



October 14, 2026 Planning Commission Meeting Agenda

October 14, 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 September 12, 2026

Action Items

2. **WALKER** – Application for a variance to the Zoning Ordinance submitted by Gilbert Walker. The applicant is requesting a variance of 2'9", resulting in a 9'3" setback to the side yard property line and a variance of 3'7", resulting in a 16'5" setback to the rear yard property line. The property is located at 435 DeMontluzin Avenue, Parcel 149E-0-29-184.000; 23 BLK 3 PERKINS S/D and is zoned R-2 Residential Two Family.
3. **LOPEZ** – Application for variance to the Zoning Ordinance submitted by Elizabeth and Adolfo Lopez. The applicants are requesting a proposed subdivision of property. Parcel A will need a variance of 2ft resulting in a 6ft setback to the side yard, a variance of 4,780sf from the required 12,000sf, resulting in a total of 7,220sf to the lot area, as well as a variance of 40.3ft, resulting in a total of 59.70ft to the lot width for the dwelling. Parcel B will need a variance of 5ft resulting in a 3ft setback to the side yard for the existing dwelling on and will meet all lot size requirements. The property is located at 240 Bay Oaks Dr, Parcel 161B-1-01-006.000; 37, 39, 41, PT 43 BLK 3 BAY OAKS and is zoned R-1 Residential Single Family.
4. **BALL** – Application for variance to the Zoning Ordinance submitted by Corey Ball. The applicant is requesting a variance of 2ft resulting in 3ft setback to the side yard property line for a freestanding 10ft by 8ft wide carport for golf cart parking on the right side of the house. The property is located at 340 Carroll Avenue, Parcel 149E-0-29-082.000; PT 48-B & PT 49-A CARROLL SUBD and is zoned R-2 Residential Two Family.

5. **ROBINSON** – Application for a special exception to the Zoning Ordinance submitted by Doescher Designs PLLC. The applicant is requesting a variance to allow an accessory dwelling on a lot that meets the minimum required lot size of 15,000sf. The property is located at 113 Citizen St, Parcel 369 & PT 370 3RD WARD BSL, and is zoned R-1 Residential Single Family.
6. **VARMA/OWEN** – Application for a special exception to the Zoning Ordinance submitted by Benfatti Construction. The applicant is requesting a special exception to construct an accessory dwelling on a parcel over 15,000sf. The property is located at 135 St Charles St, Parcel 149N-0-30-172.000, Legal Description 140-141 FOURTH WARD BSL, and is zoned R-2 Residential Two Family.
7. **FE AND SE INVESTMENTS LLC** – Application for a planned unit development (PUD) for a private subdivision and approve the sketch plan. The PUD will consist of 6 parcels for single-family homes ranging in size from 13,154sf to 37,654sf, and 1 parcel totaling 31,032sf that will serve as a private recreation area with a pool, courts, and a private gathering house for the exclusive use of property owners within the private subdivision. The subdivision will also include a non-public park. The subdivision will have private utilities and will be accessed by a private limestone drive. 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.
8. **TRIFECTA** – Application for Major Site Plan Review for a condominium development submitted by Trifecta. The proposed development consists of two (2) two-story buildings containing a total of fourteen (14) condominium units. The property in question is located at 405 Webster Street. Parcel 149E-0-29-014.002, PT 276 1ST WARD BSL and is zoned C-3 Highway Commercial District and R-3 Multi-Family District.

Adjourn

9. Motion to adjourn the meeting of October 14, 2026.