



May 14, 2025 Planning Commission Meeting Agenda

May 14, 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 April 16, 2025.

Action Items

2. **GRAFF** - Application for Variance to the Zoning Ordinance Submitted by Adam and Regina Graff. The applicants are wanting to construct a dwelling on the property. The applicants are requesting a variance of 10', resulting in a 15' setback to the front yard. The property is located at 4137 Cardinal Drive, Parcel Number 135N-1-39-233.000, 29 & 30 BLK 615 UN 6 ADD 3 SHORELINE PARK and is zoned R-1A Residential Single Family District.
3. **AJAX LLC** - Application for Special Use District. The applicant is requesting a Special Use District to allow the use of Recreational Vehicle Park located on Chapman Road. Parcel 138H-0-46-028.000, Legal Description PT GADON TOULME CLAIM PT SE 1/4 SEC 27-8S-14W and is zoned R-1A Single Family District.
4. **PHIL SIM PROPERTIES** - Application for Variance to the Zoning Ordinance Submitted by Jason Phillips with Phil Sim Properties. The applicant is wanting to construct a dwelling on the property. The applicant is requesting a variance of 1', resulting in an 11' setback to the side yard on the Alabama Street side of the proposed dwelling. The property is located at 5051 Georgia Street, Parcel Number 139A-0-40-099.001, 1 BLK 314 UN 3 ADD 1 SHORELINE PARK S/D and is zoned R-1A Residential Single Family District.
5. **DYESS** – Application for variance to the zoning ordinance submitted by Larry Dyess Jr. The applicant is requesting to subdivide one parcel into two new parcels of land. Both parcels will not meet the required lot area or lot width. Parcel 1 will need a

variance of 932 sq ft, resulting in 11,068 sq ft. to the minimum lot area and a variance of 26', resulting in a total of 74' to the minimum lot width. Parcel 2 will need a variance of 938 sq ft, resulting in 11,062 sq ft to the minimum lot area and a variance of 26', resulting in a total of 74' to the minimum lot width. The property is located at 118 Engman Avenue. Parcel 136H-1-37-021.000; 5J, REAR FIRST WARD and is zoned R-1 Single-Family District.

6. **STIEFFEL & LIOKIS** – Application for variance to the zoning ordinance submitted by Stieffel and Liokis. The applicants are wanting to reconfigure two parcels into one new parcel of land. The new parcel will meet the required lot area; however, the applicant is requesting a variance of 21.4' resulting in a total of 78.6' to the minimum lot width. The property is located on the 400 block of Sycamore Street. Parcel 149M-1-30-126.001; 186 & E 18.6 OF 187 3RD WARD BAY ST LOUIS and 137J-0-44-053.000; 100C,108,109B,110,111 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.
7. **STIEFFEL & LIOKIS** – Application for variance to the zoning ordinance submitted by Matt Stieffel and Louie Liokis. The applicants are wanting to reconfigure three parcels into new parcels of land. Parcel A will need a variance of 40' resulting in a total of 60' to the minimum lot width and Parcel B will need a variance of 41', resulting in a total of 59' to the minimum lot width. The property is located on the 500 Block of St Francis Street. Parcel 137J-0-44-057.000; 100D 3RD WARD BAY ST LOUIS and 137J-0-44-053.000; 100C,108,109B,110,111 3RD WARD BAY ST LOUIS and Parcel 137J-0-44-056.000; 109A 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.
8. **BELLAMARE DEVELOPMENT** – Application for minor Site Plan Review for a convenience store and filling station with an attached coffee shop submitted by Bellamare Development. The property in question is located at 1083 HWY 90 and is identified on the Hancock County Land Rolls as Parcel No. 137F-2-26-009.000 (Legal Description: PT 88 J BOUQUIE CL (BUS) HWY 90) and Parcel No. 137F-2-26-010.000 (Legal Description: PT 89 J BOUQUIE CL 26-8-14). The property is zoned C-3 Highway Commercial District.
9. ***WITHDRAWN* WILLIAMS** - A public hearing for a minor site plan review of a commercial structure that will be used for a dog daycare, boarding facility, and apartment. The property in question is located at 297A HWY 90, Bay St Louis and is

identified on the Hancock County Land Rolls as Parcel 149D-1-21-011.003 and described as PT 233 & 236 1ST WARD BAY ST LOUIS. The property in question is zoned C-1, Central Business District.

10. Motion to recommend the Bay St Louis City Council approve and implement Tax Increment Financing Redevelopment Plan, Bay St. Louis, Mississippi, 2025 conforms with the comprehensive plan of the City of Bay St. Louis adopted on July 02, 2024.

Adjourn

11. Motion to adjourn the meeting of May 14, 2025.