

**Regular Meeting of the Hancock
County Planning Commission held on
May 7, 2026**

Those Present: Crawford, Mays, Farve and Ladner

Anthony Cuevas Director of Planning & Zoning

Gary Yarborough County Attorney

Minutes of Previous Meeting: The minutes of the April 16, 2026 Regular Meeting were unanimously adopted on the motion of Commissioner Crawford.

Application #895

Salvador Siragusa-Variance-Public Hearing

The Commission considered the application of Salvador Siragusa requesting a 17 ft variance to build a house 8 feet from the property line instead of the 25-foot zoning requirement. The property is located at the NE corner of Herron St. and Clermont Blvd. Bay St. Louis, MS 39520. The parcel number for the property is 164A-0-17-127.000. The property is currently zoned R-2 Medium Density Residential.

Mr. Siragusa was present at the meeting and explained that he would like to construct a house at the location and the corner lot with the 25 ft setback restricts the house to be narrow, therefore, he stated he is asking for a variance to allow him to construct a wider house and utilize more of the property.

No one was present for public comment for or against the application, but a letter was received by mail in opposition to the request by Lori K. Gordon which is included in the file.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Variance to construct the house closer to the property line due to it being a corner lot.

Application #903

Todd Perry o/b/o The Bay Farm LLC-Special Exception & Site Plan-Public Hearing

The Commission considered the application of Todd Perry o/b/o The Bay Farm LLC requesting a Special Exception and Site Plan Review to have a 5-acre RV Park. 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 present at the meeting and explained to the Commission that he would like to construct an RV Park on 5-acres of his property to be his future business.

Public Comment:

Cheryl Bilbo stated that she lives across the street from the proposed RV Park and is against it being there and does not want it there, the area does not need it there.

Ann Ladner stated that she owns property next to it and feels like it would not be good for the neighborhood.

Faron Hoda stated that the area is quiet and opposes the RV Park and also said that he was not sure if this may be associated with the Half Way House back there.

Martin Smith stated that the area in question was part of the Garcia Family Property and that the roads would not be able to support the RV Park and that he opposed the application.

Mr. Perry came back up and stated that he would not change the area and it would not bring traffic to the area.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend to deny the application for the RV Park.

Application #908

VIX Construction o/b/o N&N Development-Variance-Public Hearing

The Commission considered the application of VIX Construction o/b/o N&N Development requesting an 8.5-foot variance to construct a house 16.5 feet from the W. Pike St. property line instead of the required 25 ft. The property is located at 7683 Hancock Dr. Bay St. Louis, MS 39520. The parcel number for the property is 163E-0-06-306.000. The property is currently zoned R-2 Medium Density Residential.

Ron Bailey was present at the meeting and explained to the Commission that the house would be 25 ft. wide and meet all of the other setbacks and be located at 16.5 feet on the W. Pike St. side due to it being a corner lot.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Crawford to recommend the Variance.

Application #909

VIX Construction o/b/o N&N Development-Variance-Public Hearing

The Commission considered the application of VIX Construction o/b/o N&N Development requesting a 10-foot variance to construct a house 15 feet from the W. Jones St. property line instead of the required 25 ft. The property is located at 7391 Hancock Dr. Bay St. Louis, MS 39520. The parcel number for the property is 163M-0-07-107.000. The property is currently zoned R-2 Medium Density Residential.

Ron Bailey was present at the meeting and explained to the Commission that the house would be 25 ft. wide and meet all of the other setbacks and be located at 15 feet on the W. Jones St. side due to it being a corner lot.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays to recommend the Variance.

Application #910

VIX Construction o/b/o N&N Development-Variance-Public Hearing

The Commission considered the application of VIX Construction o/b/o N&N Development requesting an 8-foot variance to construct a house 17 feet from the E Madison St. property line instead of the required 25 ft. The property is located at 7794 Hancock Dr. Bay St. Louis, MS 39520. The parcel number for the property is 163E-0-06-006.000. The property is currently zoned R-2 Medium Density Residential.

Ron Bailey was present at the meeting and explained to the Commission that the house would be 25 ft. wide and meet all of the other setbacks and be located at 17 feet on the E Madison St. side due to it being a corner lot.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend the Variance.

Application #911

Ricky Gonzales d/b/a Lower Bay Properties-Special Exception-Public Hearing

The Commission considered the application of Ricky Gonzales d/b/a Lower Bay Properties requesting a Special Exception approval to have a Contractor Storage Warehouse for an Air Conditioning Business and personal items. No store front, office space or habitable spaces. The property is located at 10420 Eleventh St. Bay St. Louis, MS 39520. The parcel numbers for the property is 178D-0-28-017.000 and 178D-0-28-024.000. The property is currently zoned A-1 General Agricultural.

Mr. Gonzales was present at the meeting and explained to the Commission that he has a 30x50 metal building located on the property he purchased over a year ago. He stated that he has water and electricity only no bathroom. He said he stores trailers and a container on the outside and has a motorhome and ac units on the inside. He also stated that he has some old ac units located behind the building and currently in the process of removing them. He said his office is located in his house in Louisiana.

Public Comment:

Amy Ladner stated she lives on the same road and that the area is a residential area and that she does not want this located in the area and is not for it. She also provided some pictures and a letter concerning her opposition.

Glenda Bounds stated that it is not good for the neighborhood, an eyesore and opposes it.

Mr. Gonzales came back up and said he is taking care of the eyesore.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend to deny the application for the Contractor Storage Warehouse.

Application #916

Chandler Residential Co. Preliminary Subdivision Review & Variance-Public Hearing

The Commission considered the application of Chandler Residential Co. requesting a Preliminary Subdivision Review for a 16-lot subdivision on an 87-acre parcel of property to be known as Saddleridge Subdivision. Requesting a variance of the Subdivision Ordinance to have cul-de-sacs at every 1000 ft. instead of the required 600 ft. and to have a 50 ft. wide private ingress/egress road with an 18 ft. wide limestone surface. The property is located on Dogpatch Rd. kiln, MS 39556. The parcel number for the property is 062 -0-03-006.000. The property is currently zoned A-1 General Agricultural.

Donovan Scruggs was present at the meeting and spoke on behalf of the applicant stating that the proposal is consistent with the area and is a good fit in the neighborhood. He stated that the applicant changed the scope of work from the original proposal of 58 lots to 16 lots to bring a project that the neighbors would be more comfortable with.

Public Comment:

Virgil Gilesie was present and informed the Commission that he represented several property owners on Dogpatch Rd. at the previous meeting related to this property and currently has received notification from those property owners to present to the Commission that they are not opposed to the current proposal of the 16 lots.

Larry Necaise was present and stated that he does not oppose the project but would like to recommend that the proceeds of the property taxes that will be created go toward improving Dogpatch Rd.

A letter was received by mail from Roberta Moore opposing the housing project off of Dogpatch Rd.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend approval of the Preliminary Subdivision off of Dogpatch Rd. to include 16 lots and the variance of cul-de-sacs and the private road.

Application #917

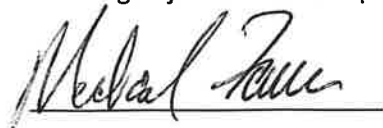
Alexander Dominach d/b/a DBayou Properties LLC-Variance-Public Hearing

The Commission considered the application of Alexander Dominach d/b/a DBayou Properties LLC requesting a variance to the Medical Cannabis Establishment requirements to have a temporary medical cannabis processing facility in an existing building within a C-1 Neighborhood Commercial District zone. The property is located at 17104 Hwy 603 Kiln, MS 39556. The parcel number for the property is 064 -0-19-030.005. The property is currently zoned C-1 Neighborhood Commercial.

Mr. Dominach was present at the meeting and explained to the Commission that he would like to operate a Medical Cannabis Processing Facility in an existing building for a temporary length of time in order to generate capital to construct a new building in the A-1 General Agricultural District. Mr. Dominach requested a period of one year to have the time to construct the new building.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Farve to recommend the Temporary Variance for a one-year period and must renew the Variance before the one year expires if more time is needed.

Meeting adjourned at 6:36 p.m.

 5.21.20

Chairman