



September 9, 2026 Planning and Zoning Meeting Agenda

September 09, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the minutes of August 12, 2026

Action Items

2. **TRIFECTA** – Application for Major Site Plan Review for a condominium development submitted by Trifecta. The property in question is located at 405 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 two (2) two-story buildings containing a total of fourteen (14) condominium units. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family District.
3. **WITHDRAWN TO 10-14-26 Meeting**
KENNON – Application for Major Site Plan Review for an RV and Boat Storage facility submitted by Anthony Kennon. The property in question is located at the corner of Longfellow and HWY 603 and is identified by parcel number 138G-0-46-163.000; PT GUIDON TOULME CL 46-8-14. The property is zoned C-3 Highway Commercial District.
4. **OSBOURN** – Application for variance to the Zoning Ordinance submitted by Andrew Osbourn. The applicant is requesting a variance of 14% to allow an accessory structure to be 64% of the size of the primary dwelling. The property is located at 218 Arcola Court; Parcel Number 136R-0-38-032.000; 13 & 14 BLK 4 HANCOCK HEIGHTS SEC 2. The property is zoned R-1 Single Family District.
5. **DALE** – Application for variance to the Zoning Ordinance submitted by James Dale. The applicant is requesting a variance of 35% to allow an accessory structure to be 85% of the size of the primary dwelling. The property is located at 5027 Elbrus St;

Parcel Number 139B-0-40-052.000; Legal Description 28-29 BLK 1010 UN 10 SHORELINE PARK S/D. The property is zoned R-1A Single Family District.

6. Motion to reschedule the Bay St. Louis Planning and Zoning Commission meeting from November 11, 2026, to _____ due to Veterans Day being an observed State of Mississippi holiday.

Adjourn

7. Motion to adjourn the meeting of September 9, 2026