



March 11, 2026 Planning Commission Meeting Agenda

March 11, 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 February 11, 2026.

Action Items

2. **PINE BELT MENTAL HEALTH RESOURCES** – Application for special exception to the Zoning Ordinance submitted by Pine Belt Mental Healthcare Resources. The applicant is requesting a special exception to operate an adult day care within an R-1 Single Family District. The property is located at 789 Dunbar Avenue, identified by parcel number 149D-2-20-013.000, legal description Lots 25–27 BLK 4 Highland S/D. The property is zoned R-1 Single Family District.
3. **BAY ST. LOUIS HOMES & PROPERTIES, LLC** – Application for Sketch Plat Approval for Phase 2B of Shieldsboro Subdivision. Applicant is requesting to change the configuration of (3) three parcels of land into (63) sixty-three new parcels of land and (1) one detention areas. The sketch plat has indicated that the proposed subdivision will comply with the special use district standards which allow for single-family dwellings on parcels with a minimum lot width of 70 feet at building line, a front yard setback of 15 feet, side yard setbacks of 5 feet, rear yard setback of 10 feet, and a maximum lot coverage of 65%. The property in question is located in the general area of the Shieldsboro Subdivision, which lies along Old Spanish Trail between St. Charles Street and Spanish Aces Drive. Parcel 137R-0-44-051.000, Pt. 203, 4th Ward, Bay St. Louis, 79 AA38-63/66; Parcel 137R-0-44-050.000, Pt. 196, 4th Ward, Bay St. Louis; Parcel 137R-0-44-049.000, Pt. 166, 167 & 195, 4th Ward, Bay St. Louis. The property lies in an R-2, Two Family District and an R-3, Multi Family District, with a Special Use District overlay.

- 4. GREYSTONE DEVELOPMENT GROUP LLC** – Application for Special Use District. The applicant is requesting a Special Use District to allow a residential combination of single-family dwellings, condominiums, and townhomes on lots that are smaller than the required lot sizes in the WF-1 Waterfront Zoning District. The properties are located at 1839 Blue Meadow Road and are identified as Parcel Number 136N-1-37-025.001, Legal Description: PT E Carver Claim 37-8S-14W; Parcel Number 136N-2-42-085.001, Legal Description: PT J B Lardasse Claim; and Parcel Number 136N-2-42-085.002, Legal Description: PT J B Lardasse Claim 42-8S-14W. The properties are zoned WF-1 Waterfront Zoning District.
- 5. RAINES** – Application for variance to the Zoning Ordinance submitted by Will Raines. The applicant requests a variance of 3' resulting in a 17' setback to the rear yard. The property is located at 318 Easterbrook Street, Parcel Number 149L-0-29-130.000; Legal Description 1 & 2 Engman Subd. The property is zoned R-2 Two-Family Residential District.
- 6. GALE** – Application for variance to the Zoning Ordinance submitted by Stephanie Gale. The applicant requests a variance of 5'3" resulting in a 2'9" setback to the side yard. The property is located at 304 Ballentine Street, Parcel Number 149N-0-30-098.003; Legal Description PT 21, 22, 23 Mrs. John Fayard S/D. The property is zoned R-2 Two-Family Residential District.
- 7. GUILLOT** – Application for special exception and variances to the Zoning Ordinance submitted by Betty Guillot. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The parcel totals 12,997 square feet, which is a variance of 2,003 square feet from the required minimum parcel size. The applicant is also requesting a variance of 5' resulting in a 3' setback to the side yard for the accessory dwelling, and a variance of 12' resulting in an 8' setback to the rear yard for the accessory dwelling. The property is located at 120 Citizen Street, identified by Parcel Number 149N-0-30-050.000; Legal Description: PT 3 Fourth Ward Bay St. Louis. The property is zoned R-1 Single Family District.
- 8. THOMPSON** – Application for variance to the Zoning Ordinance submitted by Mary Thompson. The applicant requests a variance of 2' resulting in a 23' setback to the front yard, a variance of 11'8" resulting in an 8'4" setback to the rear yard; and a variance of 1'6" resulting in a 6'6" setback to the side yard in order to construct a new dwelling. The property is located at 126 Sycamore Street, Parcel Number 149L-0-30-

233.000; Legal Description 239 Third Ward Bay St. Louis. The property is zoned R-1 Single Family District.

Minutes Approval

9. Next Bay St. Louis Planning and Zoning meeting is Wednesday, April 15th, at 5:30 PM

Adjourn

10. Motion to adjourn the meeting of March 11, 2026.



Planning Commission Meeting Minutes

February 11, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner Clark Breland

Commissioner John Romano

Commissioner Amy Doescher

Commissioner MJ Krankey

Commissioner Jimmy Osbourn

ABSENT

Commissioner Dean Agee

Minutes Approval

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

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

APPROVED

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.

David Boudreaux spoke representing the application

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

APPROVED

- 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.

Ty Densford spoke representing the application

Jeremy Burke read aloud two letters of opposition

Yolande Bradley, Josh Magee, Anita Warner spoke in opposition

Motion to deny the application due to concerns of drainage, protected trees and infrastructure

Motion made by Commissioner Krankey, Seconded by Commissioner Osbourn.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

APPROVED

- 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.

Patrick Cleveland spoke representing the application

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

APPROVED

- 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.

Jeanne Baxter spoke representing the application

Anita Warner, Cliff Rabalais spoke in favor of the application

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

APPROVED

- 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.

John Anderson spoke representing the application

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

APPROVED

6:36pm Commissioner Doescher recused herself for the vote.

- 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.

Amy Doescher spoke representing the application

Anita Warner, Cliff Rabalais spoke in favor

Motion to overturn Historic Preservation Commissions denial to allow the removal of the tree

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

Away: Doescher

6:48pm Commissioner Doescher returned

APPROVED

Adjourn

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

Motion made by Commissioner Krankey, Seconded by Chairman Doescher.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

APPROVED

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date

TO: Planning and Zoning Board
City of Bay St. Louis

RE: Parcel 149D-2-20-013.000
Lots 25–27 BLK 4 Highland S/D
789 Dunbar Avenue
Bay St. Louis, MS 39520

HEARING DATE: March 11, 2026

I have reviewed the application for a Special Exception to the Zoning Ordinance submitted by Pine Belt Mental Healthcare Resources. The property in question is located at 789 Dunbar Avenue, Bay St. Louis, MS 39520. The property is identified by parcel number 149D-2-20-013.000, with a legal description of Lots 25–27 BLK 4 Highland Subdivision. The property is zoned R-1, Single Family District.

The applicant is requesting a Special Exception to the Zoning Ordinance to allow the operation of an adult day care facility within the R-1 Single Family District. Per the application submitted, the adult day care will operate daily, Monday through Friday, from 7:00 a.m. to 5:00 p.m., serving intellectually disabled adults.

The administration recommends denying the special exception.

- Heard from dozens of neighbors who do not support the special exception request

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

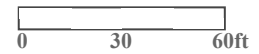
Sincerely,
Jeremy L Burke
Zoning Administrator

Geoportal Map

Item # 2.



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.





Jeremy Burke <[redacted]>

Pine Belt Mental Healthcare Resources - Dunbar Ave

John Willis <jwillis@interior.ms.gov>

Mon, Mar 2, 2026 at 6:53 AM

To: "[redacted]", "[redacted]", "[redacted]" <[redacted]>, [redacted] <[redacted]>

I am extremely opposed to this project going forward. I live around the corner and remember when bad men used to frequently try and talk with my young children when it was previously in operation. It brings down the area where we walk our pets. While mental health facilities are important, do not drop one in the heart of a family-oriented area next to a school. We do not want this again in a nice, safe residential neighborhood. Please do NOT allow this. Our POA is against this as well.

Thank you,

John Willis

206 Old Bay Lane

Bay St Louis, MS 39520

Dear Planning and Zoning Commission Members

Re: Special Exception to the Zoning Ordinance

I am writing to express my concerns regarding the proposed special exception submitted by **Pine Belt Mental Healthcare Resources**. The applicant is requesting a special exception to operate an adult day care within an R-1 Single Family District located at **789 Dunbar Avenue, identified by parcel number 149D-2-20-013.000, Lots 25-27 BLK 4 Highland S/D.**

While I fully support access to mental health services and recognize the importance of providing care and resources within our community, I believe the specific location of this facility raises several concerns related within neighborhood compatibility and residential impact.

Placing such a facility immediately next homes raises concerns about privacy, property values, and overall well-being of families living in close proximity. Residential neighborhoods should remain where homeowners feel secure, comfortable, and protected from incompatible land use.

I respectfully urge the board to consider the serious and lasting impact this decision will have on families who live here and to deny approval for this location. I strongly encourage consideration of alternative sites in areas properly zoned and equipped to support such a facility without negatively affecting established residential neighborhoods.

I ask that you protect the integrity of our community, uphold the intent of residential zoning, and prioritize the well-being of the families who call this neighborhood home.

Name: Shirley Anne Edwards
Address: 540 Commagere Blvd BSL, MS
Bay St Louis, MS 39520 Phone: 225-413-7122
Email: anne@seascriptreporting.com

Dear Planning and Zoning Commission Members

Re: Special Exception to the Zoning Ordinance

I am writing to express my concerns regarding the proposed special exception submitted by Pine Belt Mental Healthcare Resources. The applicant is requesting a special exception to operate an adult day care within an R-1 Single Family District located at 789 Dunbar Avenue, identified by parcel number 149D-2-20-013.000, Lots 25-27 BLK 4 Highland S/D.

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I ask that you protect the integrity of our community, uphold the intent of residential zoning, and prioritize the well-being of the families who call this neighborhood home.

Keep our neighborhood safe

Name: Lamar Curby

Address: 548 Comager Blvd

Bay St Louis, MS 39520 Phone: 304-7579

Email: _____

Dear Planning and Zoning Commission Members

Re: Special Exception to the Zoning Ordinance

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Name: Karissa Kendrick
 Address: 513 Commagere Blvd.
Bay St Louis, MS 39520 Phone: 240-538-5222
 Email: SK8trchck9008@yahoo.com

Dear Planning and Zoning Commission Members

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I ask that you protect the integrity of our community, **uphold the intent of residential zoning**, and prioritize the well-being of the families who call this neighborhood home.

Name: Brianna Murphy

Address: 519 Commaçere Blvd

Bay St Louis, MS 39520 Phone: 228-493-2531

Email: Bcm1803@aol.com

Dear Planning and Zoning Commission Members

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Name: Rick STinson 

Address: 516 COMMAGERE BLVD
Bay St Louis, MS 39520 Phone: 328-324-0941

Email: RICKSTINSON7950@gmail.com

Dear Planning and Zoning Commission Members

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Name: Richard Ferrill
 Address: 537 Commaqere Blvd
Bay St Louis, MS 39520 Phone: 228 342 5612
 Email: rFerrill1971@yahoo.com

Dear Planning and Zoning Commission Members

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I ask that you protect the integrity of our community, **uphold the intent of residential zoning**, and prioritize the well-being of the families who call this neighborhood home.

Name: Amy Hille

Address: 530 Commaqere BLVD

Bay St Louis, MS 39520 Phone: 228 347 4289

Email: headchopper6425@gmail.com

Dear Planning and Zoning Commission Members

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Name: Eddie Miller

Address: 507 Commerce Blvd.

Bay St Louis, MS 39520 Phone: 228-216-8319

Email: emiller@quikport-ms.gov

Dear Planning and Zoning Commission Members

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Name: Joe Fisher

Address: 531 Commaeger

Bay St Louis, MS 39520

Phone: 904-233-0028

Email: _____

Dear Planning and Zoning Commission Members

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Name: Cate Hansell

Address: 526 Commaacre blvd

Bay St Louis, MS 39520 Phone: 228-216-1113

Email: _____

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Name: Maya P Rufundo

Address: 529 Comm Agere Blvd

Bay St Louis, MS 39520 Phone: 828 493 0654

Email: bnotundo@gmail.com

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Name: Pam Treece

Address: 536 Commagere

Bay St Louis, MS 39520 Phone: 206-342-2519

Email: Pam-Treece@yahoo.com

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Name: Cathy Planchard

Address: 544 Commageve Blvd.

Bay St Louis, MS 39520 Phone: 228-493-9880

Email: cathyplanchard190@gmail.com

Cathy Planchard

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I ask that you protect the integrity of our community, **uphold the intent of residential zoning**, and prioritize the well-being of the families who call this neighborhood home.

Name: Jennifer Peterson
 Address: 541 Commagere Blvd
Bay St Louis, MS 39520 Phone: 216-5957
 Email: jenniferg84@gmail.com

Dear Planning and Zoning Commission Members

Re: Special Exception to the Zoning Ordinance

I am writing to express my concerns regarding the proposed special exception submitted by **Pine Belt Mental Healthcare Resources**. The applicant is requesting a special exception to operate an adult day care within an **R-1 Single Family District** located at **789 Dunbar Avenue**, identified by parcel number **149D-2-20-013.000**, Lots **25-27 BLK 4 Highland S/D**.

While I fully support access to mental health services and recognize the importance of providing care and resources within our community, I believe the specific location of this facility raises several concerns related within neighborhood compatibility and residential impact.

Placing such a facility immediately next homes raises concerns about privacy, property values, and overall well-being of families living in close proximity. Residential neighborhoods should remain where homeowners feel secure, comfortable, and protected from incompatible land use.

I respectfully urge the board to consider the serious and lasting impact this decision will have on families who live here and to deny approval for this location. I strongly encourage consideration of alternative sites in areas properly zoned and equipped to support such a facility without negatively affecting established residential neighborhoods.

I ask that you protect the integrity of our community, uphold the intent of residential zoning, and prioritize the well-being of the families who call this neighborhood home.

Name: TODD EDWARDS

Address: 540 COMMAGERE BLVD

Bay St Louis, MS 39520 Phone: 225 413 4453

Email: _____

February 14, 2026

Dear Planning and Zoning Commission Members

Re: Special Exception to the Zoning Ordinance

I am writing to express my concerns regarding the proposed special exception to the Zoning Ordinance submitted by **Pine Belt Mental Healthcare Resources**. The applicant is requesting a special exception to operate an **adult day care** within an **R-1 Single Family District** located at **789 Dunbar Avenue**, identified by **parcel number 149D-2-20-013.000, Lots 25-27 BLK 4 Highland S/D**.

While I fully support access to mental health services and recognize the importance of providing care and resources with our community, I believe the specific location of this facility raises several concerns related to neighborhood compatibility and residential impact.

Placing such a facility adjacent to my home raises great concerns about security, privacy, property values, and overall well-being. Residential neighborhoods should remain spaces where homeowners feel secure, comfortable, and protected from incompatible land use.

I respectfully urge the board to consider the serious and lasting impact this decision will have on families who live here and to deny approval for this location. I strongly encourage consideration of alternative sites in areas properly zoned and equipped to support such a facility without negatively affecting established residential neighborhoods.

I ask that you protect the integrity of our community, uphold the intent of residential zoning, and prioritize the well-being of the families who call this neighborhood home.

Tim & Debbie Delcuze _ Adjacent Property

504 Commagere Blvd.

Bay St Louis, MS 39520

228-216-8891 Debbie

228-596-7983 Tim

Debbieneterson1@gmail.com

Robert T. Delcuze
Debbie Delcuze

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: Application for Sketch Plat Approval
Shieldsboro Subdivision – Phase 2B

APPLICANT: BAY ST. LOUIS HOMES & PROPERTIES, LLC

PARCELS:

- 137R-0-44-051.000 (Pt. 203, 4th Ward, Bay St. Louis, 79 AA38-63/66)
- 137R-0-44-050.000 (Pt. 196, 4th Ward, Bay St. Louis)
- 137R-0-44-049.000 (Pt. 166, 167 & 195, 4th Ward, Bay St. Louis)

HEARING DATE: March 11, 2026

I have reviewed the Sketch Plat application submitted by **BAY ST. LOUIS HOMES & PROPERTIES, LLC** for Phase 2B of the Shieldsboro Subdivision. The applicant proposes to reconfigure three (3) existing parcels of land into sixty-three (63) new single-family residential parcels and one (1) designated detention area.

The subject property is located in the general area of the existing Shieldsboro Subdivision, along Old Spanish Trail between St. Charles Street and Spanish Acres Drive. The property lies within areas zoned R-2 (Two-Family Residential) and R-3 (Multi-Family Residential), and is further governed by a Special Use District overlay.

The submitted Sketch Plat indicates that the proposed subdivision will comply with the standards of the Special Use District. These standards allow for:

- Single-family dwellings
- Minimum lot width of seventy (70) feet at the building line
- Front yard setback of fifteen (15) feet
- Side yard setbacks of five (5) feet
- Rear yard setback of ten (10) feet
- Maximum lot coverage of sixty-five percent (65%)

The proposed development represents a continuation of the existing Shieldsboro Subdivision and is consistent with the development pattern previously established within the Special Use District.

It should be noted that approval of the Sketch Plat allows the applicant to proceed to the Preliminary Plat stage. At that time, a comprehensive and detailed review will be required to ensure compliance with the current Subdivision Ordinance and all applicable City of Bay St. Louis standards. This review will include utilities, drainage, roadway design, and other necessary infrastructure improvements, and will involve Public Works, City Engineering, the Building Department, and any other appropriate professionals.

The administration recommends approval of the submitted Sketch Plat for Phase 2B of the Shieldsboro Subdivision.

Please do not hesitate to contact my office with any questions or requests for additional information.

Respectfully submitted,

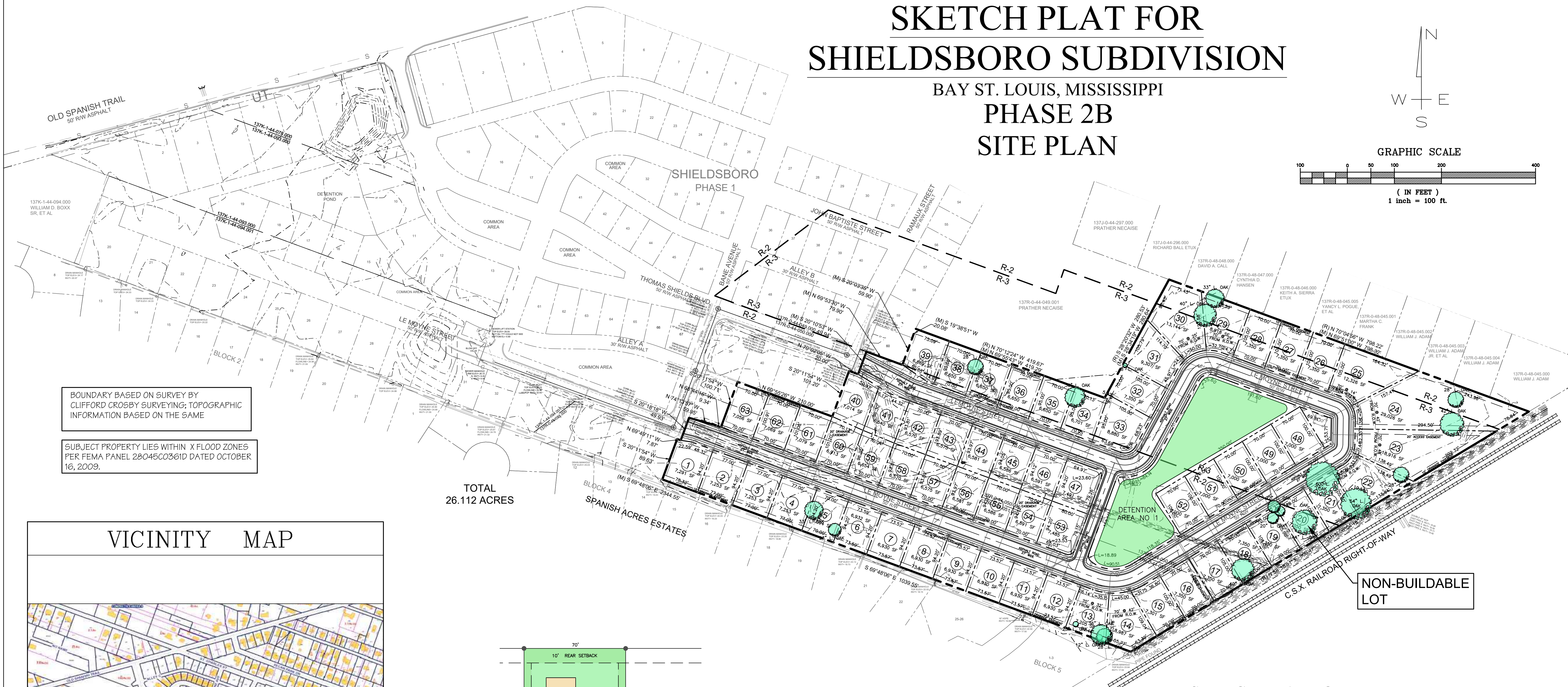
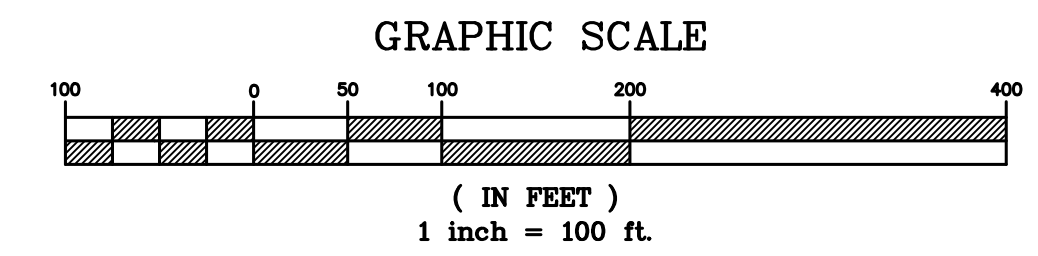
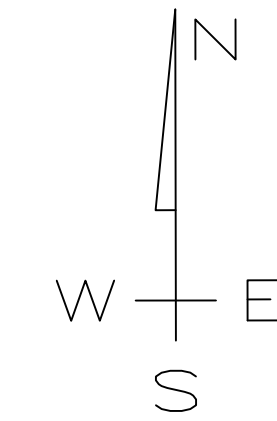
Jeremy L. Burke
Zoning Administrator

SKETCH PLAT FOR SHIELDSBORO SUBDIVISION

BAY ST. LOUIS, MISSISSIPPI

PHASE 2B

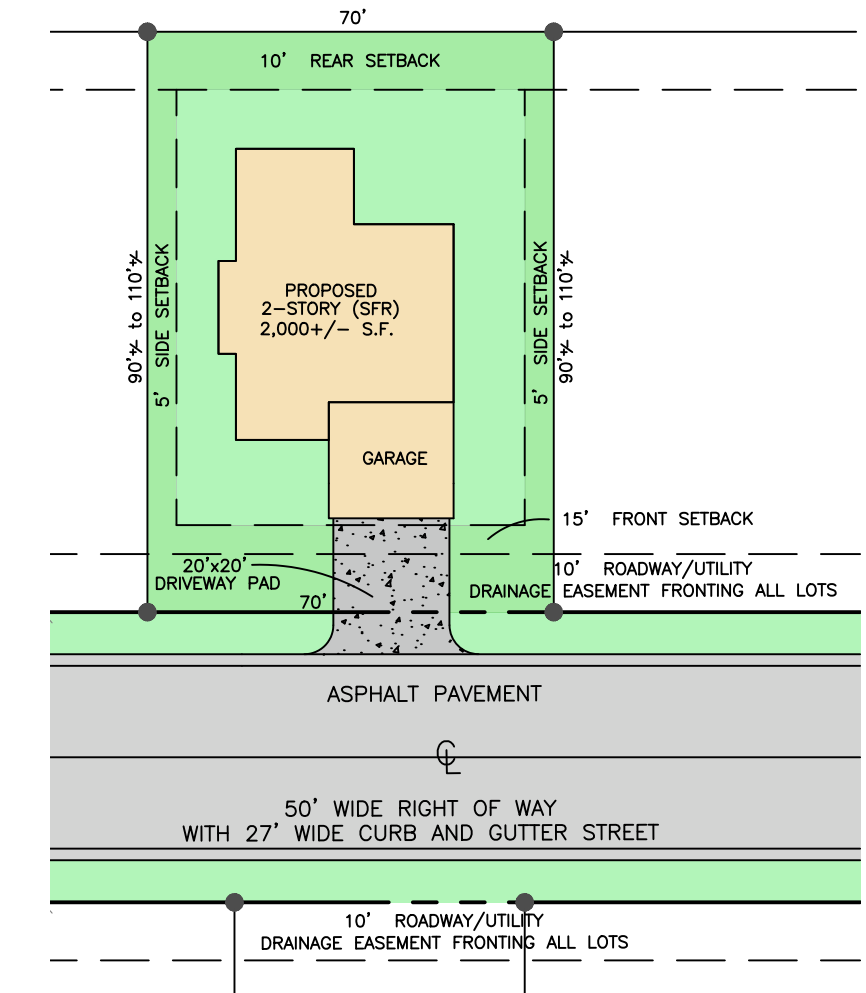
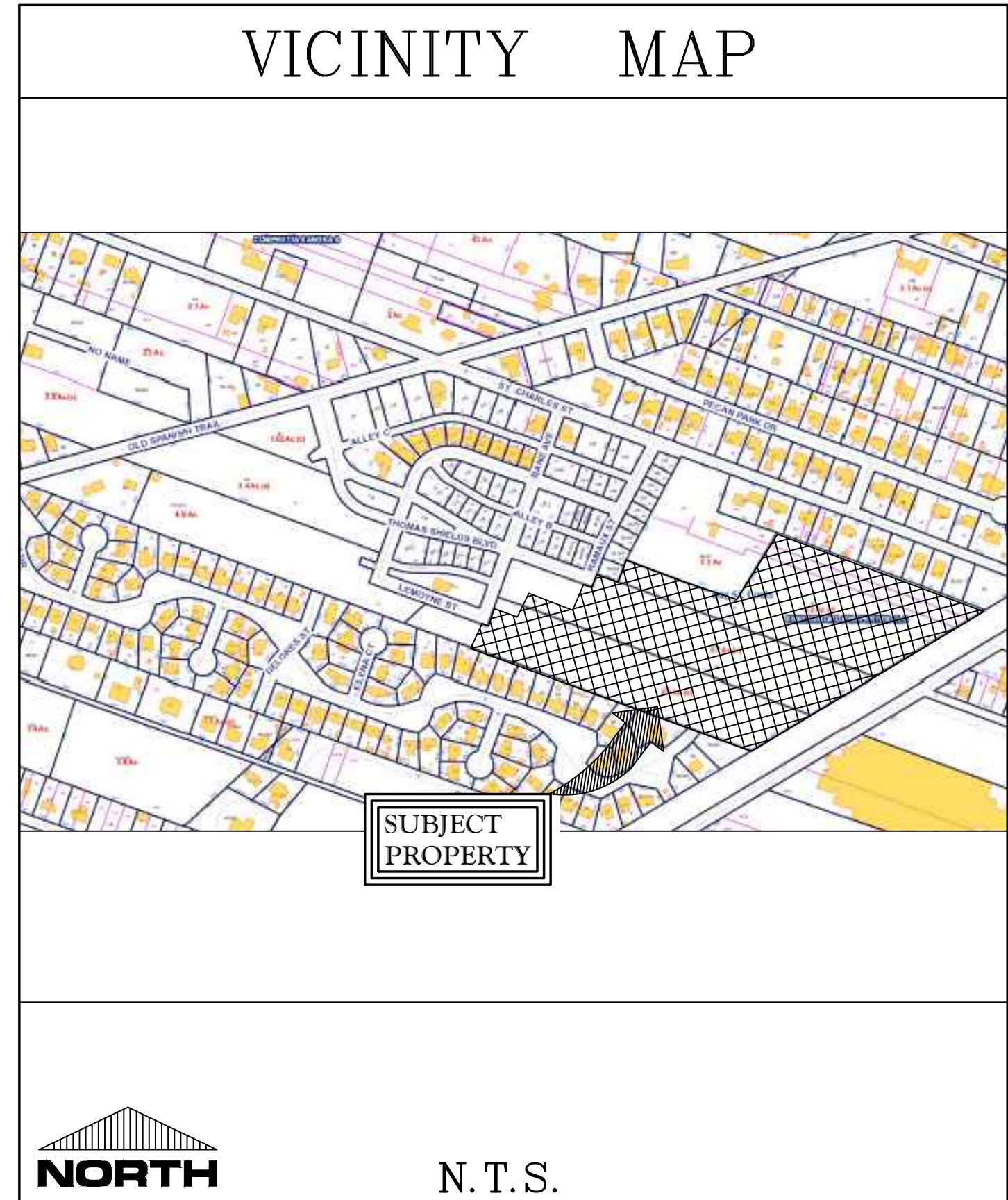
SITE PLAN



BOUNDARY BASED ON SURVEY BY CLIFFORD CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN X FLOOD ZONES PER FEMA PANEL 28045C0361D DATED OCTOBER 16, 2009.

TOTAL 26.112 ACRES



TYPICAL LOT SIZE

SCALE: N.T.S.

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST LOUIS CONSTRUCTION STANDARDS LATEST EDITION".

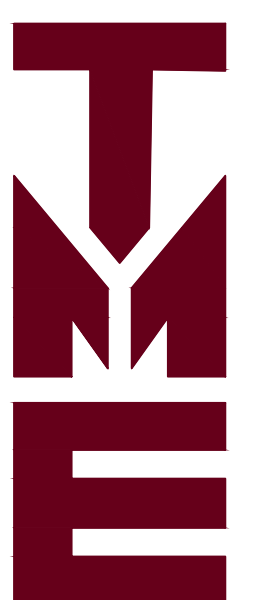
NOTE: FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.

NOTE: ALL TREES SHOWN ON THIS PLAT WILL REMAIN AND WILL NOT BE PERMITTED FOR REMOVAL. PRUNING PERMIT WILL BE REQUIRED.

SKETCH PLAT FOR SHIELDSBORO SUBDIVISION PHASE TWO B
BAY ST. LOUIS, MISSISSIPPI
OWNER: BAY ST. LOUIS HOMES & PROPERTIES, LLC.
ADDRESS: 724 DUNBAR AVENUE BAY ST. LOUIS, MS 39520
TOTAL ACRES - 16.06+/- ACRES
TOTAL LOTS - 63 RESIDENTIAL HOMES

NOTE: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

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Terrill J. Moran, P.E., P.L.S.

1806 23rd Ave., Suite B
Gulfport, MS 39501

PH 228.896.4733
FAX 228.896.6768

In Association With

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Avenue, Suite B, Gulfport, MS 39501
PH (228) 896-0768

SITE PLAN

Sheet

Date: 10-20-25
Drawn By: S.G.C.
Check By: R.B.H.

Sheet

Project No

SHIELDSBORO PHASE 2B
BAY ST. LOUIS, MS

SP

23-056

NORTH N.T.S.

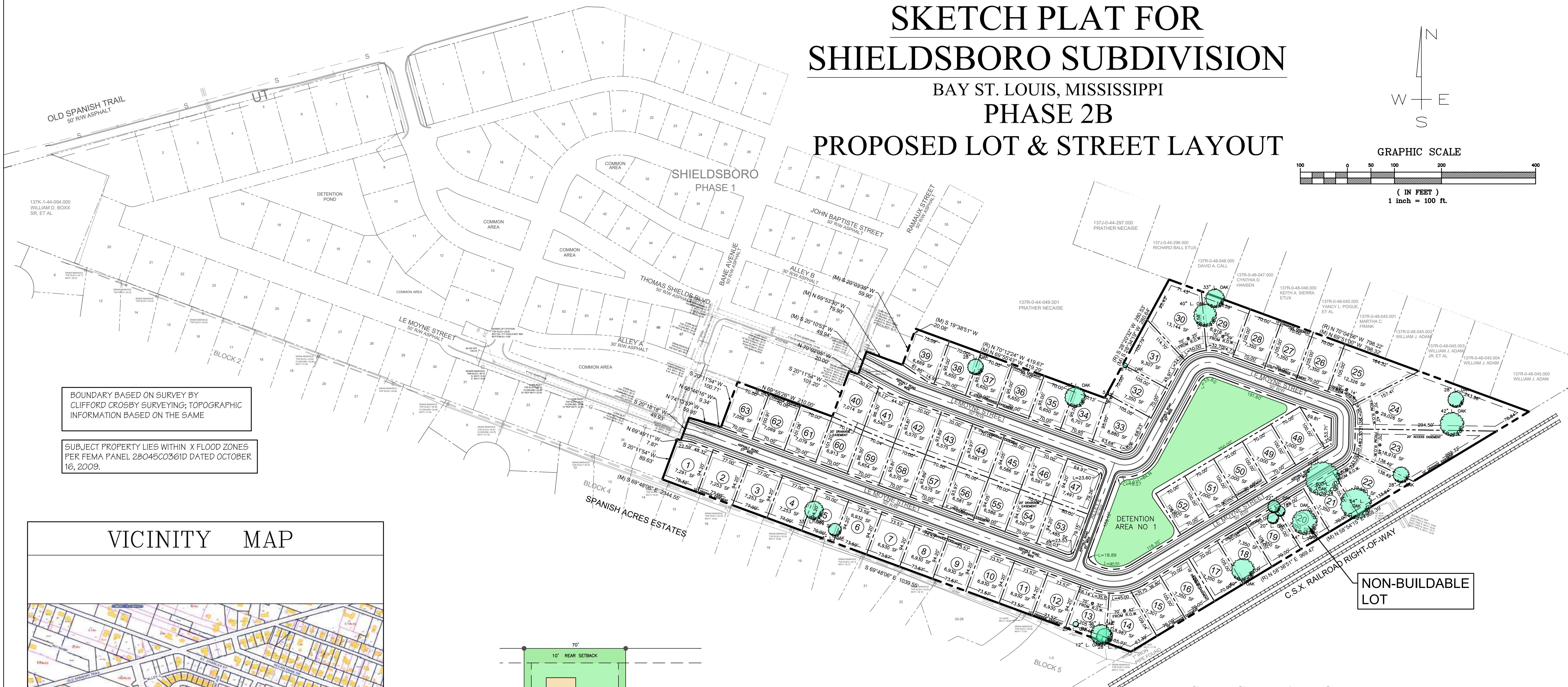
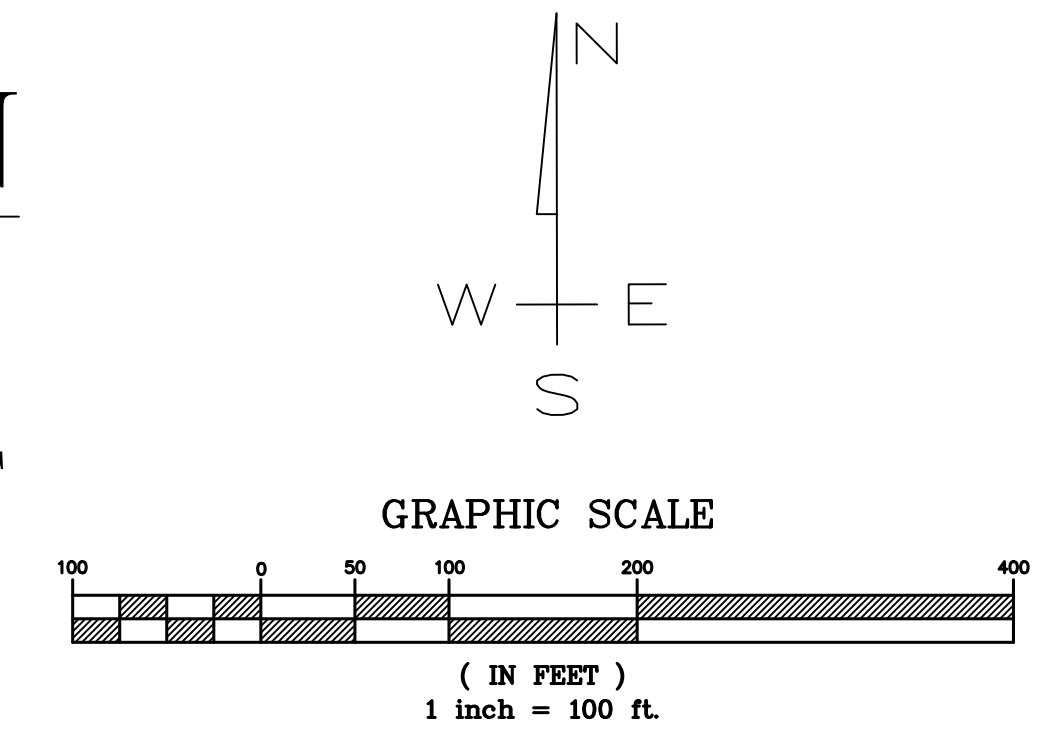
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SKETCH PLAT FOR SHIELDSBORO SUBDIVISION

BAY ST. LOUIS, MISSISSIPPI

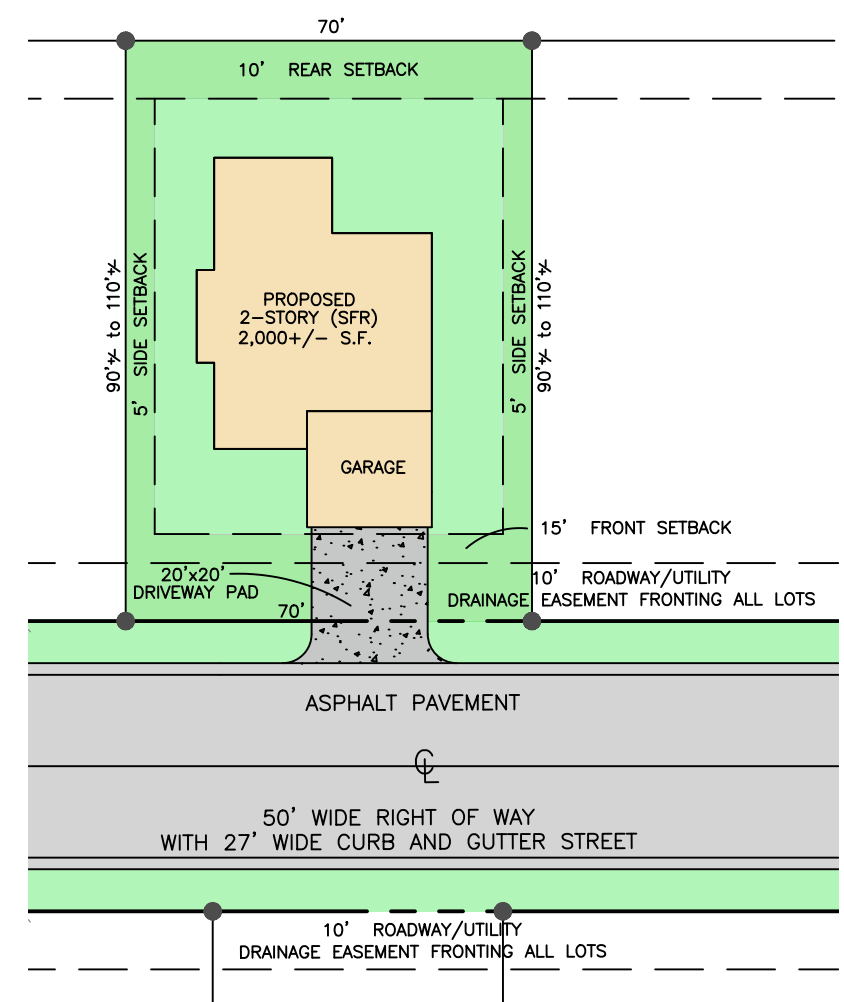
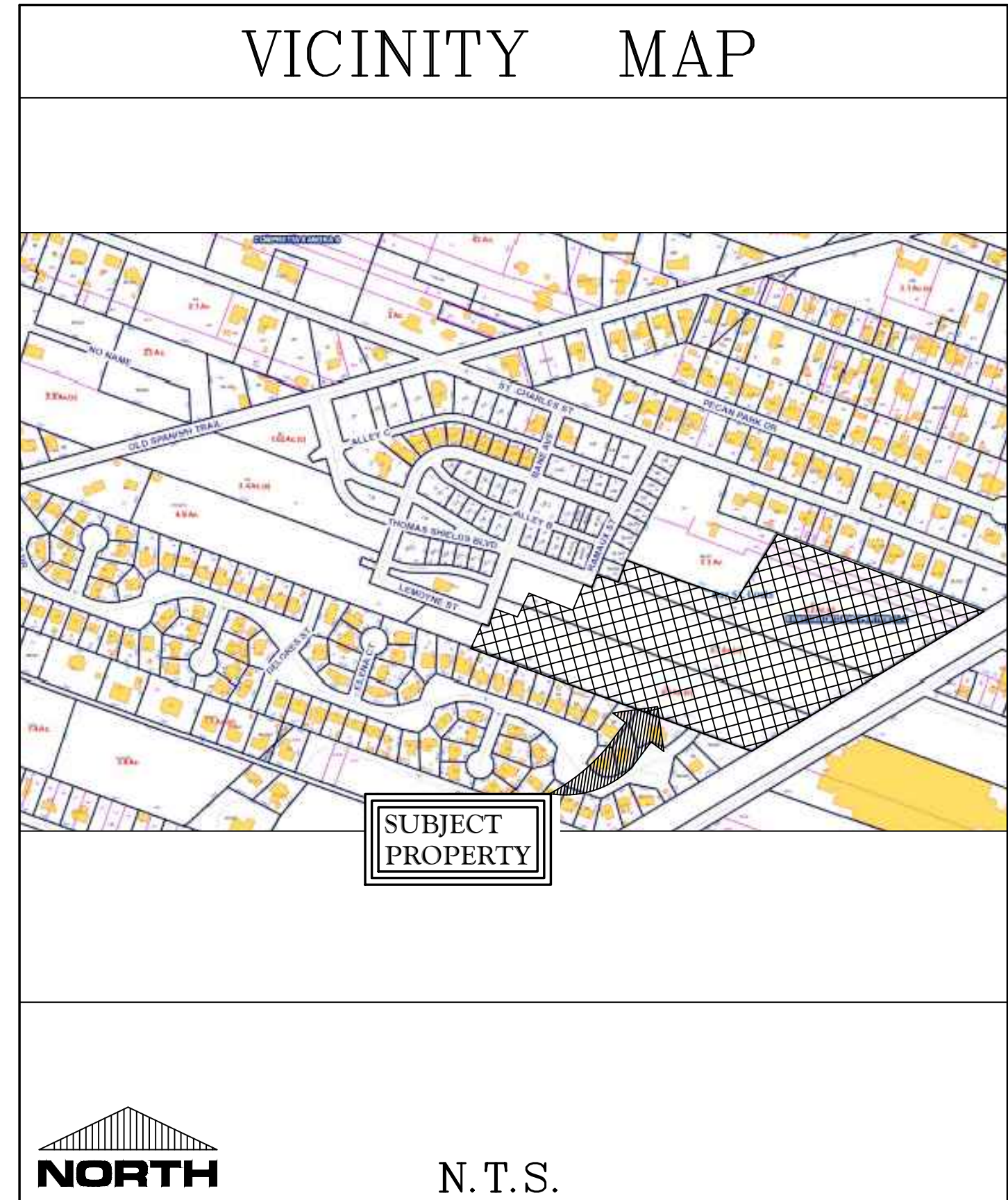
PHASE 2B

PROPOSED LOT & STREET LAYOUT



BOUNDARY BASED ON SURVEY BY CLIFFORD CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN X FLOOD ZONES PER FEMA PANEL 28045C0361D DATED OCTOBER 16, 2009.



TYPICAL LOT SIZE

SCALE: N.T.S.

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST LOUIS CONSTRUCTION STANDARDS LATEST EDITION".

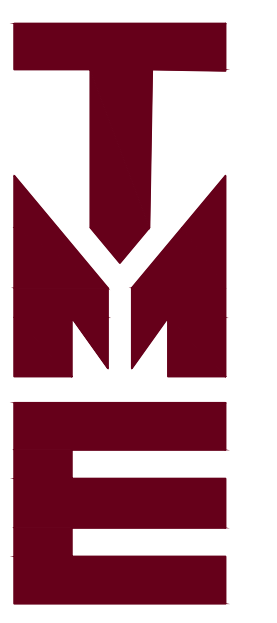
NOTE: FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.

NOTE: ALL TREES SHOWN ON THIS PLAT WILL REMAIN AND WILL NOT BE PERMITTED FOR REMOVAL. PRUNING PERMIT WILL BE REQUIRED.

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Sheet 10-20-25
Project SHIELDSBORO PHASE 2B
BAY ST LOUIS, MS

Drawn By S.G.C.
Check By R.B.H.
REV

Sheet SPI
Project No 23-056

PROPOSED LOT & STREET LAYOUT

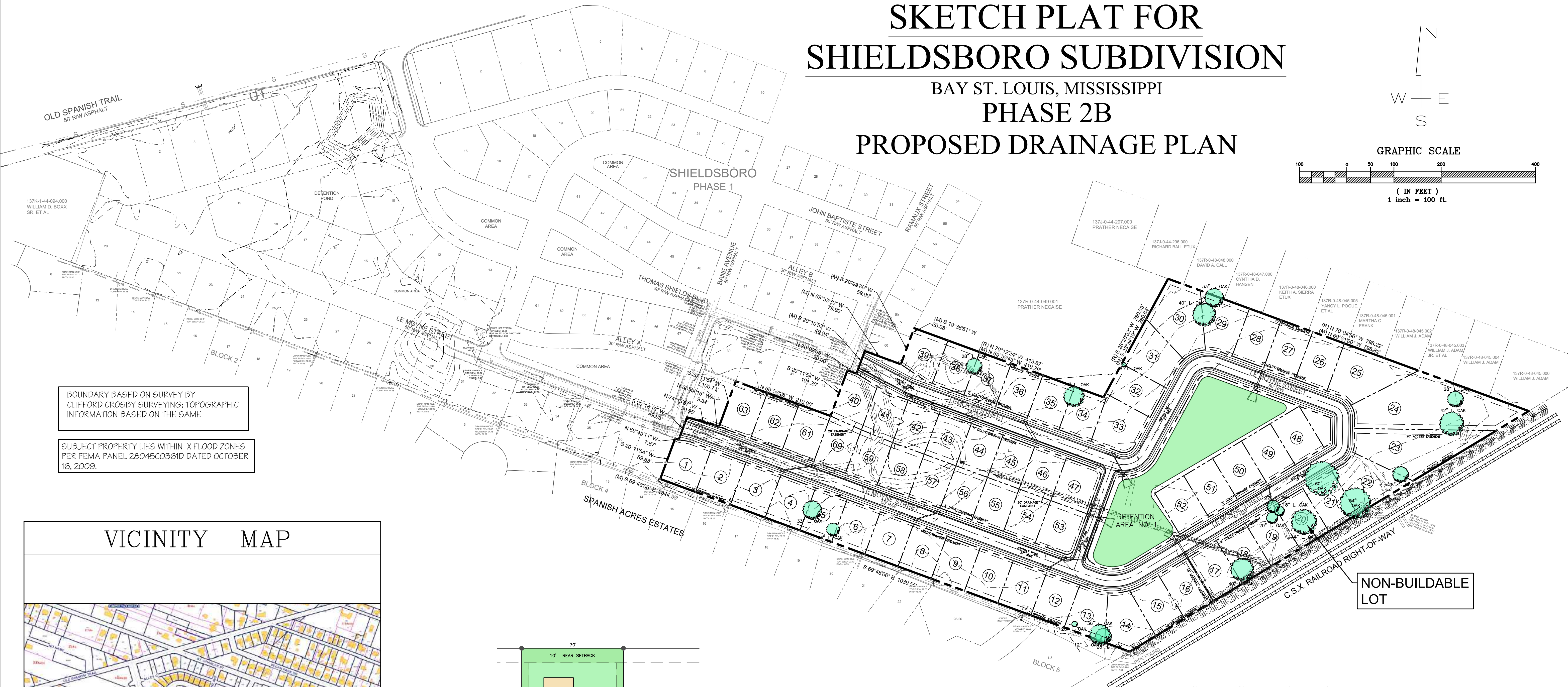
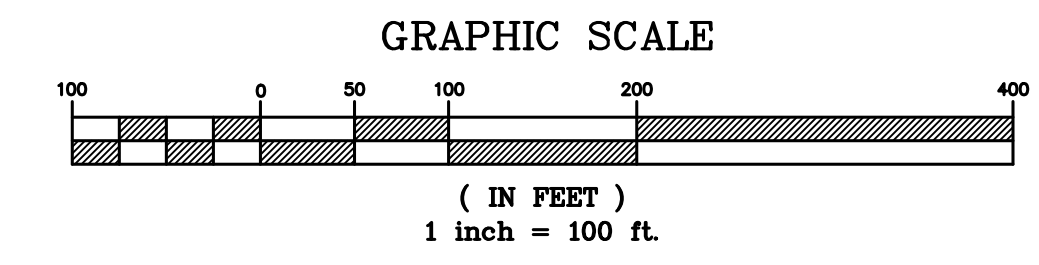
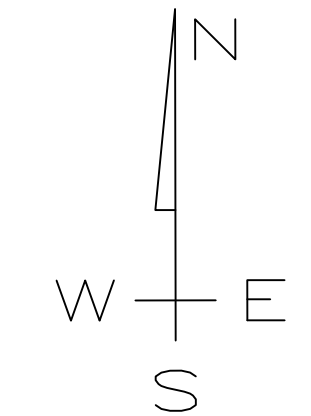
SCALE: 1" = 100'-0"

SKETCH PLAT FOR SHIELDSBORO SUBDIVISION

BAY ST. LOUIS, MISSISSIPPI

PHASE 2B

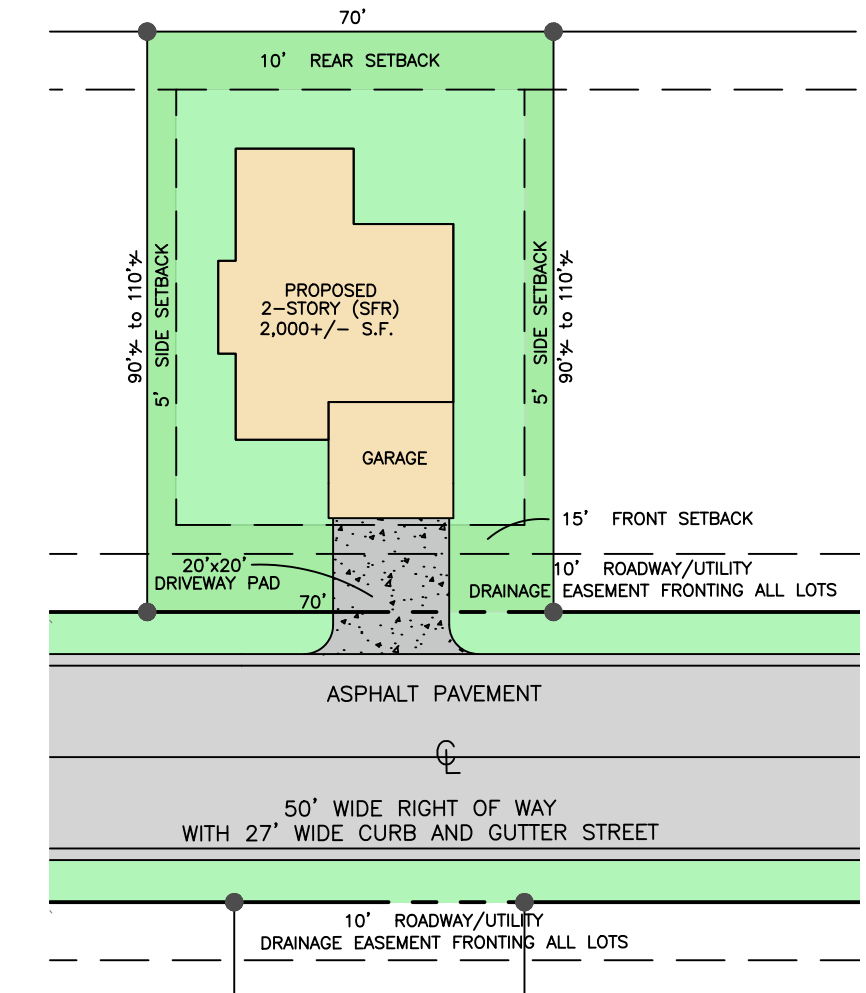
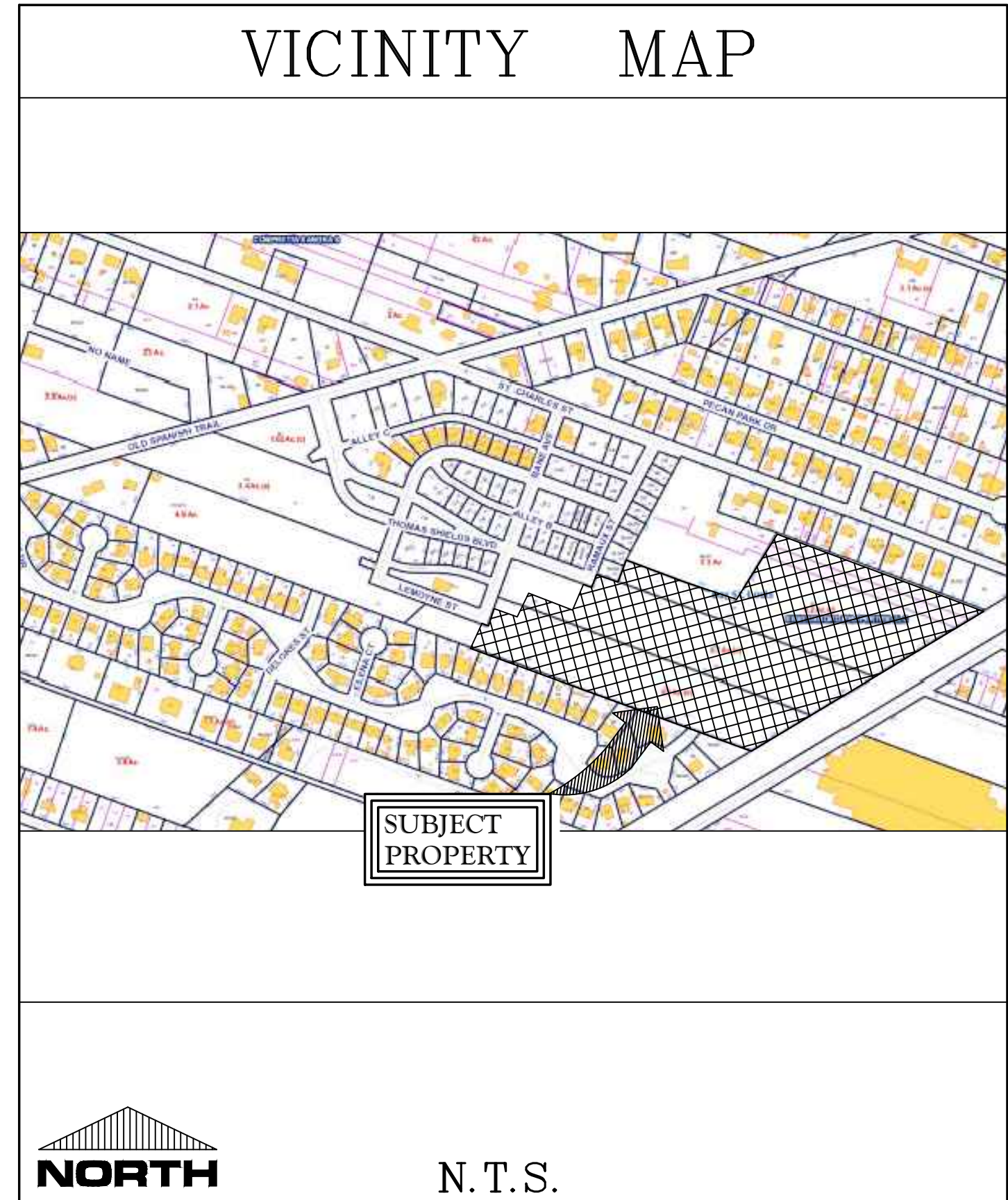
PROPOSED DRAINAGE PLAN



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SUBJECT PROPERTY LIES WITHIN X FLOOD ZONES PER FEMA PANEL 28045C0361D DATED OCTOBER 16, 2009.

NON-BUILDABLE LOT



TYPICAL LOT SIZE
SCALE: N.T.S.

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST LOUIS CONSTRUCTION STANDARDS LATEST EDITION".

NOTE: FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS. EXISTING TEMPORARY SEDIMENTATION BASIN AND OUTFALL WILL BE FILLED IN DURING CONSTRUCTION. ALL DRAINAGE WILL BE DIVERTED TO DETENTION POND No. 1.

NOTE: ALL TREES SHOWN ON THIS PLAT WILL REMAIN AND WILL NOT BE PERMITTED FOR REMOVAL. PRUNING PERMIT WILL BE REQUIRED.

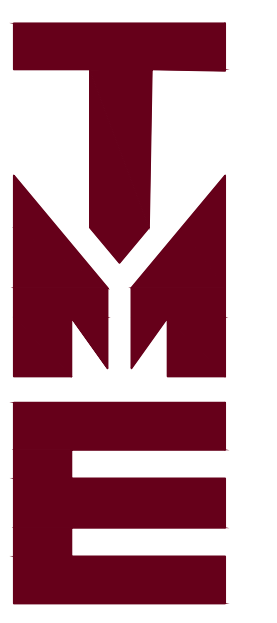
SKETCH PLAT FOR SHIELDSBORO SUBDIVISION PHASE TWO B
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PROPOSED DRAINAGE PLAN

SCALE: 1" = 100'-0"



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PROPOSED DRAINAGE PLAN
SHIELDSBORO PHASE 2B
BAY ST LOUIS, MS

Sheet 10-20-25
Date
Drawn By S.G.C.
Check By R.B.H.
REV

Sheet SP3
Project No 23-056

TO: Planning and Zoning Board
City of Bay St. Louis

RE: Parcel No. 136N-1-37-025.001 / PT E Carver Claim 37-8S-14W
Parcel No. 136N-2-42-085.001 / PT J B Lardasse Claim
Parcel No. 136N-2-42-085.002 / PT J B Lardasse Claim 42-8S-14W
1839 Blue Meadow Road, Bay St. Louis, Mississippi

DATE: March 11, 2026

An application for a Special Use District has been submitted for approval by Greystone Development Group LLC. The properties in question are located at 1839 Blue Meadow Road and are identified as:

- Parcel Number 136N-1-37-025.001, Legal Description: PT E Carver Claim 37-8S-14W
- Parcel Number 136N-2-42-085.001, Legal Description: PT J B Lardasse Claim
- Parcel Number 136N-2-42-085.002, Legal Description: PT J B Lardasse Claim 42-8S-14W

The properties are currently zoned **WF-1 Waterfront Zoning District**.

The WF-1 Waterfront District requires a minimum lot size of three (3) acres and permits single-family dwellings and condominiums by right. The applicant is requesting approval of a Special Use District to allow a residential development consisting of four (4) single-family dwellings and three (3) condominium parcels located on the peninsula portions of the property.

Due to the minimum lot size requirements within the WF-1 District, the Special Use District process would provide a clearer and more straightforward development plan for the City of Bay St. Louis by specifically defining the intended residential configuration of the parcels.

The proposed Special Use District would waive certain otherwise permitted uses within the WF-1 District, including but not limited to: multi-family dwellings, zero lot subdivisions, bait shops, bars, bed & breakfast establishments, convenience stores, drug stores, outdoor flea markets, marina fueling docks, marinas, and restaurants. This restriction ensures the development remains strictly residential in character.

If the Special Use District is approved, the developer will be required to reconfigure the parcels in accordance with the following development standards:

Single-Family Parcels:

- Minimum road frontage: 48.26 feet along Blue Meadow Road
- Minimum lot size: 12,893 square feet
- Front yard setback: 20 feet
- Side yard setback: 8 feet
- Rear yard setback: 20 feet

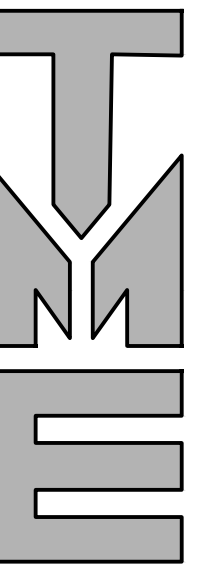
Condominium Parcels:

- Minimum road frontage: 69 feet along Blue Meadow Road
- Minimum lot size: 44,727 square feet
- Front yard setback: 20 feet
- Side yard setback: 8 feet
- Main channel setback: 20 feet
- Rear Yard Setback: 0' at man-made canals

The Special Use District will allow the process to be more straightforward by clearly defining the permitted residential uses and development standards for the subject properties, ensuring consistency with the City's long-term waterfront planning objectives.

If I can be of any further assistance in this matter, please feel free to contact my office.

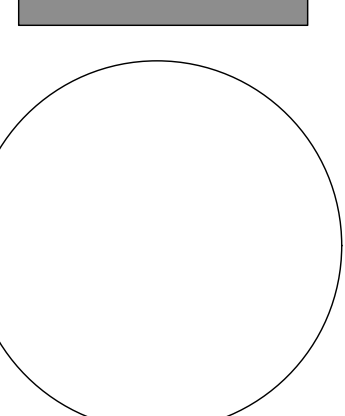
Jeremy Burke
Zoning Administrator



TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.6768

TERRY MORAN,
P.E., P.L.S.



REVISION

REV# DATE

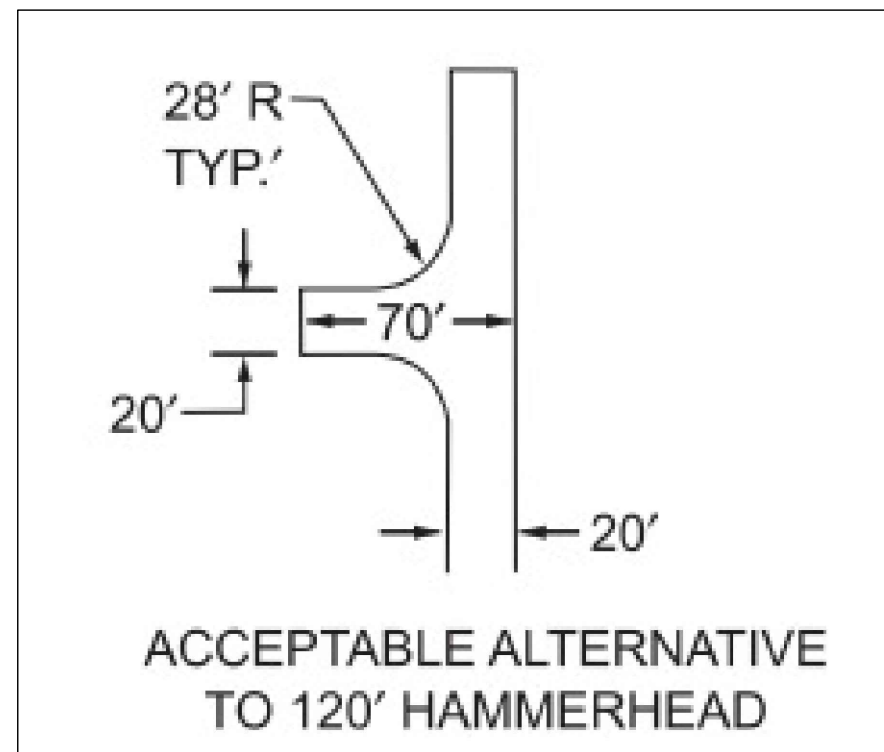
BLUE MEADOW ROAD -
DEVELOPMENT CONCEPT

CONCEPT LAYOUT

DRAWN BY:
OCH

DRAWING BY:
TJM

CL2



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

CONCEPTUAL LAYOUT
TOTAL DWELLING UNITS - 32 DWELLING UNITS
(4) SINGLE FAMILY DWELLING SITES
(3) CONDO SITES

LOTS 1-4

SINGLE FAMILY DWELLING LOTS

FRONT YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 8'-0"
REAR YARD SETBACK: 20'-0"

MINIMUM ROAD FRONTAGE AT 48.26' ON BLUE
MEADOW ROAD - MINIMUM LOT SIZE OF
APPROXIMATELY 12,893.87 S.F.

LOTS 5-7
CONDO LOTS

FRONT YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 8'-0"
MAIN CHANNEL SETBACK: 20'-0"
REAR YARD SETBACK: 0'-0" AT MANMADE
CANALS

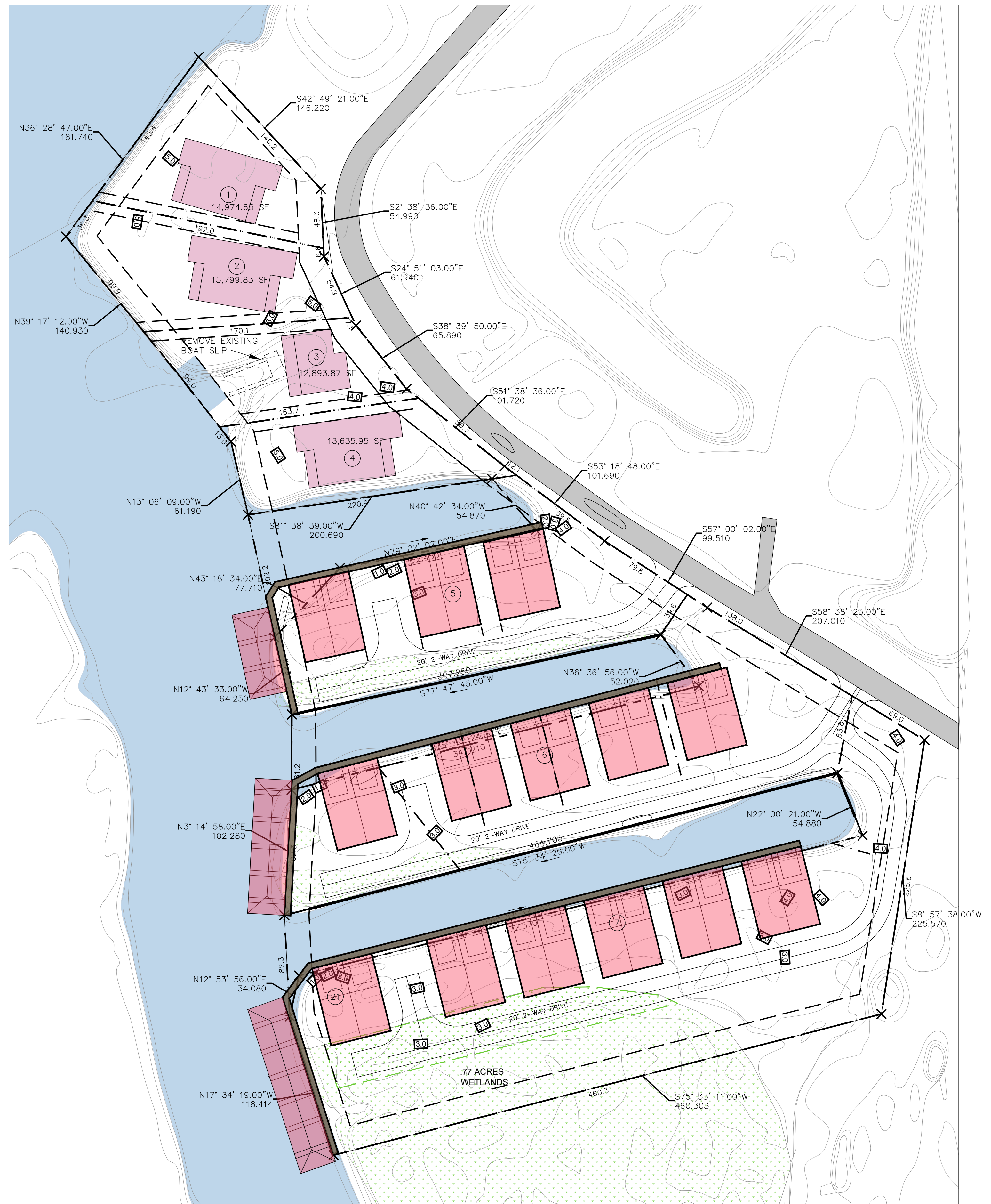
PROPOSED DRIVES - 25'-0"
IFC FIRE APPARATUS TURN AROUND - WITHIN
150 FEET FROM DRIVE ENDING

MINIMUM ROAD FRONTAGE AT 69.00' ON BLUE
MEADOW ROAD - MINIMUM LOT SIZE OF
44,727.58' S.F.

LOT 4 - PROPOSED 6 UNITS
LOT 5 - PROPOSED 10 UNITS
LOT 6 - PROPOSED 12 UNITS



CONCEPT INSPIRATION





Style of Condo

Item # 4.



City of Bay St. Louis, Planning & Zoning Commission
688 Hwy 90
Bay St. Louis, MS 39520

Attention:
Planning & Zoning Commission
Jeremy Burke, Director of Planning
Mikayla Brown, Chairman

This letter is in regard to the Planning Commission Meeting agenda on March 11, 2026, wherein the Planning Commission will consider the application of Greystone Development Group, LLC and their request for a Special Use District. We own the property at 1855 Blue Meadow Road in Bay St. Louis, Mississippi.

While we do not object to the single-family portion of the development, we vehemently oppose the inclusion and construction of 14 raised condo duplexes on the property. These units will be built on lot sizes significantly smaller than the existing requirements. They will create burdens to the existing infrastructure and increase traffic exponentially on a narrow two-lane road. Additionally, this project would eliminate some existing natural wetlands and significantly increase already dense river traffic. This could potentially be dangerous for the existing property owners on Blue Meadow Road, as well as families utilizing the river for outings and leisure activities.

The WF-1 Waterfront Zoning District designation should be kept pristine and wonderful; therefore, we kindly ask that you consider our opposition to the multi-family portion of this development.

Yours sincerely,

 Rachel Majoria
Murphy & Rachel Majoria

Via email to Caitlin Bourgeois

City of Bay St. Louis
Planning and Zoning
688 Highway 90
Bay St. Louis, MS 39520

Re: Planning Commission Meeting Agenda March 11, 2026
Special Use District Request by Greystone Development Group, LLC

Commissioners,

We have owned the property located at 1845 Blue Meadow Rd. For over 20 years and feel the proposed development of the adjacent properties as requested By Greystone Development Group, LLC will negatively impact us as well as all current property owners in this area near the end of Blue Meadow Road.

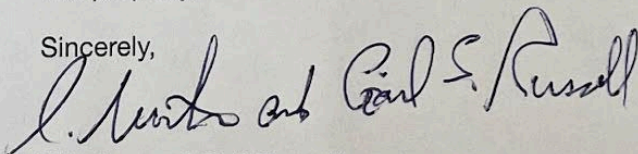
We do not oppose the four (4) single family units proposed, but strongly oppose the reduced lot size of the three (3) condo sites that will have a total of twenty-eight (28) residential units for the following reasons.

1. Blue Meadow Road is a relatively narrow, dead end road with limited capacity and constrained shoulders with storm water ditches. Other than access to the residential properties, people use it for jogging, pet walking and bicycling. Recreational use of the road will be curtailed due to increased vehicle traffic from the 28 units, The additional traffic has the potential to congest the normal flow of vehicles and impact emergency response to locations further down Blue Meadow Road.
2. Organic compounds in the soil of typical yards retard the movement of common household hazardous chemicals such as pesticides, herbicides and petroleum products. Reduction in lot size at the condo sites will increase the concentration of storm water contaminants entering Watts Bayou and Saint Louis Bay impacting surface water, sediment and marine life.
3. Each of the twenty-eight (28) residential units at the condo sites will include a boat slip thus increasing local boat traffic. For waterfront home owners this means additional erosion and potential boat damage from more wakes. Additional boat traffic will impact current recreational use (fishing, skiing, paddle boarding and kayaking) and wildlife in Watts Bayou and Saint Louis Bay.

While development is expected in growing communities such as ours, development must remain consistent with established zoning principles rather than reshape them through exception-based approaches. We feel that if this development is allowed it will completely change the character of our community.

For the above reasons we respectfully request the Commission deny the requested reduced lot size for the three (3) condo sites and insist on adequately spaced single family dwellings for this property.

Sincerely,



Winston and Gail Russell

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 318 Easterbrook Street
Parcel No. 149L-0-29-130.000
Lots 1 & 2, Engman Subdivision

HEARING DATE: March 11, 2026

I have reviewed the application submitted by Will Raines requesting a variance to the Zoning Ordinance for the property located at 318 Easterbrook Street, identified as Parcel Number 149L-0-29-130.000, Lots 1 and 2 of the Engman Subdivision. The property is zoned R-2, Two-Family Residential District.

The applicant is requesting a variance of 3 feet to the required rear yard setback.

Rear Yard Setback:

Required: 20'

Proposed Rear Yard Setback: 17'

Variance Requested: 3'

The administration recommends approval of the variance.

- This parcel on Easterbrook is only 84' deep is the lot is hard to find a modern home on it.
- A majority of the houses on the even side of the road on the 300 block of Easterbrook are closer 20' in the rear yard.
- The property owner is renovating the existing home

If I can be of any further assistance in this matter, please feel free to contact my office at 228-466-5516

Jeremy L Burke
Zoning Administrator

Dear Director of Planning and Planning and Zoning Commission,

I respectfully request approval of a 3-foot rear yard setback variance for my property in the R-3 zoned district. This request is based on the unique physical limitations of the lot and the need for minimal dimensional relief to allow reasonable residential use.

Key points for your consideration:

- The property is a **legally existing undersized lot** measuring 8,400 square feet, approximately **20% below** the 10,500 square foot minimum required by Section 704.1.
- The shallow depth of the lot creates a **restricted buildable envelope**, resulting in a practical difficulty when designing a modest, functional single-family home comparable to others in the district.
- The property is located within a **City-designated Historic Preservation District**. Under Section 401.3, development must comply with both the Zoning Ordinance and the Historic Preservation Ordinance.
- The project involves substantial rehabilitation of an existing 2008 home that has experienced deterioration and is currently down to the studs. The proposed addition allows the home to be restored to functional, modern living standards while improving the appearance and condition of the property.
- **Special care will be taken to protect the existing protected live oak tree** during construction. Measures will be implemented to avoid disturbance within the critical root zone and to support the tree's long-term health as part of the site design.
- The request **does not increase density, building height, or lot coverage**, and the home will remain a permitted single-family residence.
- The hardship is due to the **pre-existing dimensions of the lot**, not the result of any action by the property owner.
- This minor adjustment will be **in harmony with the intent of the ordinance**, will not adversely affect neighboring properties, and will allow reasonable residential use of an undersized historic lot while preserving both the structure's character and important natural features.

Thank you for your time and consideration.

Sincerely,
William Raines

Homes over Setbacks Near 318 Easterbrook

Distances of Home From Property Lines

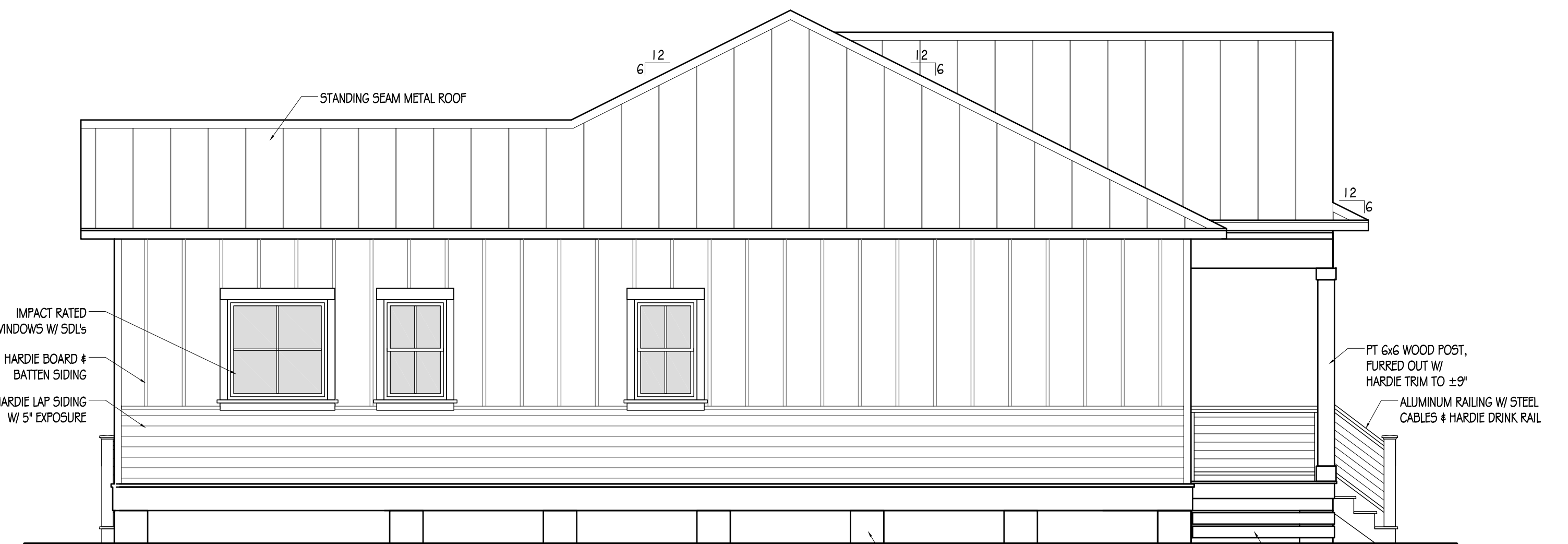
	Address	Year Built	Front	Rear	Sides	Zone	Notes
	316 Easterbrook	2008	14'	27'	6' & 60'	R-3	
	326 Easterbrook	1958	14'	7'	1' & 7'	R-3	
	328 Easterbrook	1918	14'	1'	2' & 7'	R-3	
	330 Easterbrook	1953	15'	20'	1' & 7'	R-3	
300 Block - Even #'s	334 Easterbrook	1935	11'	24	1' & 25'	R-3	
	338 Easterbrook	1950	14'	1'	3' & 6'	R-3	
	346 Easterbrook	1905	18'	12'	8' & 59'	R-3	
	348 Easterbrook	2008	11'	12'	5' & 16'	R-3	
	350 Easterbrook	1935	14'	15'	8' & 16'	R-3	
300 Block Odd #'s	343 Easterbrook	2022	16'	65'	18' & 10'	R-2	Newer Construction
	404 Easterbrook	1905	29'	9'	22' & 80'	R-2	
	406 Easterbrook	1950	34'	0	40' & 7'	R-2	
	412 Easterbrook	1928	33'	0	45' & 11'	R-2	
	416 Easterbrook	2005	50'	0	23' & 32'	R-2	
	420 Easterbrook	1950	21'	19'	18' & 21'	R-2	
	424 Easterbrook	1905	23'	0	1' & 27'	R-2	
	426 Easterbrook	1950	26'	0	54' & 48'	R-2	
400 Block	430 Easterbrook	1937	29'	0	7' & 42'	R-2	
	434 Easterbrook	1940	29'	0	7' & 42'	R-2	
	436 Easterbrook	1950	18'	15'	2' & 10'	R-2	
	438 Easterbrook	1900	23'	0	8' & 11'	R-2	
	444 Easterbrook	1993	42'	0	35' & 21'	R-2	
	450 Easterbrook	1973	33'	0	6' & 32'	R-2	
	460 Easterbrook	2021	27'	6'	2' & 0'	R-2	Newer Construction
	301 Saint Francis (corner)	1970	28'	20'	25' & 6'	R-2	



1 FRONT ELEVATION
Scale: 1/4"=1'-0"



2 WEST ELEVATION
Scale: 1/4"=1'-0"



4 EAST ELEVATION
Scale: 1/4"=1'-0"

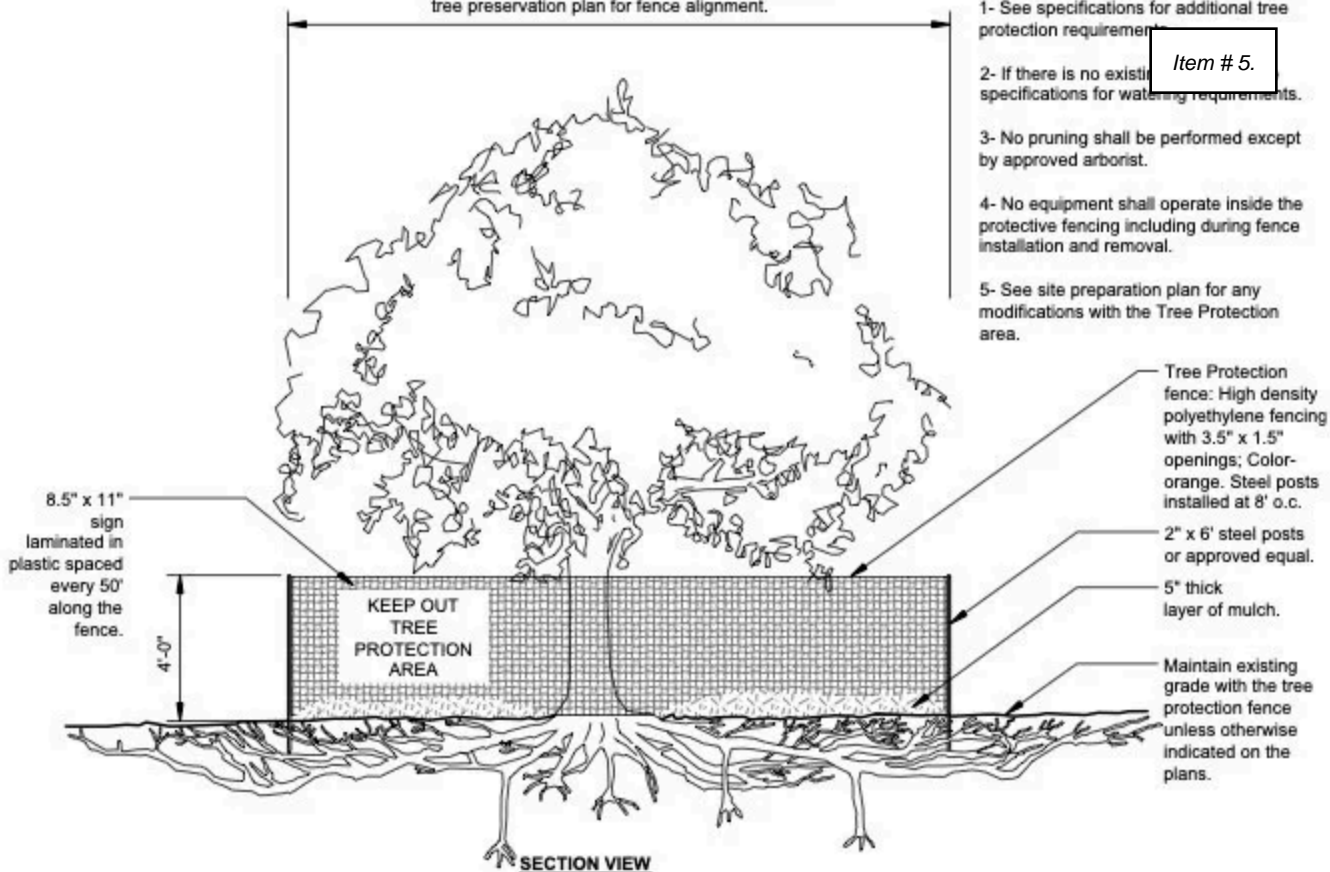


3 REAR ELEVATION
Scale: 1/4"=1'-0"



RAINES
318 EASTERBROOK ST.
BAY ST. LOUIS, MS
02.23.2026

Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.



Notes:

- 1- See specifications for additional tree protection requirements.
- 2- If there is no existing specifications for watering requirements.
- 3- No pruning shall be performed except by approved arborist.
- 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
- 5- See site preparation plan for any modifications with the Tree Protection area.

Item # 5.

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 304 Ballentine Street
Parcel No. 149N-0-30-098.003
PT 21, 22, 23 Mrs. John Fayard Subdivision

HEARING DATE: March 11, 2026

I have reviewed the application submitted by Stephanie Gale requesting a variance to the Zoning Ordinance for the property located at 304 Ballentine Street, identified as Parcel Number 149N-0-30-098.003; PT 21, 22, 23 Mrs. John Fayard Subdivision. The property is zoned R-2, Two-Family Residential District.

The applicant is requesting a variance of 5 feet 3 inches to the required side yard setback.

Side Yard Setback:

Required: 8'

Proposed Side Yard Setback: 2'9"

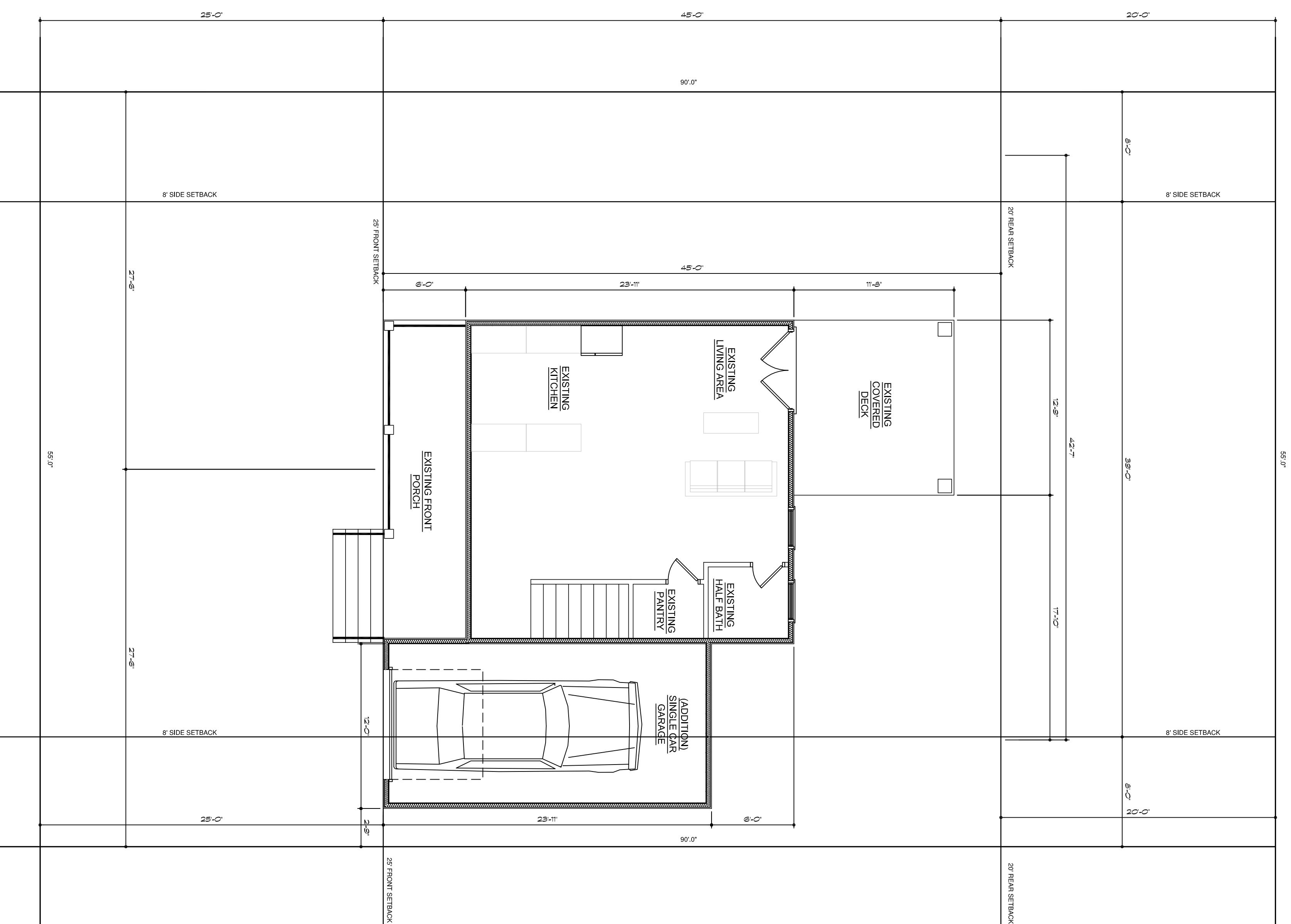
Variance Requested: 5'3"

The administration recommends denial of the variance.

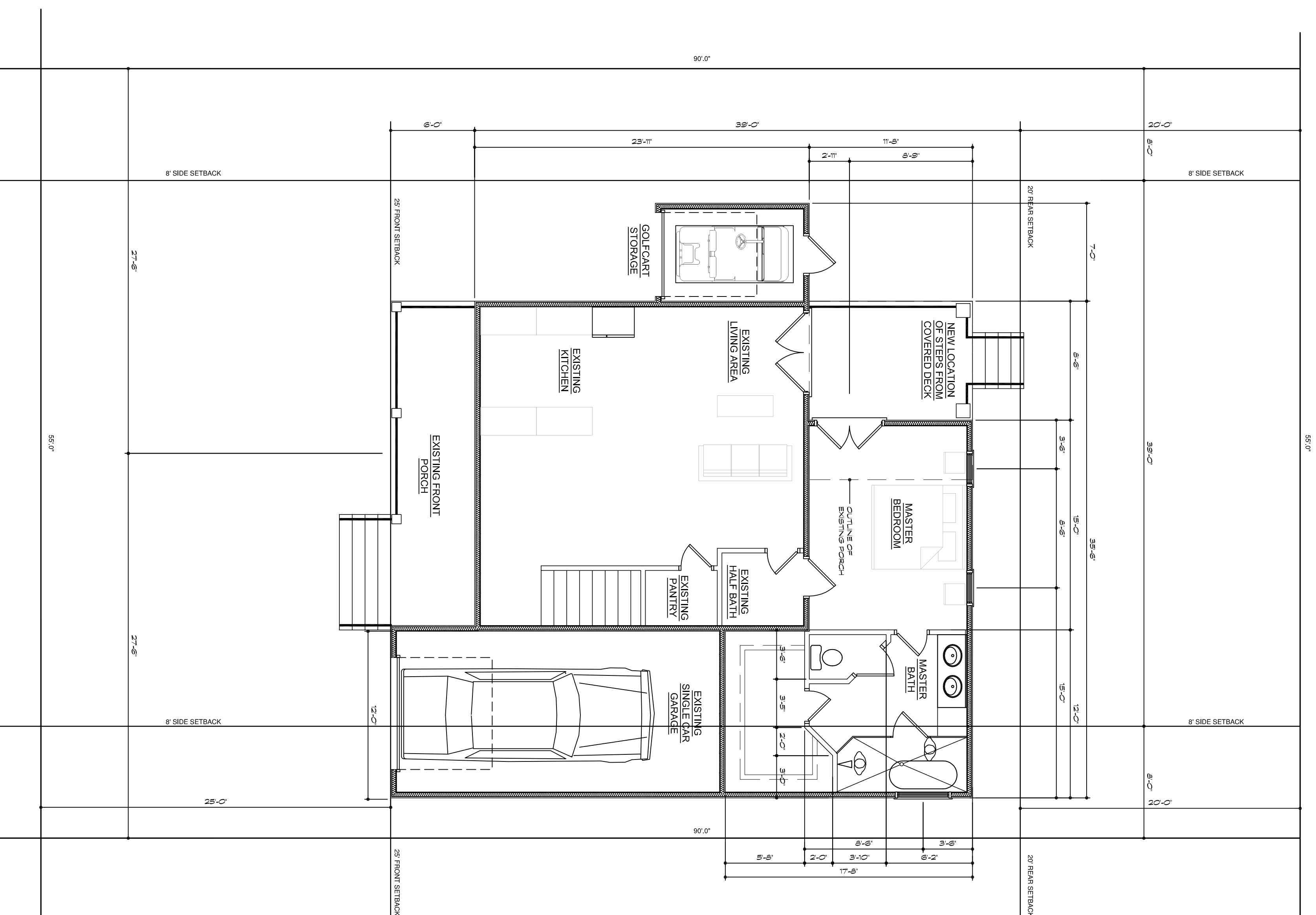
- The parcel is 55' wide
- The house was constructed within the last ten years
- A detached carport can be 5' from the property line

If I can be of any further assistance in this matter, please feel free to contact my office at 228-466-5516.

Jeremy L Burke
Zoning Administrator



1 PHASE 1 - NEW SINGLE CAR GARAGE
SCALE: 3/16"=1'-0"



1 PHASE 2 - REAR ADDITION
SCALE: 3/16"=1'-0"

- GENERAL NOTES**
- CONSTRUCTION TO COMPLY TO MOST RECENT IRC AND LOCAL CODES AND ORDINANCES
 - APPROVED PLANS TO BE ON SITE FOR ALL INSPECTIONS
 - WINDOWS TO BE TUAL GLAZE ALUMINUM FRAME
 - FLOORING TO BE DETERMINED BY OWNER, BATHROOM WINDOWS TO BE TEMPERED
 - FLOOR BETWEEN LEVELS R-38 BLOWN FIBERGLASS IN ATTIC R-13 BATT'S IN GARAGE WALLS
 - WINDOW AND DOOR HEADERS TO BE 2X10 NAILED TOGETHER WITH 2 X 6 SILL UNLESS OTHERWISE SPECIFIED ON PLANS
 - TRASH TO BE CONTAINED ON LOT IN COVERED CONTAINERS
 - TOILET FACILITIES TO BE PROVIDED ON SITE
 - ADDRESS TO BE POSTED IN VISIBLE LOCATION

REFERENCE NOTES

- 1 ALUMINUM DOUBLE HUNG WINDOWS WITH 1/2" INSULATION
- 2 POSTS TO COMPLY TO R319.1.3 (P.1) WOOD PRESURE PRESERVATIVELY TREATED
- 3 TYPICAL CEILING HEIGHTS XXX A.F.F. UNLESS OTHERWISE INDICATED
- 4
- 5 STAIR AND LANDING CONSTRUCTION TO BE DETERMINED @ CONSTRUCTION, (CONTRACTOR TO VERIFY ON SITE WITH OWNER)

WALL STYLES

- EXTERIOR WALL - SIDING
- SHEATHING 2X8 @ 16" O.C.
- 1/2" G.I.B.
- FULL WALL BATT INSULATION, (BOTH SIDES) 2X4 WOOD STUDS @ 16" O.C.
- BREAK AWAY WALL @ GROUND LEVEL - SIDING
- SHEATHING 2X4 @ 16" O.C.

SQUARE FOOTAGE

XXXXXXXXXXXXXXXXXXXX

UPDATE:

DATE: OCTOBER 24, 2025

SCALE: 3/16"=1'-0"

DRAWN BY: MARK MADISON

PROJECT NO:

SHEET
A102

DRAFTSMAN DEVELOPS PLANS AND/OR DETAILS TO ELIMINATE CONFLICTING CONSTRUCTION SITUATIONS. HOWEVER, IT IS IMPOSSIBLE AND NOT THE PURPOSE OF THE DRAWINGS TO RESOLVE EVERY PROBLEM OCCURRING TO RESOLVE THESE SITUATIONS FOLLOWING THE CRITERIA INDICATED IN SIMILAR DETAILS AND DRAWINGS.

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 120 Citizen Street
Parcel 149N-0-30-050.000
Legal Description: PT 3 Fourth Ward Bay St. Louis

HEARING DATE: March 11, 2026

I have reviewed the application for Special Exception and Variances submitted by Betty Guillot. The property is located at 120 Citizen Street and is identified as Parcel 149N-0-30-050.000 (Legal Description: PT 3 Fourth Ward Bay St. Louis). The parcel contains 12,997 square feet and is zoned R-1 Single Family Residential District.

Accessory dwellings within the R-1 Single Family District are permitted only by special exception on parcels meeting the minimum lot size of 15,000 square feet.

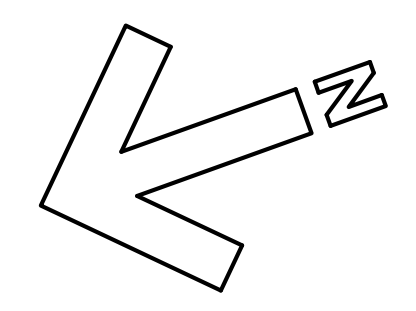
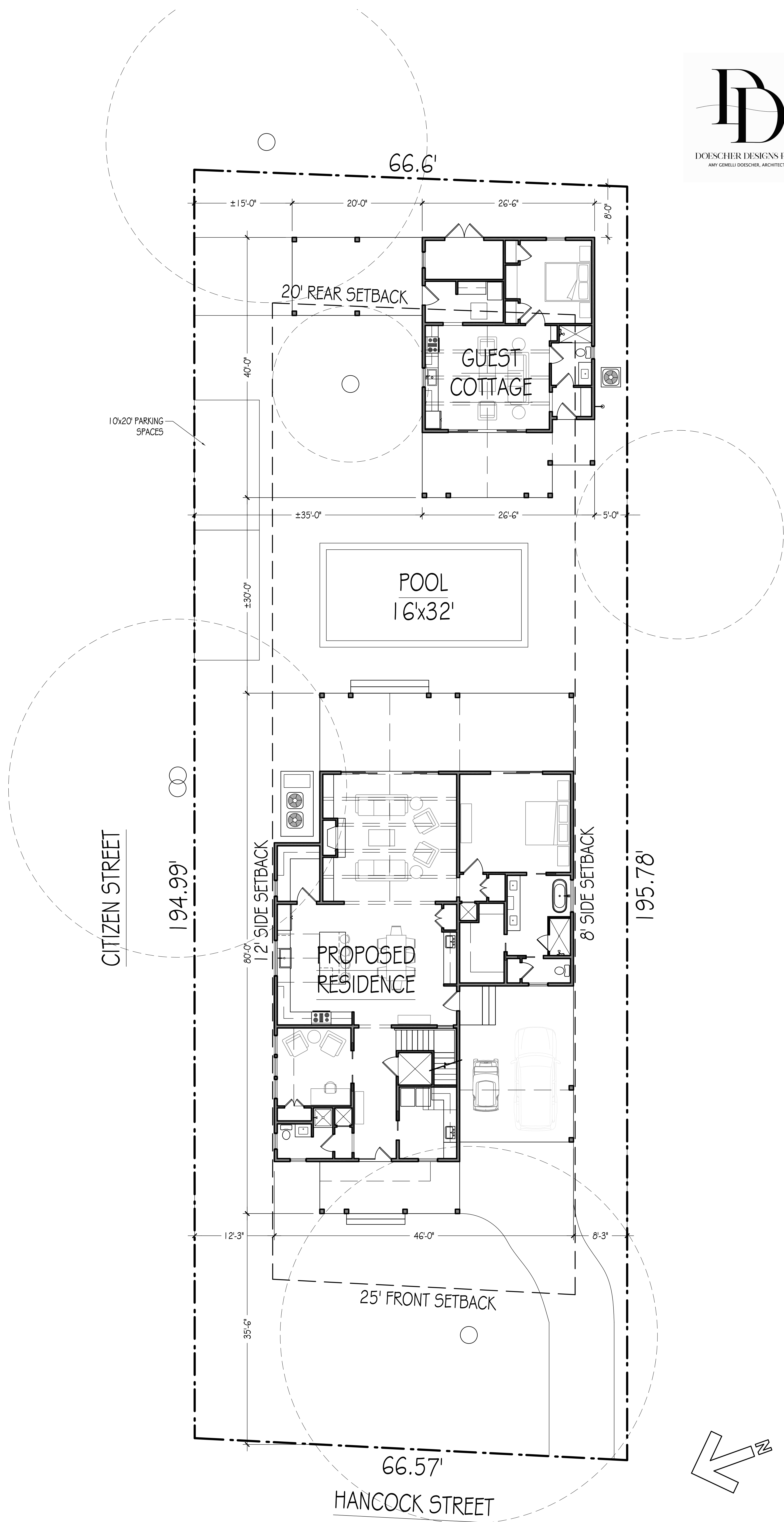
The applicant is requesting the following:

- A special exception to allow an accessory dwelling on a lot under 15,000 square feet.
- A variance of 2,003 square feet from the required 15,000-square-foot minimum lot size.
- A variance of 5 feet to the side yard setback, resulting in a 3-foot side yard setback for the accessory dwelling.
- A variance of 12 feet to the rear yard setback, resulting in an 8-foot rear yard setback for the accessory dwelling.

The administration's recommendation is to _____ the special exception and variances.

- Accessory dwellings are common in this neighborhood
- The position of the accessory dwelling location is a result of the location of protected live oak trees
- The accessory dwelling design has already been approved by the Historical Preservation Commission
- An accessory structure, such as a garage, shed, or carport, would be allowed by right

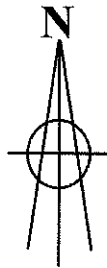
Jeremy L. Burke
Zoning Administrator



1 SITE PLAN

Scale: NTS

120 Citizen Street



REFERENCES:

- 1) Drake Plat of Record
- 2) Survey by J. Chiniche dated, 02/24/1995 (Part of Lot 6) #95-020
- 3) Survey by J. Chiniche dated, 03/23/2001(Rev. 06/18/2007) (Part of Lot 12) #2007-087(B)
- 4) Survey by J. Chiniche dated, 08/24/2010 (Part of Lots 2 & 6) #2010-066(P2)
- 5) Survey by J. Chiniche dated, 08/11/2012(Rev. 01/15/2013) (Part of Lot 3) #2012-037(A)
- 6) Survey by J. Chiniche dated, 05/25/2015 (Part of Lot 3) #2015-089

LEGAL DESCRIPTION (AS PER S

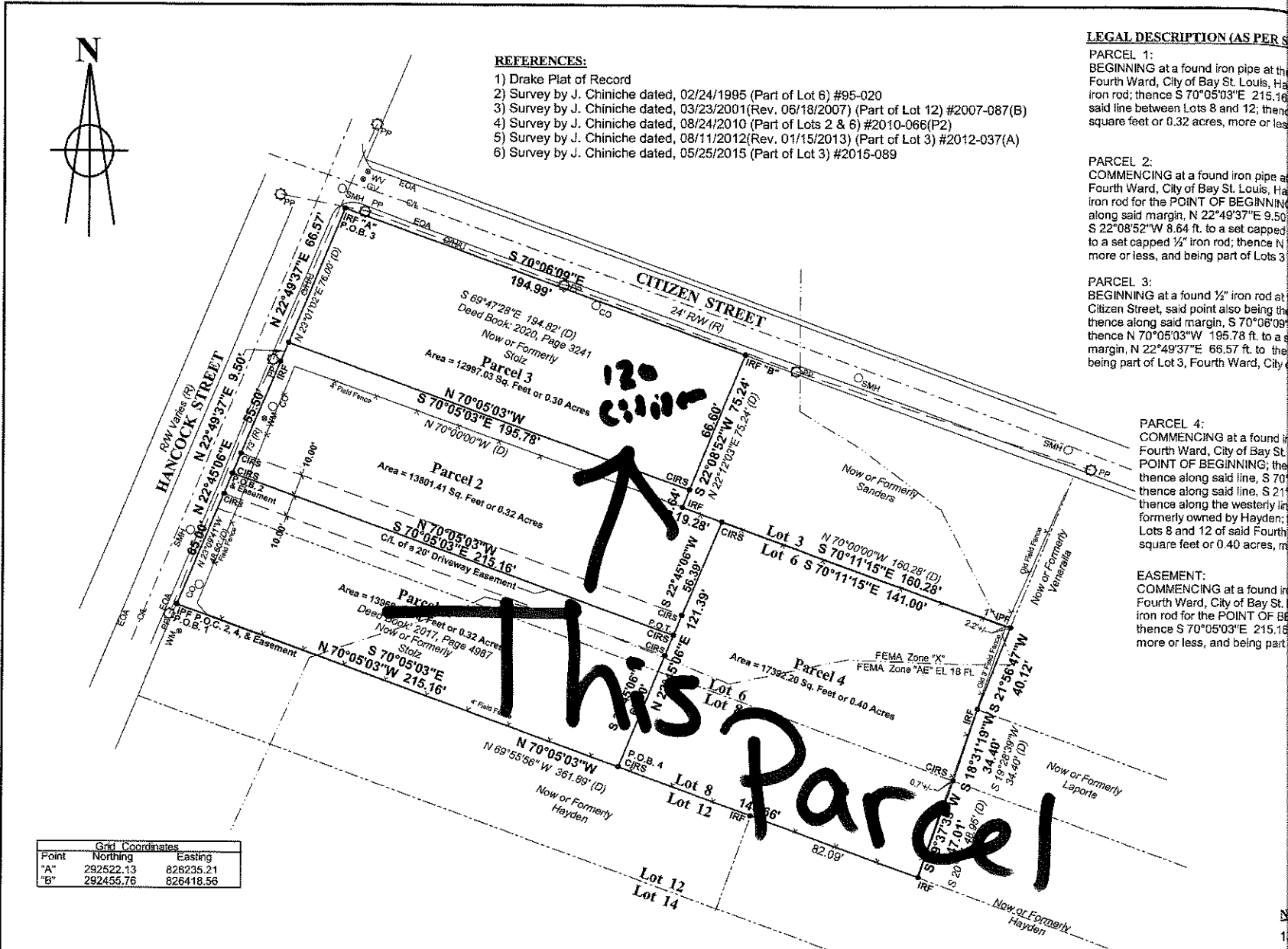
PARCEL 1:
 BEGINNING at a found iron pipe at the Fourth Ward, City of Bay St. Louis, Ha iron rod; thence S 70°05'03"E 215.16' said line between Lots 8 and 12; thence square feet or 0.32 acres, more or less

PARCEL 2:
 COMMENCING at a found iron pipe at the Fourth Ward, City of Bay St. Louis, Ha iron rod for the POINT OF BEGINNING along said margin, N 22°49'37"E 9.50' S 22°08'52"W 8.64 ft. to a set capped to a set capped 1/2" iron rod; thence N more or less, and being part of Lots 3

PARCEL 3:
 BEGINNING at a found 1/2" iron rod at the Citizen Street, said point also being the thence along said margin, S 70°08'09" thence N 70°05'03"W 195.78 ft. to a margin, N 22°49'37"E 66.57 ft. to the being part of Lot 3, Fourth Ward, City

PARCEL 4:
 COMMENCING at a found iron rod at the Fourth Ward, City of Bay St. Louis, POINT OF BEGINNING; thence along said line, S 70°05'03"E 215.16' thence along said line, S 21° thence along the westerly line formerly owned by Hayden; thence Lots 8 and 12 of said Fourth square feet or 0.40 acres, more or less

EASEMENT:
 COMMENCING at a found iron rod at the Fourth Ward, City of Bay St. Louis, POINT OF BEGINNING; thence S 70°05'03"E 215.16' more or less, and being part



Grid Coordinates		
Point	Northing	Easting
"A"	292622.13	826235.21
"B"	292455.76	826418.56

CERTIFICATE OF APPROVAL:
 Submitted to and approved by the Bay St. Louis Planning and Zoning Commission,
 This the _____ day of _____ 2022.

CHAIRMAN

Submitted to a approved by the Mayor and Council of the City of Bay
 Saint Louis, this the _____ day of _____ 2022.

LEGEND:

- IRF = 1/2" Iron Rod Found
- IPF = Iron Pipe Found
- IRS = 1/2" Iron Rod Set
- IFP = Iron Fence Post
- TPF = "T" Post Found
- IBF = Iron Bar Found
- AIF = Angle Iron Found
- C = Capped
- WFP = Wood Fence Post
- MNF = Magnetic Nail Found

DATE: March 8, 2026

TO: Jeremy Burke, Zoning Administrator; Members of the Planning & Zoning Commission; Bay St. Louis City Council Members; and Mayor Mike Favre

FROM: Kathleen Monti, 105 Sycamore Street, Bay St. Louis, MS

RE: 120 Citizen Street - Guillot application for a **Special Exception** to allow an **Accessory Dwelling** on a lot under 15,000 square feet and **Variations** to the **Side Yard and Rear Yard Setbacks**. Parcel 149N-0-30-050.000.

This application for a Special Exception to allow an Accessory Dwelling on a lot under 15,000 square feet and for a Variance to 2,003 square feet from the required 15,000 square foot minimum lot size must be denied by the Planning & Zoning Commission and the City Council because as per the current Zoning Code of Bay St. Louis, an Accessory Dwelling is only allowed on lot of more than 15,000 square feet.

This 15,000 square foot requirement is stated in **Section 1002.6.B. - Accessory Dwelling**. Nothing else in this section even hints at the possibility of a parcel smaller than 15,000 square feet being allowed to build an Accessory Dwelling. This 15,000 square foot minimum lot size is the gold standard that the City is required to enforce.

In the **Chart of Uses in Section 623.2 – Uses Requiring Special Exceptions**, it specifically states **“Special Exceptions must meet the criteria defined in Section 1305.2 to be approved.”**

So, what does **Section 1305.2.B.5 - Special Exceptions** say? It specifically states **“The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.”** The Accessory Dwelling proposed use on the Guillot parcel does not meet the required 15,000 square foot minimum lot size for Special Exception consideration and, therefore, it would be in direct violation of the City’s own building code if this application is approved.

Additionally, to ask for a 2,003 square foot “variance” to circumvent the 15,000 square foot requirement is **prohibited** by our current zoning ordinance. As stated in the **Variations Section 1305.3.H: “The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.”** Their variance request is not allowed as per the City’s zoning ordinance.

Monti opposition letter to Guillot application

Page 2

I have opposed Accessory Dwelling applications on undersized lots for years at P&Z and City Council meetings because I feel this is one of the goalposts in our ordinance that should never be moved. Regardless of whatever good reason someone may have for wanting an accessory dwelling, the reality is that it contributes to unnecessary density and traffic in our neighborhoods if allowed on smaller lots.

You may counter that the proposed BSL2045 zoning ordinance if approved will allow an Accessory Dwelling on smaller lots. In case you haven't been watching the public comments at the recent Ward 1 Town Hall meeting or the City Council Workshop/Public Comments meeting, then let me assure you that our residents are overwhelmingly against smaller lots and greater density in our neighborhoods. Allowing Accessory Dwellings on lots smaller than 15,000 square feet only adds to unnecessary greater density in our neighborhoods and streets.

Hopefully the second draft of BSL2045 will delete all allowances for smaller lots and revert back to the 15,000 square foot minimum which is what the residents have asked to be done.

I respectfully ask that you please deny this application. Thank you for your consideration.





Caitlin Bourgeois [REDACTED]

Special Exception 120 Citizen Street, Parcel No. 149N-0-30-050.000 PT 3 Fourth Ward

1 message

Linda Newell [REDACTED] <[REDACTED]>

Wed, Mar 11, 2026 at 11:19 AM

To: [REDACTED]@par.gov

Cc: [REDACTED]

I am the owner of the property at 121 Citizen, which shares a side lot with the captioned property. The property in question is 33' by 123'. The owner requests a variance of 5' for the side yard and 12' for the rear yard. This will result in a 3' side yard setback (8' is required) and an 8' rear yard setback instead of the 20' required.

I vigorously object to this variance. It is not a simple wish to fudge a little on the requirements; it is a full-fledged flouting of the rules. It will bring a structure much closer to my property, making it resemble Metairie more than bucolic Bay St. Louis.

In addition, there is an ancient, registered live oak tree that is situated partly on my property and partly on the property in question. The owner of the property adjacent to mine, on Washington Street, has already conducted unpermitted pruning of that tree. Should the variance be granted, it will further endanger the tree as foundations for the building will inevitably impact its roots.

Linda Cucullu Newell
[REDACTED]

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 126 Sycamore Street
Parcel No. 149L-0-30-233.000
Legal Description: 239 Third Ward Bay St. Louis

HEARING DATE: March 11, 2026

I have reviewed the application submitted by Mary Thompson requesting variances to the Zoning Ordinance for the property located at 126 Sycamore Street, identified as Parcel Number 149L-0-30-233.000; Legal Description 239 Third Ward Bay St. Louis. The property is zoned R-1, Single Family Residential District.

The applicant is requesting the following variances in order to construct a new single-family dwelling:

Front Yard Setback:

Required: 25'
Proposed Front Yard Setback: 23'
Variance Requested: 2'

Rear Yard Setback:

Required: 20'
Proposed Rear Yard Setback: 8'4"
Variance Requested: 11'8"

Side Yard Setback:

Required: 8'
Proposed Side Yard Setback: 6'6"
Variance Requested: 1'6"

The administration recommends approve of the variances.

- According to the plans submitted with the planning and zoning application, the sideyard setback is for a fireplace/chimney.
- The front yard variance is just the front porch. No current living space is in the front, just the roof for the porch
- The rear yard setback will have a garage and a storage room
- Based on the submitted plans, the living space will be within the setbacks.

If I can be of any further assistance in this matter, please feel free to contact my office at 228-466-5516.

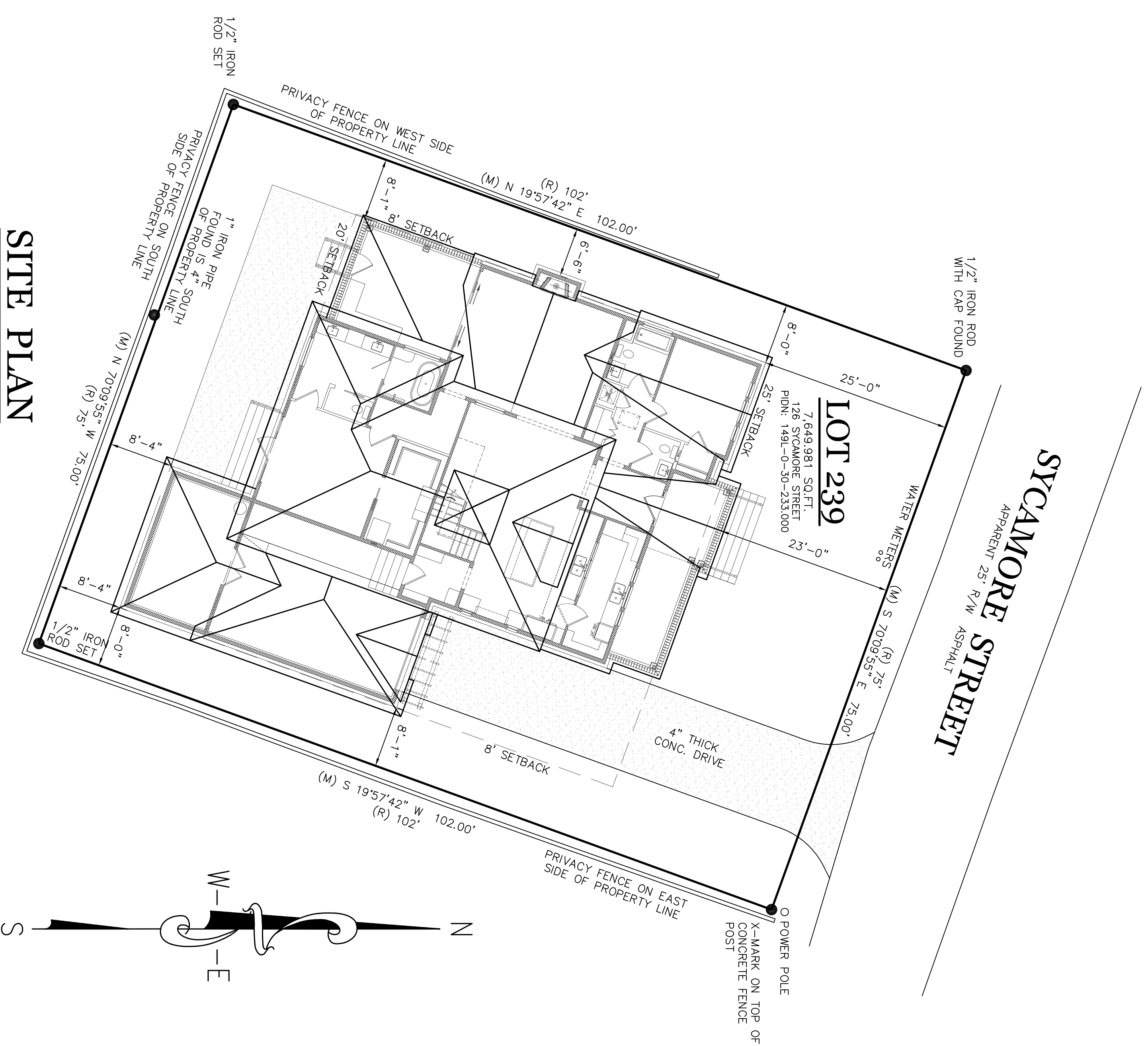
Jeremy L. Burke
Zoning Administrator

Residential Plans for Mary Thompson

LOT 239, THIRD WARD
CITY OF BAY ST. LOUIS
HANCOCK COUNTY, MISSISSIPPI

SHEET INDEX

- 1 - SITE PLAN
- 2 - ROOF PLAN
- 3 - FOUNDATION PLAN
- 4 - 1st FLOOR PLAN
- 5 - 2nd FLOOR PLAN
- 6 - FRONT AND REAR ELEVATIONS
- 7 - SIDE ELEVATIONS
- 8- SECTIONS
- 9- 1st FLOOR ELECTRICAL PLAN
- 10- 2nd FLOOR ELECTRICAL PLAN



SITE PLAN

SCALE: 1" = 10'

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY:
CROSEY SURVEYING
716 LIVE OAK DR
BILLOXI, MS 39532
(228)234-1649

SHEPARD
HOMES

PROPOSED RESIDENCE
for
Mary Thompson
126 SYCAMORE STREET
LOT 239, THIRD WARD
BAY ST. LOUIS, MISSISSIPPI

HOUSE PLANS
CONSULTANTS

251-233-5687
brian.hoge@gmail.com
© 2018, HOUSE PLANS and CONSTRUCTION

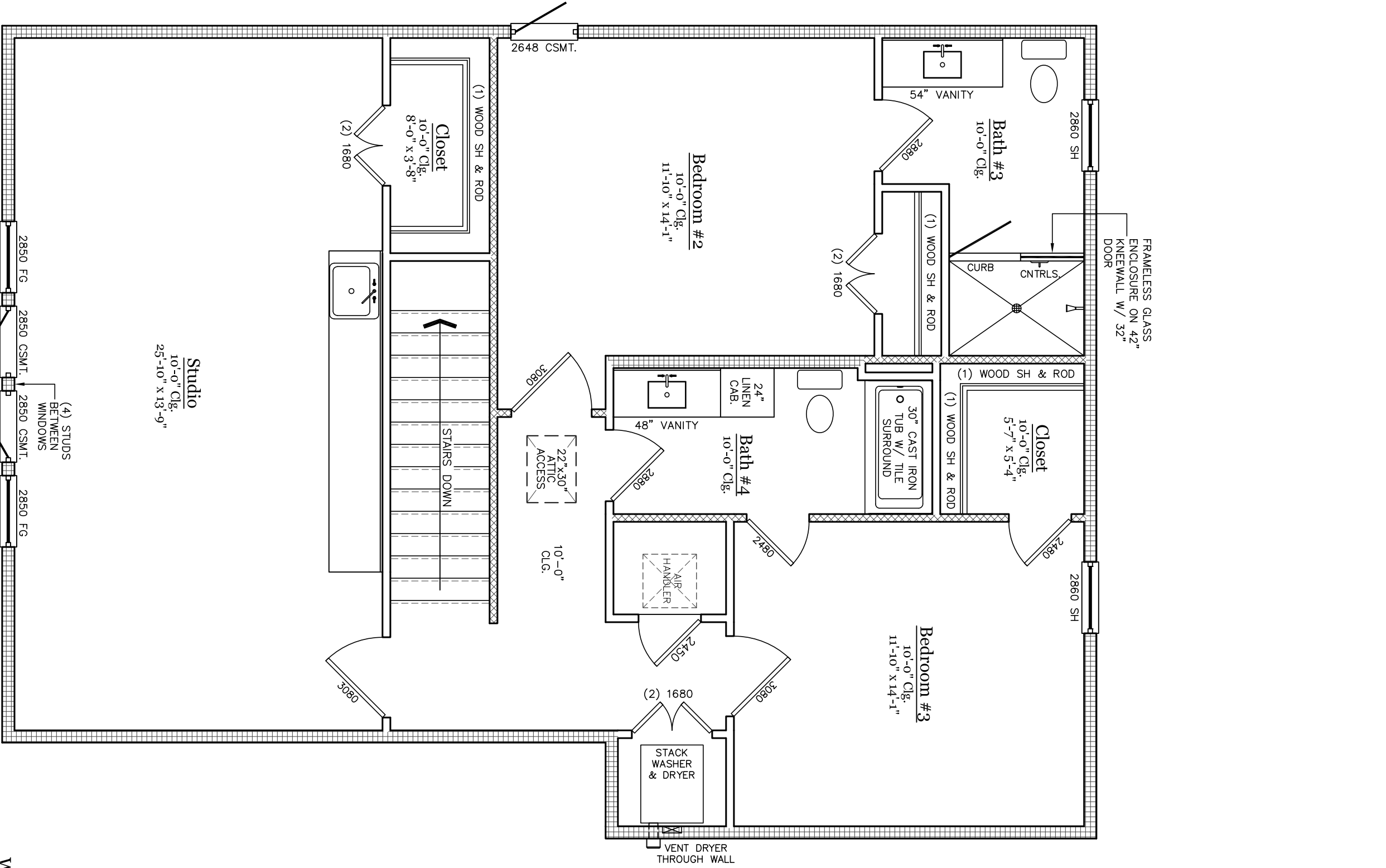
HOUSE PLANS, BLUE CONSULT, IS NOT RESPONSIBLE FOR DESIGN DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, PROJECT AND WE ASSUME NO LIABILITY FOR ANY STRUCTURAL FAILURES, DUE TO ANY DESIGN OF THESE PLANS. EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL STRUCTURAL MEMBERS PRIOR TO INSTALL. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

DATE: 12-03-25

SCALE: AS NOTED

DRAWN: BD

SHEET: **1**



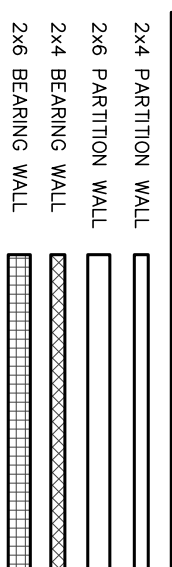
2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"

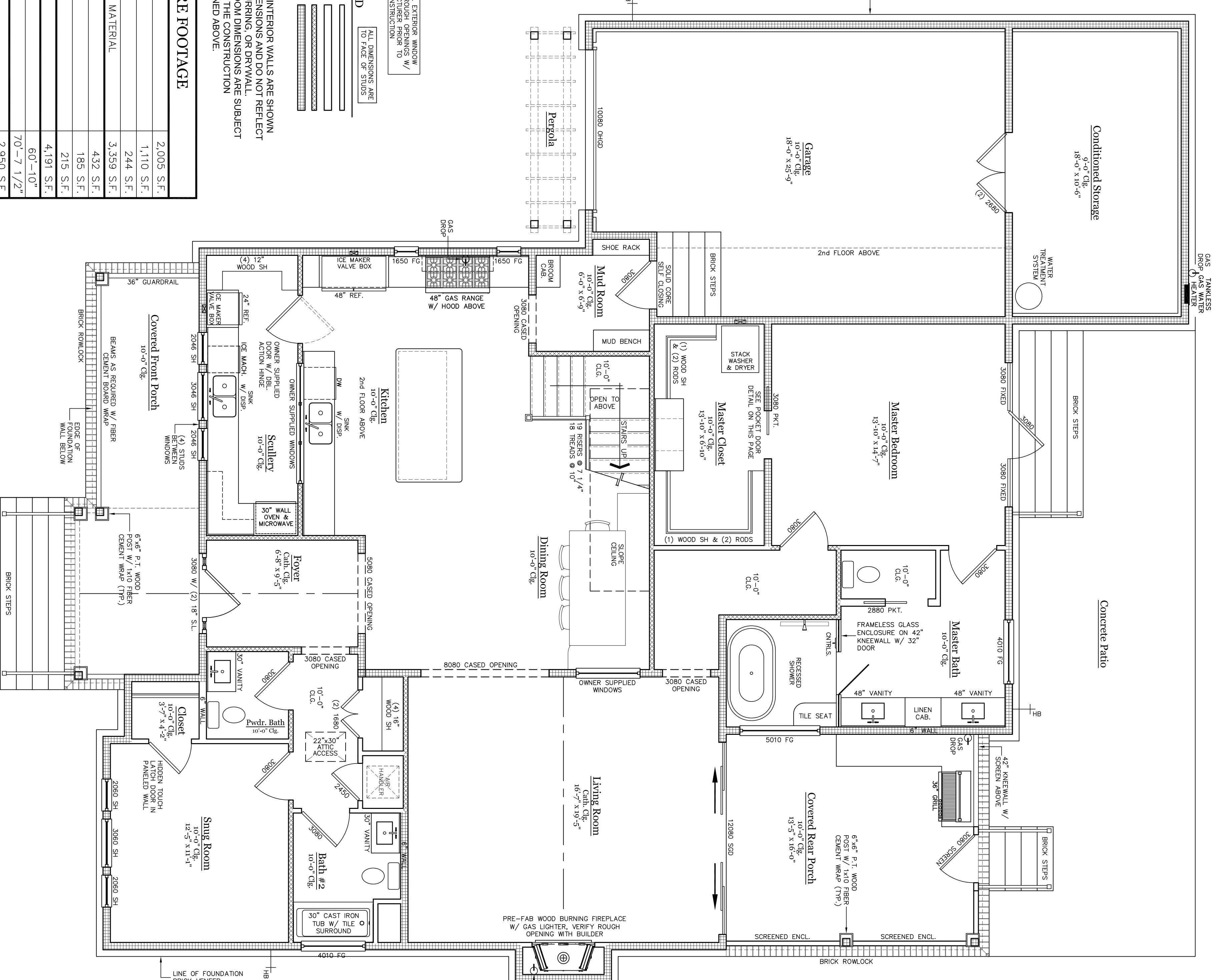
SQUARE FOOTAGE	
1st FLOOR LIVING	2,005 S.F.
2nd FLOOR LIVING	1,110 S.F.
CONDITIONED STORAGE	244 S.F.
TOTAL LIVING, OUTSIDE FIN. MATERIAL	3,359 S.F.
GARAGE	432 S.F.
FRONT PORCH	185 S.F.
REAR PORCH	215 S.F.
TOTAL	4,191 S.F.
WIDTH	60'-10"
DEPTH	70'-7 1/2"
LIVING, INSIDE FRAMING	2,950 S.F.
TOTAL FRAMING UNDER ROOF, INCL. PORCH & GAR.	4,191 S.F.

SPECIAL NOTE:
ALL EXTERIOR AND INTERIOR WALLS ARE SHOWN TO BE NOMINAL DIMENSIONS AND DO NOT REFLECT ANY INSULATION, FURRING, OR DRYWALL. THEREFORE ALL ROOM DIMENSIONS ARE SUBJECT TO CHANGE DUE TO THE CONSTRUCTION MATERIALS MENTIONED ABOVE.

WALL LEGEND



VERIFY ALL EXTERIOR WINDOW AND DOOR ROOF OPENINGS WITH CONSTRUCTION IN PLACE.



1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED RESIDENCE
for
Mary Thompson
126 SYCAMORE STREET
LOT 239, THIRD WARD
BAY ST. LOUIS, MISSISSIPPI

SHEPARD
HOMES

HOUSE PLANS
251-233-5687
brlan.hogco@gmail.com
@2019 HOGCO PLANS AND CONSTRUCTION

HOUSE PLANS BLUE PRINTS ARE NOT RESPONSIBLE FOR DESIGN DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, PROJECT AND WE ASSUME NO LIABILITY FOR STRUCTURAL FAILURES. DUE TO ANY CHANGES TO THESE PLANS, EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL CONSTRUCTION MEMBERS PRIOR TO START. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

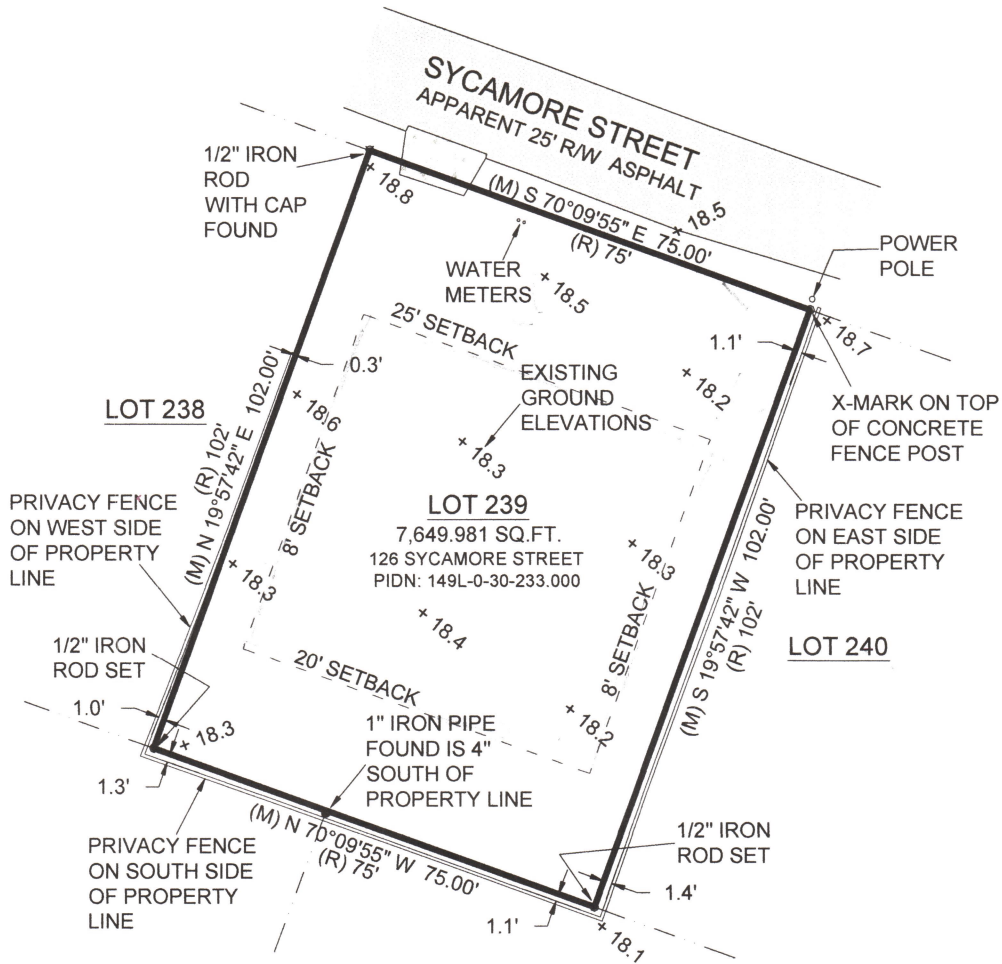
DATE: 12-03-25
SCALE: AS NOTED
DRAWN: BD
SHEET: **3**

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

LEGEND:

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET
- ⊗ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊠ -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- ⊠ -- LIGHTARD KNOT FOUND
- (M) -- AS MEASURED
- (R) -- AS PER RECORD
- APP -- AS PER PLAT
- IRF -- IRON ROD FOUND
- IRS -- IRON ROD SET



A SURVEY OF LOT 239, THIRD WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI

REFERENCE MATERIALS:

- 1.) HANCOCK COUNTY GEOPORTAL
- 2.) DEED BOOK 2006, PAGE 17637

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clifford A. Crosby
 CLIFFORD A. CROSBY, P.L.S.

OCTOBER 28, 2024
 DATE



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO MAP NUMBER 28045C0362D DATED OCTOBER 16, 2009

SURVEY CLASS - "B"	FOR: MARY THOMPSON	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST
SCALE: 1" = 30'		



CROSBY SURVEYING

PROFESSIONAL LAND SURVEYING
 716 LIVE OAK DRIVE
 BILOXI, MISSISSIPPI 39532
 PHONE: 228-234-1649

EMAIL: cliffordcrosby@gmail.com

DATE OF FIELD WORK: 10/25/2024
PARTY CHIEF: PE
INSTRUMENT MAN: PE
RODMAN: PE
DRAWN BY: CAC
DRAWING NUMBER: 24298
REVISED: