



## February 11, 2026 Planning Commission Meeting Agenda

February 11, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Minutes Approval

1. Motion to approve the minutes of January 14, 2026.

### Action Items

2. **BOUDREAUX** – Application for variance to the Zoning Ordinance submitted by David Boudreaux. The applicant is requesting a variance of 5' resulting in a 20' setback to the front yard. The property is located at 507 N Second Street, Parcel Number 149F-0-29-045.000; Legal Description PT 274B, 1ST WARD B.S.L., 274 B Bay St. Louis, AA-34-701. The property is zoned R-2 Two-Family Residential District.
3. **Forge & Field, LLC** – Application for Major Site Plan Review for a condominium development submitted by Forge & Field, LLC. The property in question is located at 0 Webster Street and is identified by parcel number 149E-0-29-014.002, with the legal description PT 276 1ST WARD BSL. The proposed development consists of three (3) two-story buildings containing a total of twenty (20) condominium units. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family.
4. **South MS Veterinary Clinics** – Application for special exception to the Zoning Ordinance submitted by South MS Veterinary Clinics. The applicant is requesting a special exception to allow a small animal clinic, with or without boarding, within a C-2 Neighborhood Commercial District. The property is located at 560 St. John Street, identified by parcel number 137H-0-45-097.000, legal description BLK 2 16, W. 50' TOULME SUBD. The property is zoned C-2 Neighborhood Commercial District.
5. **BRADLEY** – Application for sketch plat and final plat approval submitted by Richard Bradley for a proposed reconfiguration of one (1) parcel into three (3) parcels of land located along 3rd Street and South Beach Boulevard, Bay St. Louis, Mississippi. Each

of the three proposed parcels will meet the minimum lot size and minimum lot width requirements. The subject property is identified as parcel number 149N-0-30-230.000, with the following legal descriptions: 4TH WARD B.S.L. 201 & 206 A and parcel number 149N-0-30-230.000 legal description 14TH WARD 200 & 207, WATER LOT, Bay St. Louis. Proposed Parcel 1, as identified on the survey, will contain 147,146 square feet, be 246 feet wide and front 3rd Street. Proposed Parcel 2 will contain 176,842 square feet, be a 149.15 feet wide and front South Beach Boulevard. Proposed Parcel 3 will be 52,001 square feet be 198.68 feet wide and front South Beach Boulevard. The property is zoned R-1, R-2, R-4, and R-5.

6. **HOLLYWOOD CASINO** – Application for Major Site Plan Review for a recreational vehicle park submitted by Hollywood Casino. The property in question is identified on the Hancock County Land Rolls as Parcel No. 136K-0-38-002.002; Legal Description: PT LOTS 12, 14, 15, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29 W OF ENGMAN AV; LOTS 71, 73, 74, 75, 76 REAR. The property is located within the Resort District and Casino District.
7. **GUILLOTT** – Request for appeal submitted by Jason & Betty Guillott. The applicant is appealing the denial of a tree removal permit. The property is located at 120 Citizen Street. Parcel 149N-0-30-050.000, PT 3 FOURTH WARD BAY ST LOUIS.

### **Adjourn**

8. Motion to adjourn the meeting of February 11, 2026