

**Regular Meeting of the Hancock  
County Planning Commission held on  
April 16, 2026**

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

**Anthony Cuevas Director of Planning & Zoning**

**Minutes of Previous Meeting: The minutes of the April 2, 2026 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.**

**Application #918**

**Harry Frierson o/b/o Cat Flea LLC-Division of Property**

The Commission considered the application of Harry Frierson o/b/o Cat Flea LLC requesting to divide a 20.73 acre of property into 4 separate pieces of property. The property is located on the east side of Leetown Rd. Picayune, MS 39466 just north of the Hwy 43 Intersection. The parcel number for the property is 045 -0-21-001.000. The property is currently zoned A-1 General Agricultural.

Harry Frierson was present at the meeting and explained to the Commission that Cat Flea LLC would like to divide this parcel of property and offer for sell the newly created parcels.

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 #919**

**Adam Colledge o/b/o Point Eight Power, Inc.-Variance Request**

The Commission considered the application of Adam Colledge o/b/o Point Eight Power, Inc. requesting a Variance from the Hancock County Flood Damage Prevention Ordinance in order to remodel an existing building without having to comply with the substantial improvement regulations. The property is located at 3310 Port & Harbor Dr. Bay St. Louis, MS 39520 in Port Bienville. The parcel number for the property is 187C-0-26-002.000. The property is currently zoned I-2 Heavy Industrial.

Adam Colledge was present at the meeting and spoke on the application and informed the Commission that all of the improvements will be located within the building and to the exterior of the building for efficiency issues and that no change will be made to the footprint to enlarge the building and cause additional flooding

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Variance Request from the Hancock County Flood Damage Prevention Ordinance as requested by Point Eight Power, Inc.

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

The Commission considered the application of Todd Perry o/b/o The Bay Farm LLC requesting a conditional use and site plan review approval 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 presented to the Commission a revised Site Plan indicating the dimensions for the required setbacks and the relocated gate entrance allowing the customers to enter without causing a traffic situation on the road.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Conditional Use & Site Plan Review for the Boat and RV Storage Facility.

**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 Lee Town 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.

The application was approved at the previous P&Z Meeting contingent on Mr. Hickman providing a revised design for the easement to include a cul-de-sac at the end. Mr. Hickman provided the revised survey reflecting the cul-de-sac included.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the revised survey as requested and presented.

**Application #914**

**Arthur Weaver-Division of Property-Tabled**

The Commission considered the application of Arthur Weaver requesting to divide 4 acres of property from 18 acres of 2 adjoining properties. The 4 acres are coming from the top of the 2 properties. The properties are located at 6357 and 6369 Jordan Rd. Perkinston, MS 39573. The parcel numbers for the property are 014 -0-18-006.000 and 014 -0-18-006.001. The properties are currently zoned A-1 General Agricultural.

Mr. Weaver provided to the Commission a complete survey indicating the proper division for the 4 acres as requested.

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.

Meeting adjourned at 5:17 p.m.

 5-7-26

Chairman