



August 12, 2026 Planning Commission Meeting Agenda

August 12, 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 July 15, 2026.

Action Items

2. **MELLON** – Application for a Variance to the Zoning Ordinance submitted by Mark and Nancy Mellon. The requested variance is 4 feet from the maximum allowable fence height of 6 feet, resulting in a proposed fence height of 10 feet. The property is located at 410 Carroll Avenue, Parcel No. 149E-0-29-088.000, with the legal description: LOT 52-B, CARROLL S/D. The property is zoned R-2 Two-Family Residential District.
3. **JOHNSON** – Application for variance to the Zoning Ordinance submitted by Mark & April Johnson. The applicants are requesting a variance of 12'10" to the required 20 foot rear yard setback, resulting in a 7'2" setback to the rear yard. The property is located at 601 Citizen Street, at the corner of Citizen Street and Old Spanish Trail, Parcel Number 137J-0-44-213.001; Legal Description PT 400, 402C & 403, 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single Family Residential District.
4. **FE AND SE INVESTMENTS LLC** – Application for a Special Use District. The applicant requests approval of a Special Use District to allow a private seven-cottage residential development on property to be recorded on a condominium plat. The property is located in the 600 block of Third Street, Parcel No. 149N-0-30-238.001, with the 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.
5. ***WITHDRAWN* KENNON** – Application for Major Site Plan Review for an RV and Boat Storage facility submitted by Anthony Kennon.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.

6. MONTJOY – Application for variance to the Zoning Ordinance submitted by Rea Montjoy. The applicants are requesting a variance of 2', resulting in a 3' side yard setback, to allow the construction of an accessory structure/pavilion. The property is located at 355 Main Street. Parcel 149E-0-29-277.000, 553-B 1ST WARD BAY ST. LOUIS. The property is zoned R-2 Two Family District.

Adjourn

7. Motion to adjourn the meeting of August 12, 2026.