



November 12, 2025 Planning Commission Meeting Agenda

November 12, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the minutes of October 15, 2025

Action Items

2. **CHINN** – Application for Variance to the Zoning Ordinance submitted by Daniel Chinn. The applicant has constructed a 9’6” fence. The applicant is requesting a variance of 3’6” to the fence height requirement, resulting in a 9’6” fence. The property is located at 402 State Street. Parcel 149E-0-29-262.000; Legal Description 555A, 556A & 479E 1ST WARD BAY ST. LOUIS. The property is zoned R-2 Residential Two Family District.
3. **MCGINNIS** – Application for special exception to the Zoning Ordinance submitted by Sherlyn Alcazar. The applicants are requesting a special exception to allow the construction of an RV Park on property zoned C-3 Highway Commercial. The property is located at 3220 Longfellow Road, Parcel 138H-0-46-019.000. Legal Description PT GUIDON TOULME CLAIM 46-8S-14W. The property is zoned C-3 Highway Commercial.
4. **WYATT** – Application for special exception to the Zoning Ordinance submitted by Timothy Wyatt. The applicants are requesting a special exception to allow the construction of an RV Park on property zoned WF-2 Waterfront District. The property is located at 2078 Lazy Lane, Parcel 136L-0-37-002.000. Legal Description: PT ELIHU CARVER CL. The property is zoned W-2 Waterfront District.
5. **MACPHAILLE** - Application for Major Site Plan Review for a condo development submitted by Jim Macphaille. The property is located at 209 and 291 Ulman Avenue and is identified on the Hancock County Land Rolls as Parcel 149F-0-29-056.000; ALL

18 & 19, & W. 10 OF 17 ULMAN SUB. Parcel 149F-0-29-038.001; PT 303 1ST WARD BSL. Parcel 149F-0-29-055.002; 149F-0-29-055.001; PT LOT 16 & 17 ULMAN SUB. The property is zoned C-2, Neighborhood Commercial District and R-2 Two-Family District.

Adjourn

6. Motion to adjourn the meeting November 12, 2025.