned A-1 General Agricultural.

Kenny Allison was present and explained to the Commission that the mother-in-law cottage would be located at a great distance from the primary dwelling that separate utilities would need to be ran, therefore needing a second dwelling approval since connecting to the primary dwelling's utilities are not possible.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to approve the second dwelling as requested for a mother-in-law cottage that will require separate utilities, therefore being a second dwelling on the same parcel with the primary dwelling.

Application #891**Patrick Bonk with Neel-Schaffer representing Keith's Superstore o/b/o Stuart Duncan-Division of Property**

The Commission considered the application of Patrick Bonk with Neel- Schaffer representing Keith's Superstore o/b/o Stuart Duncan requesting to create a 5-acre parcel of property from 2 adjoining parcels of property. The properties are located at the SW corner of Hwy 603 and Stennis Airport Dr. Kiln, MS 39556. The parcel numbers for the properties are 133E-0-06-004.000 and 133F-0-06-002.000. The properties are currently zoned C-2 Highway Commercial.

Patrick Bonk was present and explained to the Commission that he was with Neel-Schaffer representing Keith's Superstore who is wanting to purchase a piece of property on the corner of Hwy 603 and Stennis Airport Dr. to construct a new Keith's Superstore. The subject property would contain approximately 5-acres that would be divided from the 74.45-acres owned by Stuart Duncan.

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 #892**Patrick Bonk with Neel- Schaffer representing Keith's Superstore o/b/o Stuart Duncan-Site Plan Review**

The Commission considered the application of Patrick Bonk with Neel-Schaffer representing Keith's Superstore o/b/o Stuart Duncan requesting a Site Plan Review for a new gas station/convenience store. The property is located at the SW corner of Hwy 603 and Stennis Airport Dr. Kiln, MS 39556. The parcel number for the property is 133E-0-06-004.000 and 133F-0-06-002.000. The property is currently zoned C-2 Highway Commercial.

Patrick Bonk was present and explained to the Commission that he was with Neel-Schaffer representing Keith's Superstore requesting a Site Plan Review to construct a new gas station/convenience store as indicated on the Site Plan at the corner of Hwy 603 and Stennis Airport Dr.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Site Plan Approval with the possibility of removing one of the entrances off of Stennis Airport Dr. and having only one entrance to help eliminate accidents if the entrance is not needed for fuel trucks entry.

Application #893**Jeremy Spiers-Division of Property**

The Commission considered the application of Jeremy Spiers requesting to divide a 7-acre parcel of property into 4 separate parcels to construct houses. The property is located at 12395 preacher Powell Rd. Carriere, MS 39426. The parcel number for the property is 023 -0-07-013.001. The property is currently zoned A-1 General Agricultural.

Jeremy Spiers was present at the meeting and explained to the Commission that he would like to divide the property in order to construct houses.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays 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 #899**Anthony Sheffield agent for Tellus 5X- Final Subdivision Plan**

The Commission considered the application of Anthony Sheffield agent for Tellus 5X requesting Final Subdivision Plan approval for Desalvo Subdivision. The property is located on Rocky Hill Dedeaux Rd. SW of Lawrence Ladner Rd. The parcel number for the is 059 -0-32-009.000. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present at the meeting and presented the Final Subdivision Plan for Desalvo Subdivision.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the approval for the Final Subdivision Plan for Desalvo Subdivision with Commissioner Crawford abstaining due to performing Professional Services for the applicant.

Meeting adjourned at 5:27 p.m.


Chairman 3-19-26