



## May 13, 2026 Planning Commission Meeting Agenda

May 13, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Announcements

1. July 15th 5:30pm - Next Planning and Zoning Meeting

### Minutes Approval

2. Motion to approve the minutes of April 28, 2026

### Action Items

3. **OLSEN** – Application for variance to the Zoning Ordinance submitted by James and Mary Olsen. The applicants are requesting a 9.1' variance, resulting in a 10.9' setback to the rear yard, to construct a dwelling. The current house has been approved for demolition, and a new house is proposed to be built to match the setbacks of the current dwelling. The property is located at 204 St. George Street, Parcel 149F-0-29-203.000; Legal Description W 1/2 397, 1st Ward, Bay St. Louis. The property is zoned R-3 Multi-Family Residential District.
4. **FARLEY** – Application for special exception to the Zoning Ordinance submitted by Michael Farley. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The subject property totals 9,580 square feet, which is 5,420 square feet below the minimum required lot size. The property is located at 142 Skyline Drive, Parcel 136N-3-42-037.000; Legal Description 25 & 26 BLK 27 UN 7 Shoreline Estate. The property is zoned R-1 Single-Family Residential District.
5. **NUSS** – Application for variance to the Zoning Ordinance submitted by Pete Nuss. The applicant is requesting variances to construct an accessory structure on the property. The variance is for 3' rear yard variance resulting in a 2' rear yard setback

where 5' is required, and a side yard variance of 3.5' resulting in a 1.5' side yard setback where 5' is required. The property is located at 218 Ballentine Street, Parcel Number 149N-0-30-112.000; Legal Description 85 Fourth Ward, Bay St. Louis. The property is zoned R-2 Two-Family Residential District.

6. **FE AND SE INVESTMENTS LLC** – Application for sketch plat approval submitted by Fe and Se Investments LLC for a proposed subdivision consisting of 7 parcels ranging in size from 13,154 square feet to 37,654 square feet. All streets and infrastructure will be constructed to meet City of Bay St. Louis standards. The property is located in the 600 Block of Third Street, Parcel Number 149N-0-30-238.001; Legal Description PT 214, 4th Ward, Bay St. Louis. The property is zoned R-1 Single-Family Residential District and R-2 Two-Family Residential District.
7. **GREYSTONE DEVELOPMENT** – Application for Sketch Plat Approval for a proposed subdivision submitted by Greystone Development. The applicant is requesting approval for the creation of (4) four single-family residential parcels and (3) three condominium parcels within a Special Use District. The property is located at 1839 Blue Meadow Road, Parcel Numbers 136N-1-37-025.001; PT E CARVER CLAIM 37-8S-14W, 136N-2-42-085.001; PT J B LARDASSE CLAIM 42-8S-14W and 136N-2-42-085.002; PT J B LARDASSE CLAIM. The property lies within a Special Use District.
8. **\*WITHDRAWN\* RELLIM DEVELOPMENT COMPANY** – Application for Major Site Plan Review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company. The property in question is located at 298 HWY 90 and is identified by parcel number 149D-3-29-003.000; 277C 1ST WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial District.
9. **LEE** – Application for special exception to the Zoning Ordinance submitted by Joel Lee. The applicant is requesting a special exception to allow boat storage and warehouse storage on property zoned C-3 Highway Commercial. The property is located at 3220 Longfellow Drive, Parcel Number 138H-0-46-019.000; Legal Description PT Guidon Toulme Claim, 46-8S-14W. The property is zoned C-3 Highway Commercial.

## Adjourn

10. Motion to adjourn the meeting of May 13, 2026.