

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

Those Present: Crawford, Bass, Farve and Ladner

Anthony Cuevas Director of Planning & Zoning

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

Application #888

Kim Pham d/b/a Bay Hide-A-Way RV Park-Special Exception Use & Site Plan Review-Public Hearing

The Commission considered the application of Kim Pham d/b/a Bay Hide-A-Way RV Park requesting a Special Exception Use & Site Plan Review to expand an existing RV Park by adding 21 new RV Sites. The property is located at 8360 Lakeshore Rd. Bay St. Louis, MS 39520. The parcel number for the property is 171 -0-01-006.000. The property is currently zoned A-1 General Agricultural.

Kim Pham was present at the meeting and explained to the Commission that she would like to add 21 new RV Sites to her existing 50 site RV Park known as Bay Hide-A-Way RV Park. She presented a packet to each Commissioner and one was added to the record and placed in the file. The packet included information about her park and the benefits to the surrounding community.

Public Comment

Karen Niolet- Property owner to the north of the property, was concerned with the close proximity to her property and the maintaining privacy.

Lea Taylor-Previous Owner of the RV Park that sold it to Kim Pham informed the Commission that she was approached by Corporations wanting to purchase the park from her and decided against selling to the corporations and was selective with who she sold it to. Mrs. Taylor said the park is quiet and nothing has changed since she owned it and feels that Kim Pham will continue operating it the same way.

Jerry Ortize-Neighbor to the north of the RV Park stated that he had concerns with the impact on neighbors with loud music he has heard coming from the park and felt like it would continue.

Steve Easterly-Associate of Kim Pham, also spoke for the RV Park and presented a Petition in Support of the Park Expansion with several signatures that was added to the file and made part of the record.

Kim Pham came back up and addressed the concern of Mrs. Niolet and agreed to construct a 7 ft. Privacy Fence along the joining property line to extend 450 ft.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Special Exception Use and Site Plan for the 21-RV Site expansion to the existing RV Park with the installation of a 7 ft. Privacy Fence along the property line of Mrs. Niolet and leave the natural woods surrounding the remaining areas.

Application #889**Bravo Enterprises-Preliminary Subdivision Plan-Public Hearing**

The Commission considered the application of Bravo Enterprises requesting a Preliminary Subdivision Plan to divide 40 acres into ten residential lots. The property is located at the NE corner of Runnymede Rd. and Kiln Delisle Rd. The parcel numbers for the property are 066 -0-24-011.000 & 066 -0-24-011.004. The properties are currently zoned A-1 General Agricultural.

Brent Allison was present, and spoke on behalf of Bravo Enterprises, and explained to the Commission that they would like to divide the property into lots to sell to individuals.

Public Comment

Donald Geier- Mr. Geier asked several questions about the division of property and never stated if he was for or against the project.

Dr. Bryan Bertucci- Dr. Bertucci was concerned with drainage issues toward his property which is located on the south side of Kiln Delisle Rd. and has had some issues with his property eroding due to a culvert under Kiln Delisle Rd. which drains across his property toward Rotten Bayou.

Zach Anderson- Associate of Bravo Enterprises spoke stating that he does not want to see any drainage issues from the property.

Donnie Moran-Associate of Bravo Enterprises spoke stating that does not want to add to the drainage issues and wants to keep it rural as possible once developed.

Brent Allison did not have anything further to add after the public comments.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Preliminary Subdivision Plan contingent with following Section III B., C. and D. Design Standards of the Hancock County Subdivision Regulations for the road, cul-de-sacs and lot width as referenced to the Hancock County Zoning Ordinance.

Application #896**Anthony Sheffield o/b/o Tellus 5X LLC-Division of Property**

The Commission considered the application of Anthony Sheffield o/b/o Tellus 5X LLC requesting to divide a 65-acre parcel of property into 5 separate parcels of property. The property is located off of Rd 528 Kiln, MS 39556. The parcel number of the property is 065 -0-15-001.000. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present at the meeting and explained to the Commission that they would like to divide the property into five parcels of property in order to sell.

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 #897**Anthony Sheffield o/b/o Tellus 5X LLC-Division of Property**

The Commission considered the application of Anthony Sheffield o/b/o Tellus 5X LLC requesting to divide a 22-acre parcel of property into 5 separate parcels of property. The property is located at the SW corner of Rd. 311 and Rocky Hill Dedeaux Rd. The parcel numbers for the property is 059 -0-32-016.000. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present and explained to the Commission that they would like to divide the property into five parcels of property in order to sell.

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 #898**Anthony Sheffield o/b/o Tellus 5X LLC-Division of Property**

The Commission considered the application of Anthony Sheffield o/b/o Tellus 5X LLC requesting to divide a 3.9-acre parcel of property into 4 separate parcels of property connecting to parcel 059 -0-32-016.000. The property is located at the SW corner of Rd. 311 and Rocky Hill Dedeaux Rd. Kiln, MS 39556. The parcel number for the property is 059 -0-32-005.003. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present and explained to the Commission that they would like to divide the property into two parcels containing 1.2-acres, 1.28-acres and the other two divisions would be combined with the division of property from parcel 059 -0-32-016.00.

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 #900**Chris Schayot-Site Plan Review**

The Commission considered the application of Chris Schayot requesting a Site Plan Review for a one boat slip marina. The property is located at 5214 Lambert Lane Bay St. Louis, MS 39520. The parcel number for the property is 164P-0-19-080.000. The property is currently zoned C-4 Commercial Resort.

Chris Schayot was present at the meeting and explained to the Commission that he would like to be able to dock his boat and have power and water to maintain the boat. He also stated that by having the boat available in the water, he could fish and crab.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Site Plan Review for the one boat slip marina.

Application #901**Todd Perry o/b/o The Bay Farm LLC-Division of Property**

The Commission considered the application of Todd Perry o/b/o The Bay Farm LLC requesting to divide two 5-acre parcels of property from a 40-acre parcel of property. The property is located at 6067 Dan Garcia Rd. Bay St. Louis, MS 39520. The parcel number for the property is 176 -0-14-004.000. The property is currently zoned A-1 General Agricultural.

Todd Perry was present at the meeting and explained to the Commission that he would like to divide the property in order to develop for a business.

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 #902**Todd Perry o/b/o The Bay Farm LLC-Conditional Use & Site Plan Review**

The Commission considered the application of Todd Perry o/b/o The Bay Farm LLC requesting a conditional use & site plan review to build and operate a Boat and RV Storage Facility. The property is located at 6067 Dan Garcia Rd. Bay St. Louis, MS 39520. The parcel number for the property is 176 -0-14-004.000. The property is currently zoned A-1 General Agricultural.

Todd Perry was present at the meeting and explained to the Commission that he would like to build and operate a Boat & RV Storage Facility on 5-acres of property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to Table the application for the conditional use & site plan review due to the site plan not indicating the setbacks associated with the buildings to be used for the storage of the Boats and RV's, as well as providing a sufficient entry from the County Road to prevent any traffic issues.

Application #904**John Huye III-Division of Property**

The Commission considered the application of John Huye requesting to divide .74-acre from a 60-acre parcel of property to give to his son. The property is located at 28080 Huye Rd. Picayune, MS 39466. The parcel number for the property is 029 -0-29-015.001. The property is currently zoned A-1 General Agricultural.

John Huye III was present at the meeting and explained to the Commission that he would like to divide a piece of property and give to his son.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to Table the application and provide an updated survey of the property in order for the Commission to determine the exact location of the division on the 60-acre parcel of property.

Application #905**Josh Hershberger-Division of Property**

The Commission considered the application of Josh Hershberger requesting to divide a 3.93-acre parcel of property into 2 separate parcels of property. The property is located at 21502 Deerwood Rd. Kiln, MS 39556. The parcel number for the property is 057 -0-36-003.001. The property is currently zoned A-1 General Agricultural.

Josh Hershberger was present at the meeting and explained to the Commission that he would like to divide the property in order for a family member to place a home on it.

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.

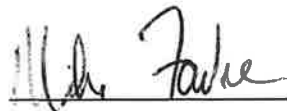
Application #906**Timothy Kellar-Division of Property**

The Commission considered the application of Timothy Kellar requesting to divide a 2.45-acre parcel of property into 2 separate parcels of property. The property is located at 14085 Ben St. Picayune, MS 39466. The parcel number for the property is 036 -0-23-010.003. The property is currently zoned A-1 General Agricultural.

Timothy Kellar was present at the meeting and explained to the Commission that he would like to divide the property in order to construct a new house.

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.

Meeting adjourned at 6:28 p.m.

 4-2-26
Chairman