

**Regular Meeting of the Hancock
County Planning Commission held on
April 2, 2026**

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

Anthony Cuevas Director of Planning & Zoning

Gary Yarborough County Attorney

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

Application #894

Harry Frierson o/b/o Mass P. Blackwell-Special Exception & Site Plan-Public Hearing

The Commission considered the application of Harry Frierson o/b/o Mass P. Blackwell requesting a Special Exception Use & Site Plan Review for a total 25.3-acre Surface Mining Operation on 2 separate parcels of property. The property is located on Hwy 607 Picayune, MS 39466 almost to the County Line with Pearl River County. The parcel numbers for the properties are 091 -0-07-003.000 and 091 -0-07-001.000. The properties are currently zoned A-1 General Agricultural located in the NASA Buffer Zone.

Harry Frierson was present at the meeting and explained to the Commission that they would like to have a Surface Mining Operation on the property and that the property is completely surrounded by the Buffer Zone as well as several other Surface Mining operations in the area. He stated that the property is a total of 35 acres and they would only mine 25 acres.

Public Comment:

Mr. Brian Grissom was present at the meeting and informed the Commission that he was the property owner to the side of the proposed property requesting the Surface Mining Operation and just wanted to make sure everyone was aware of his easement across the property and said he has no objection to the application.

Harry Frierson returned to the podium and the Commission explained the Surface Mining Stipulations:

1. Minimum buffer setback of natural vegetation of 100 feet from any road right of way and property lines bordering undeveloped parcels.
2. Minimum buffer setback of natural vegetation of 200 feet from property lines abutting developed parcels to obscure the view of the operations area.
3. All entrances shall be gated and locked during non-business hours.
4. Haul road intersection with the public right-of-way shall be covered with limestone or crushed concrete for a distance of 200 feet.
5. Pit Operator is responsible to keep the public right-of-way clean of material from the pit operation.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend approval of the Special Exception Use and Site Plan Review for the Surface Mining Operation with the Stipulations discussed.

Application #902**Todd Perry o/b/o The Bay Farm LLC-Conditional Use & Site Plan Review-Tabled March 19, 2026**

The Commission considered the application of Todd Perry o/b/o The Bay Farm LLC requesting a conditional use and 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.

Mr. Perry was not present at the meeting.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to table the application.

Application #904**John Huye III-Division of Property-Tabled March 19, 2026**

The Commission considered the application of John Huye III 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.

Mr. Huye was present at the meeting and presented a new survey for the division of property.

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 #907**Chad Price o/b/o Tellus Farms-Site Plan Review**

The Commission considered the application of Chad Price o/b/o Tellus Farms requesting a site plan review to re-construct the Jordan River Colored School. The property is located at 16700 Hwy 603 Kiln, MS 39556. The parcel number for the property is 069 -0-30-011.003. The property is currently zoned A-1 General Agricultural.

Anthony Sheffield was present, to represent Tellus Farms LLC, and explained to the Commission that they would like to receive site plan approval to re-construct the old school building after agreements with the Mississippi Department of Archives and History to disassemble the building and use any and all pieces of wood possible for the re-construction of the building. The site will have a parking area as indicated on the site plan. He stated that they have no future use as of now but maybe in the future could become a café or coffee location.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Site Plan Review for the re-construction of the building with the parking area. Commissioner Crawford abstained from the vote due to performing Professional Services for the applicant.

Application #912**Vanessa Benson-Division of Property**

The Commission considered the application of Vanessa Benson requesting to divide 5-acres from a 30-acre parcel of property. The property is located at 1485 Kiln Delisle Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-24-013.000. The property is currently zoned A-1 General Agricultural.

Mrs. Benson was present at the meeting and explained to the Commission that they would like to divide the property in order to construct a house.

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 #913**Issac Hickman-Division of Property**

The Commission considered the application of Issac Hickman requesting to divide a 7.09-acre of property into 5 separate parcels of property. The property is the third parcel of property from Leetown Rd. on the South side of Old Kiln Rd. Picayune, MS 39466. The parcel number for the property is 043 -0-08-007.000. The property is currently zoned A-1 General Agricultural.

Issac Hickman was present at the meeting and explained to the Commission that he would like to divide the property into 5 separate parcels of property in order to construct new homes.

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 #914**Arthur Weaver-Division of Property**

The Commission considered the application of Arthur Weaver requesting to divide 4 acres of property from 18-acres of two adjoining properties. The 4 acres of property are coming from the top of two parcels of property. The properties are located at 6357 and 6369 Jordan Rd. Perkinston, MS 39573.

Mr. Weaver was present at the meeting and explained to the Commission that he would like to divide a 4-acre piece out of two parcels and combine the remaining into one parcel of property.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to table the application so that the applicant can provide a survey indicating the exact divisions requested.

Application #915

Frank Daugherty-Conditional Use

The Commission considered the application of Frank Daugherty requesting to have a third residence for his son on the same parcel of property where there is currently a home and a mobile home. The property is located at 27011 Frank's Lane Kiln, MS 39556. The parcel number for the property is 076 -0-24-033.000. The property is currently zoned A-1 General Agricultural.

Frank Daugherty was present at the meeting and explained to the Commission that he would like to place a mobile home on his property for his son. Mr. Daugherty stated that he lives in one structure and his other son lives in the second structure. He also stated that the third structure would be for his other son.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Conditional Use to allow the third residence of a Mobile Home with the five Mobile Home Stipulations:

1. The mobile home is to be for family use only and must be removed if the family member ceases to reside in it.
2. The mobile home shall be skirted and tied down.
3. The mobile home shall not be used as a rental.
4. No other mobile homes shall be allowed on the property.
5. The placement of the mobile home shall not constitute or create a mobile home park within the meaning of the Zoning Ordinance.

Meeting adjourned at 5:50 p.m.

 4-16-26
Chairman