November 18, 2026 Planning Commission Meeting Agenda

November 18, 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 October 14, 2026

Action Items

2. **CHANDLER RESIDENTIAL COMPANY LLC** – Application for sketch plat approval submitted by Chandler Residential Company LLC. The sketch plat consists of 7 parcels ranging in size from 3.49 acres to 3.75 acres, with a minimum width of 100 feet. All parcels will front Blakemore Street, where utilities are already available. The properties are identified as Parcel Numbers 136J-1-37-001.000, Legal Description 7 REAR 1ST WARD BAY ST LOUIS, and 144E-0-18-008.000, Legal Description 2A & 3C 1ST WARD BSL EX. LOEB T. LOUIS. The properties are zoned R-1 Single-Family Residential District.
3. **TALBOT** – Application for a special exception to the Zoning Ordinance submitted by Lori Talbot. The applicant is requesting a special exception to construct an accessory dwelling on a parcel over 15,000 square feet. The property is located at 1310 N Beach Blvd, Parcel Number 144L-0-18-012.000, Legal Description 28 A & C 1ST WARD BAY ST LOUIS, and is zoned R-1 Residential Single-Family.
4. **MARTY HOPKINS** – Application for a variance to the Zoning Ordinance submitted by Marty Hopkins. The applicant is requesting to reconfigure one parcel into two parcels. Parcel B meets all the requirements to the minimum lot width and the minimum lot area. Parcel A meets the minimum lot width requirement but will need a variance of 2,100sf resulting in a total of 12,900sf to the minimum lot area. The property is located at 612 S Beach Blvd, Parcel Number 149P-0-30-030.000, Legal Description S1/2 362,

364, & 366 3RD WARD BAY ST LOUIS. The property is zoned R-4 Beach Front Residential.

Adjourn

5. Motion to adjourn the meeting of November 18, 2026

Planning Commission Meeting Minutes

October 14, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner Dean Agee

Commissioner John Romano

Commissioner Jimmy Osbourn

Commissioner Ronnie Robert

ABSENT

Commissioner Clark Breland

Minutes Approval

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

   Motion made by Commissioner Osbourn, Seconded by Commissioner Agee.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

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.

   Jeanne Baxter spoke representing the application.

   Motion made by Commissioner Romano, Seconded by Commissioner Agee.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

3. **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.

Alexander and Andrew spoke representing the application.

Josh Magee, Steve Barney, David Tackon and Keith Ferguson spoke in opposition

Motion to deny the application as presented

Motion made by Commissioner Osbourn, seconded by Commissioner Brown
Voting Yea: Commissioner Osbourn, Commissioner Brown

Voting Nay: Commissioner Agee, Commissioner Romano, Commissioner Robert

Motion to approve the application as presented

Motion made by Commissioner Agee, Seconded by Commissioner Romano.
Voting Yea: Commissioner Agee, Commissioner Romano, Commissioner Robert
Voting Nay: Chairman Brown, Commissioner Osbourn

APPROVED

4. **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.

   Shawn Burkes spoke representing the application

   Cliff Rabalais and Anita Warner spoke in favor

   Motion made by Commissioner Agee, Seconded by Commissioner Romano.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

5. **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.

   Elizabeth Lopez spoke representing the application.

Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.
Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

APPROVED

6. **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.

   Corey Ball spoke representing the application

   Motion made by Commissioner Robert, Seconded by Commissioner Agee.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

7. **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.

   Glenn Landrum spoke representing the application

   Motion made by Commissioner Romano, Seconded by Commissioner Osbourn.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

8. **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.

   Colt Lee spoke representing the application.

   Anita Warner spoke in favor

   Motion made by Commissioner Osbourn, Seconded by Commissioner Robert.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

   Gigi Robinson and Tina spoke with concerns regarding a bridge that was built on Kellar Street to the RV Park.

Adjourn

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

   Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.

   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

_____

Mikayla Brown, Chairman Date

_____

Caitlin Bourgeois, Secretary Date

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

RE: Property along Blakemore Street
• 136J-1-37-001.000 (7 REAR 1ST WARD BAY ST LOUIS)
• 144E-0-18-008.000 (2A & 3C 1ST WARD BSL EX. LOEB T. LOUIS)

I have reviewed the Sketch Plat application submitted by Chandler Residential Company LLC for a proposed subdivision. The applicant proposes to create seven (7) single-family residential parcels. The subject property consists of the above-referenced parcels and lies entirely within the R-1 Single-Family Residential District. The submitted Sketch Plat indicates that the proposed subdivision will comply with the standards established for the R-1 district. The seven proposed parcels provide for:
• Lot sizes ranging from 3.49 acres to 3.75 acres
• Minimum lot width of 100 feet
• Frontage on Blakemore Street, where utilities are already available

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.

The administration recommends **approval** of the submitted Sketch Plat.
The proposed parcels meet the R-1 minimum parcel size requirements, and utilities are available in front of all the newly created parcels.

Jeremy L. Burke
Zoning Administrator

N BEACH BLVD.

PROPERTY : 7
157372.75 SQ FT
3.61 ACRES

PROPERTY : 6
163530.77 SQ FT
3.75 ACRES

PROPERTY : 5
162651.72 SQ FT
3.73 ACRES

PROPERTY : 4
160390.75 SQ FT
3.68 ACRES

PROPERTY : 3
156944.50 SQ FT
3.60 ACRES

PROPERTY : 2
151920.38 SQ FT
3.49 ACRES

PROPERTY : 1
171791.96 SQ FT
3.94 ACRES

L7
L6
L5
L4
L3
L2
L1

BRIDGE 2
108 LF

BRIDGE 1
50 LF

PROPERTY LINE

PINE TREE RD.

CEDAR POINT RD.

BLAKEMORE ST.

100.00
7.00
2.00
3.00
118.40
118.66
103.14

LOT 3 — RUN 1 FILLED, 2 BRIDGES

40 x 60 house pad

12 ft driveway — at grade fill

12 ft timber pile bridge — no fill

Lot 3: 2 structures, 158 LF, 16 bents
48 piles, 42 within wetland

Driveway fill (Lots 4-7)	3,769 SF
Lot 3 run 1 filled (32 LF)	392 SF
Pile footprint 1 SF x 42	42 SF

TOTAL WETLAND IMPACT 4,203 SF = 0.096 AC
Threshold 0.10 AC (96%)
Lots 1 & 2 at frontage. No yard fill.

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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 INCH = 80 FEET



LOT SETBACK LINES

LEGEND

- WETLANDS
- SS — EXISTING 8-IN SANITARY SEWER MAIN
- S — EXISTING SANITARY SEWER MANHOLE
- W — EXISTING 6-IN WATER MAIN
- EXISTING FIRE HYDRANT

NOTES

1. DEPICTED WETLANDS DELINEATION PERFORMED BY ECOLOGICAL ASSET MANAGEMENT, LLC, NOV. 25, 2020 AND REVISED OCTOBER, 2026)
2. FLOOD ZONE BOUNDARIES FROM FEMA FIRM PANELS 28047C0330G (EFF. DATE 06/16/2009) & 28045C0354D (EFF. DATE 10/16/2009)
3. LIVE OAKS AND SOUTHERN MAGNOLIAS GREATER THAN 6" DBH TO BE PROTECTED TO DRIP LINE (MIN.) OR PERMITTED IF UNAVOIDABLE DAMAGE COULD OCCUR (CURRENT VEGETATION DENSITY MAKES INDIVIDUAL IDENTIFICATION IMPOSSIBLE AT THIS TIME)
4. AREAS OF IMPROVEMENT INCLUDE THOSE NON-WETLAND AREAS ADJACENT TO BLAKEMORE ST. AND POTENTIALLY AREAS THAT MAY BE ACCESSED VIA PERMIT WITH USACE/MS DMR.

DRAFT

ENVIRONMENTAL MANAGEMENT SERVICES, INC.
P.O. BOX 15369
HATTIESBURG, MS 39404

PREPARED FOR:
CHANDLER RESIDENTIAL DEVELOPMENT LLC

SHEET TITLE
PROPOSED LOT LAYOUT/ SKETCH PLAT
BLAKEMORE STREET
BAY ST. LOUIS, MS

NO.	DATE	REVISION

SEAL

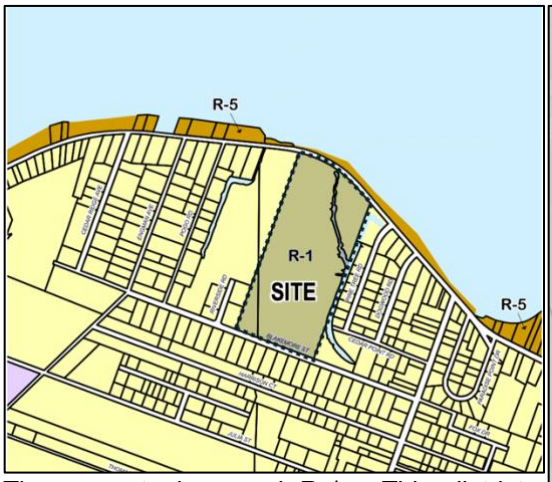
DR. BY: KRK
CK. BY: CTJ
JOB NO: CHA7-276-002
DATE: 10/20/2026

DRAWING NO.
C2.0

H:\Projects\CHA7 - Chandler Residential Development\CHA7-276-002 - BSL Cedar Point\SITE DESIGN BASE 4.dwg Sheet No: LAYOUT1 Saved: Tuesday, October 20, 2026 4:26 PM Printed: October 20, 2026

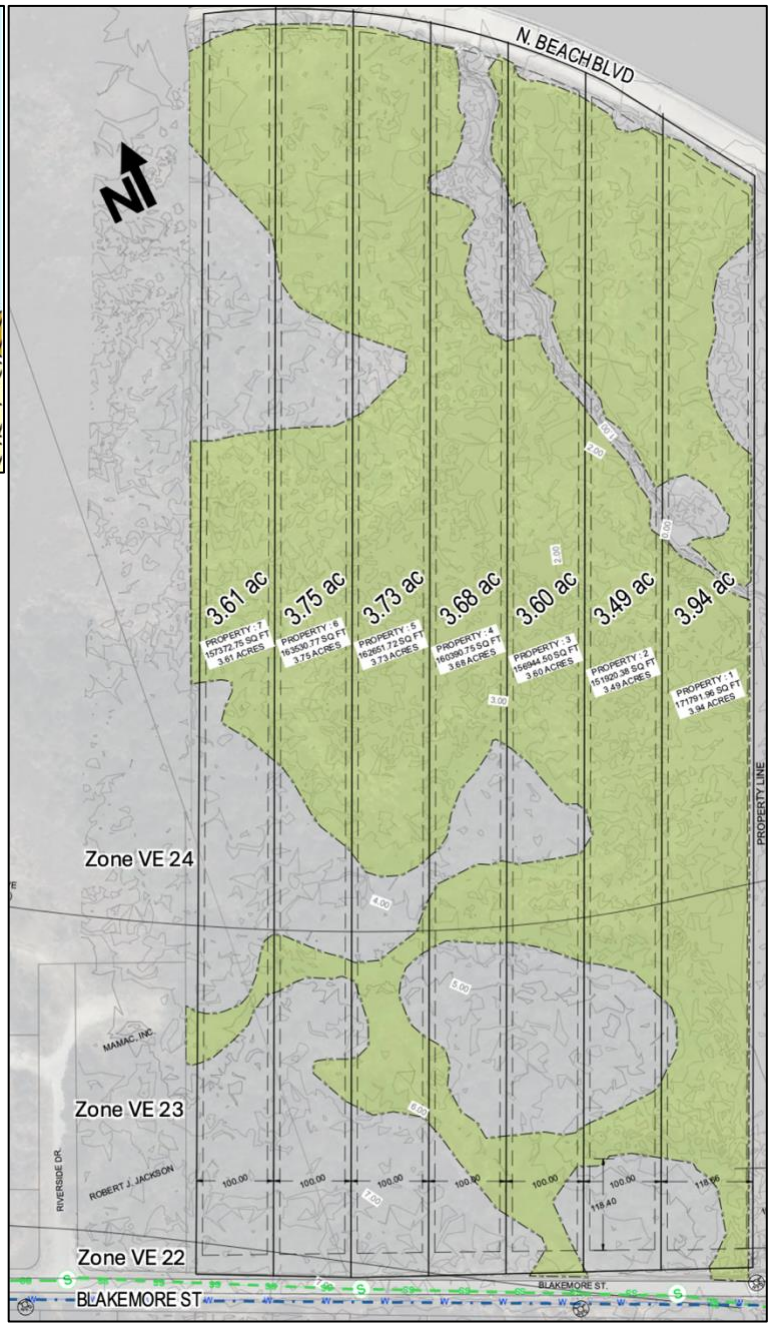
Sketch Plat Application for a
Seven Lot Residential Subdivision along Blakemore St.
Chandler Residential Development/Bryce Ladner
Meeting: November 18, 2026

Sketch Plat *- A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land. All adjoining landowners, easements and rights-of-way will be included. Article 301 lists requirements of Sketch Plat.*



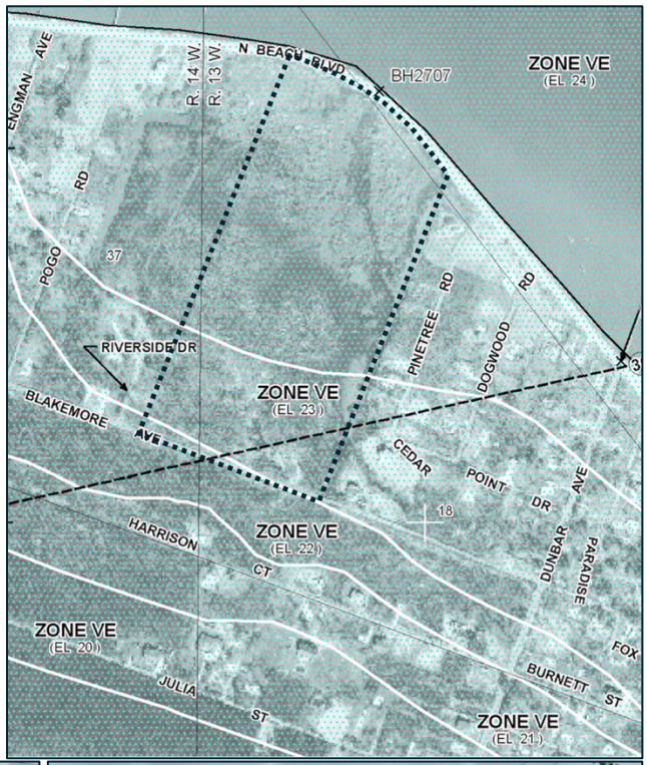
The property is zoned R-1. This district requires a minimum lot size of 12,000 s.f and an additional requirement for lots along North Beach Boulevard requires a minimum area of 15,000 s.f. The subject property is approximately 26 acres, and the proposed development will include seven (7) lots that range between 3.5 and 3.95 acres.

The property is located between Blakemore Street and North Beach Boulevard. Access to the lots will be along Blakemore Street where water and sewer infrastructure are currently present. Because of the site's adjacency to existing water, sewer, and roadways, no extension of services are required. The developer should be able to simply connect to water and sewer lines with new meters and taps. Grinder pumps are expected to be required for sewer services, and these systems will be owned and maintained by the homeowner.



Additionally, three (3) fire hydrants are located along Blakemore Street and within close proximity to the site. From east to west: one fire hydrant is located at the southeast corner of the property; a second hydrant is located approximately two hundred feet to the west (between proposed lots 2 and 3); and a third hydrant is located, and the third hydrant is located approximately 700 feet west of the site and 200 feet west of southwest corner of property. All lots are within 350 feet of the existing fire hydrants and within the minimum required distances.

The property and proposed lots are entirely within "V" zones (Velocity Zones). The southern portion of the proposed lots along Blakemore Street are within a VE 23. The northern portion of the properties are within a VE 24. Properties along the south side of Blakemore are within a VE 22 zone and farther south the "V" zones extend to just south of Julia Street. Along the south side of Julia Street is an AE District which has less rigid standards. Properties within the immediate area are all situated within the Velocity Zones are have to be constructed to the required standards. The request is consistent with the area.



The elevated homes that are required on this site will be similar in nature to homes along the south side of Blakemore (images below). The applicant has constructed several homes within the immediate area, and the homes will maintain the character. If approved, the developer intends to offer the lots for purchase or build on the lots for purchasers.





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

RE: 1310 N Beach Blvd
144L-0-18-012.000
28 A & C 1ST WARD BAY ST LOUIS

I have reviewed the application for a special exception to the Zoning Ordinance submitted by Lori Talbot. The property is located at 1310 N Beach Blvd. It lies in an R-1 Residential Single-Family district, which only allows accessory dwellings by special exception on parcels over 15,000 sq ft.

The applicant is requesting the following:

- A special exception to construct an accessory dwelling on a parcel over 15,000 square feet.

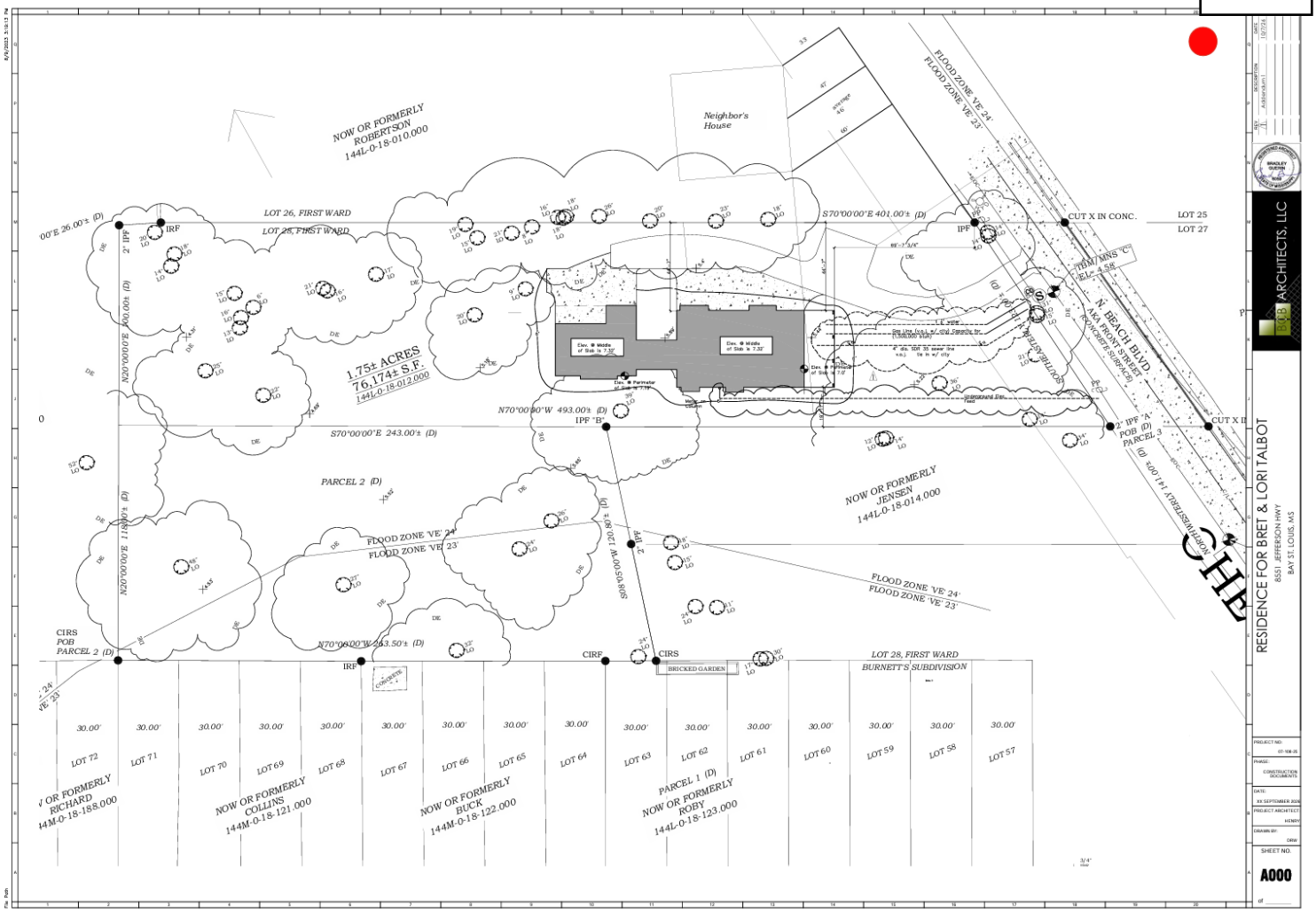
The 1.5-acre parcel is currently empty. The applicant is constructing a primary dwelling and wants to include a breezeway connecting it to the accessory dwelling. The house plans are included in the packet so you can see what the structure would look like.

Alternatively, a hall could connect the primary dwelling to the accessory dwelling so it functions as one house.

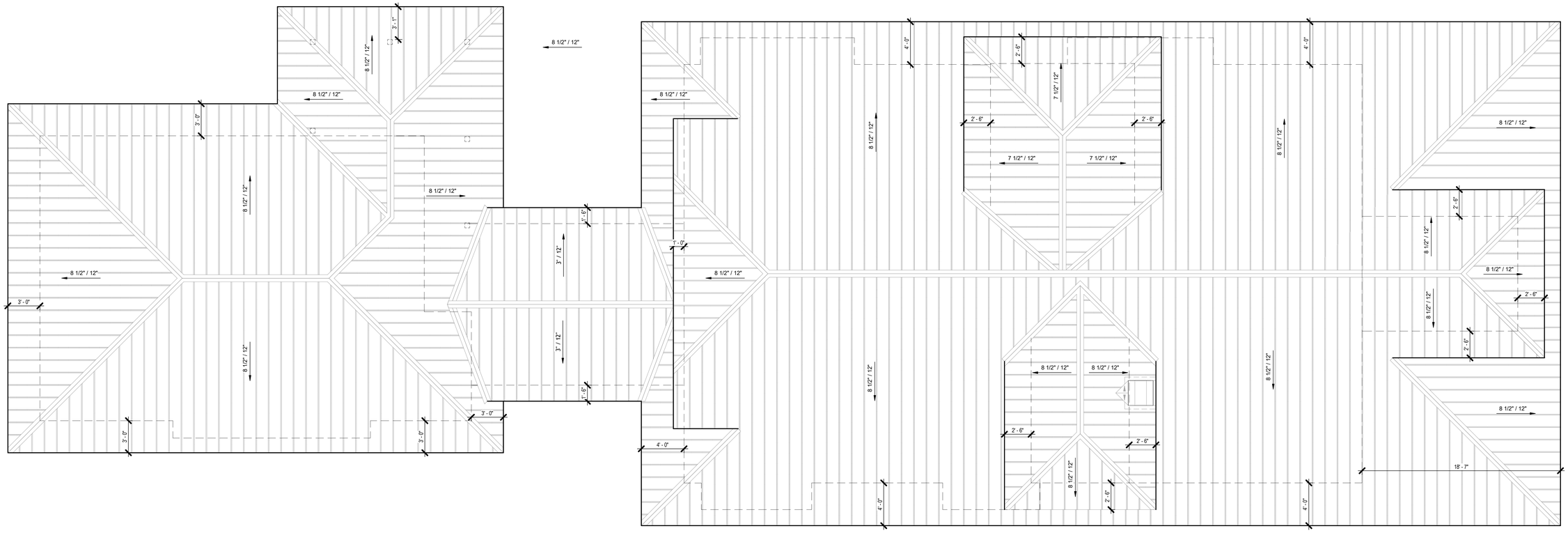
The intent is to construct the accessory dwelling for the applicant's aging parents to live with them.

The administration recommends denying the special exception.

Jeremy L Burke
Zoning Administrator


NOW OR FORMERLY
ROBERTSON
144L-0-18-010.000
Neighbor's House
FLOOD ZONE 'VE' 24'
FLOOD ZONE 'VE' 23'
LOT 26, FIRST WARD
LOT 28, FIRST WARD
S70°00'00"E 401.00'± (D)
CUT X IN CONC.
LOT 25
LOT 27
TBM "MNS "C"
EL. = 4.58
N. BEACH BLVD.
AKA FRONT STREET
(PUBLIC ACCESS ROAD)
1.75± ACRES
76,174± S.F.
144L-0-18-012.000
N70°00'00"W 493.00'± (D)
IPF "B"
S70°00'00"E 243.00'± (D)
PARCEL 2 (D)
NOW OR FORMERLY
JENSEN
144L-0-18-014.000
N20°00'00"E 100.00'± (D)
N20°00'00"E 118.00'± (D)
S09°05'00"W 120.80'± (D)
2" IPF "A"
POB
PARCEL 3
(D)
NORTHWESTERLY 1,100'±
CHB
CIRS
POB
PARCEL 2 (D)
N70°00'00"W 243.50'± (D)
CIRF
CIRS
BRICKED GARDEN
LOT 28, FIRST WARD
BURNETT'S SUBDIVISION
30.00'
LOT 72
LOT 71
LOT 70
LOT 69
LOT 68
LOT 67
LOT 66
LOT 65
LOT 64
LOT 63
LOT 62
LOT 61
LOT 60
LOT 59
LOT 58
LOT 57
NOW OR FORMERLY
RICHARD
144M-0-18-188.000
NOW OR FORMERLY
COLLINS
144M-0-18-121.000
NOW OR FORMERLY
BUCK
144M-0-18-122.000
PARCEL 1 (D)
NOW OR FORMERLY
ROBY
144L-0-18-123.000
BOBB ARCHITECTS, LLC
RESIDENCE FOR BRET & LORI TALBOT
6551 JEFFERSON HWY
BAY ST. LOUIS, MS
SHEET NO.
A000

9/24/2026 9:00:06 AM



A1 ROOF PLAN
SCALE: 1/4" = 1'-0"
RE:

TRUE PROJECT

REV	DESCRIPTION	DATE

REGISTERED ARCHITECT
BRADLEY GUERIN
8059
STATE OF MISSISSIPPI

BOB ARCHITECTS, LLC

BRET TALBOT RESIDENCE HOUSE

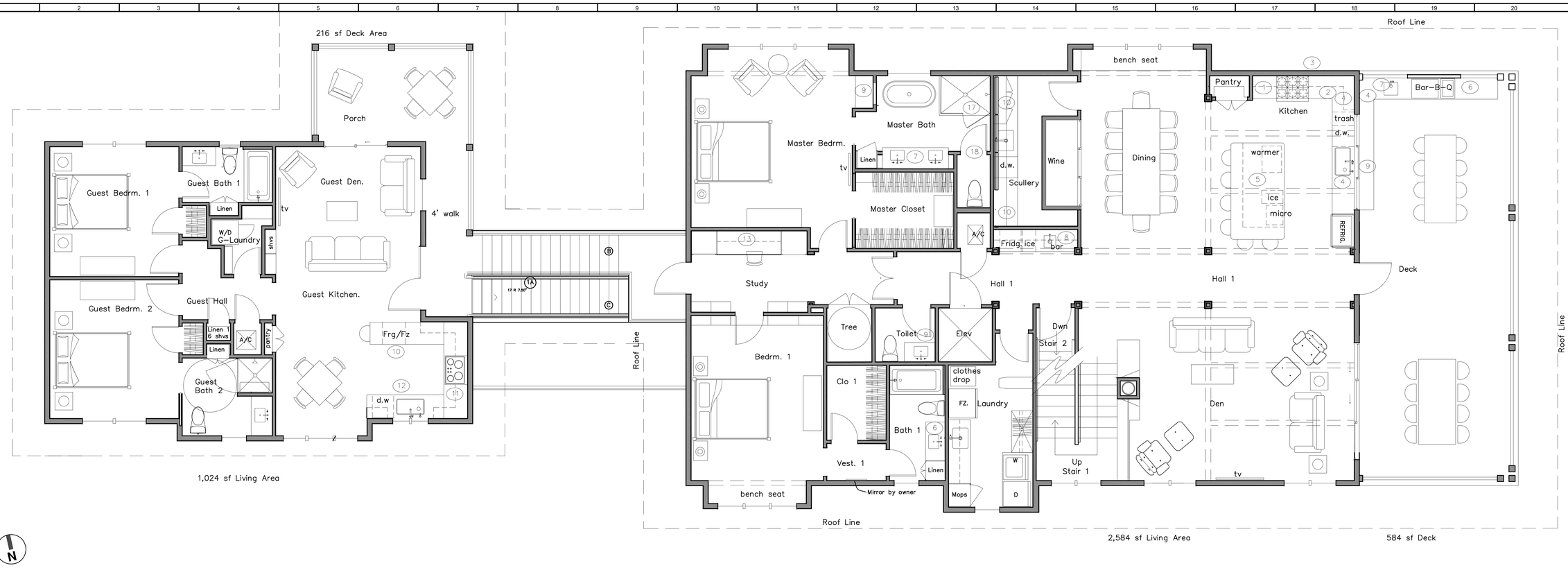
NORTH BEACH BLVD.
BAY ST. LOUIS, MISSISSIPPI

PROJECT NO: 07-108-25
PHASE: CONSTRUCTION DOCUMENTS
DATE: 15 SEPTEMBER 2026
PROJECT ARCHITECT: HC
DRAWN BY: SML

SHEET NO.
A-102
of _____

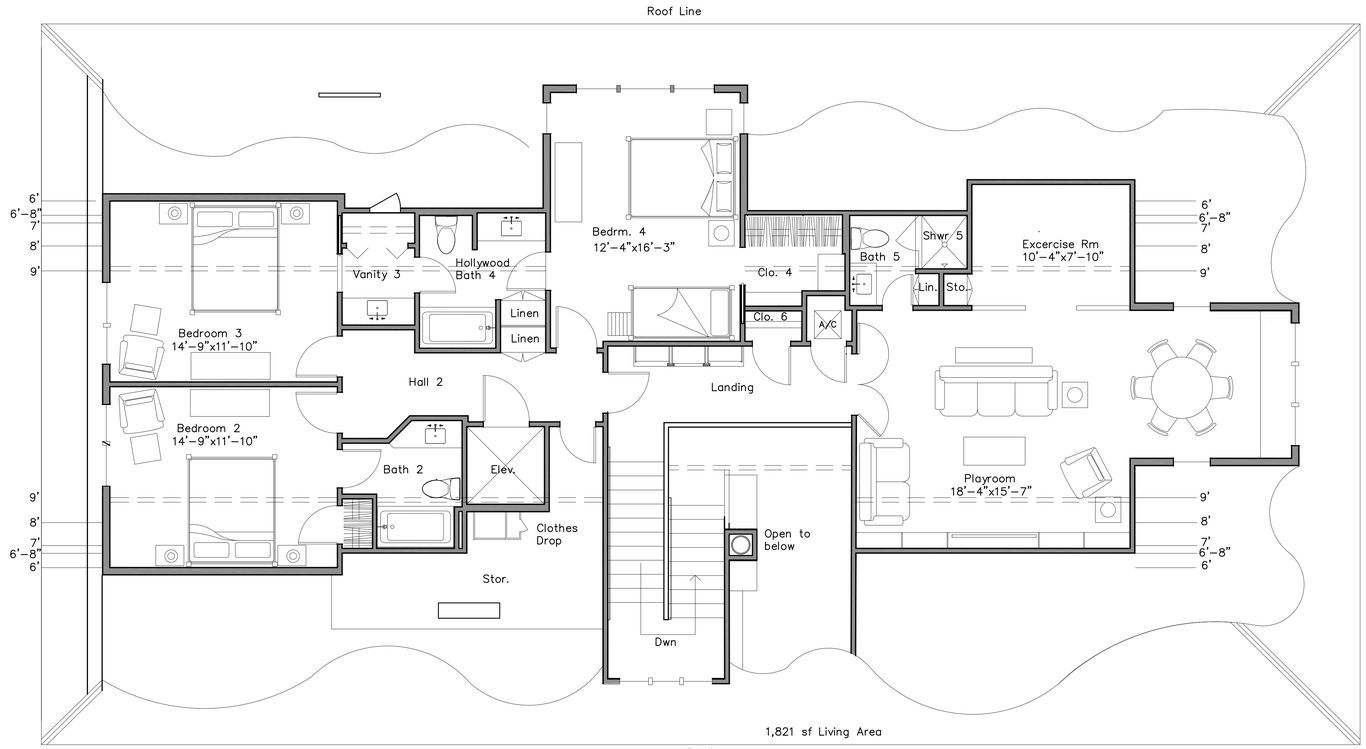
C:\Users\sonq\Documents\Revit Local Documents\07-108-25 Bret Talbot Residence_r26_sonqNC550.rvt

8/9/2023 3:19:13 PM



H-1 Main Floor Plan

SCALE 1/4"=1'-0"



Upper Level Floor Plan

SCALE 1/4"=1'-0"

BRADLEY GUERIN
REGISTERED ARCHITECT
8056
STATE OF MISSISSIPPI

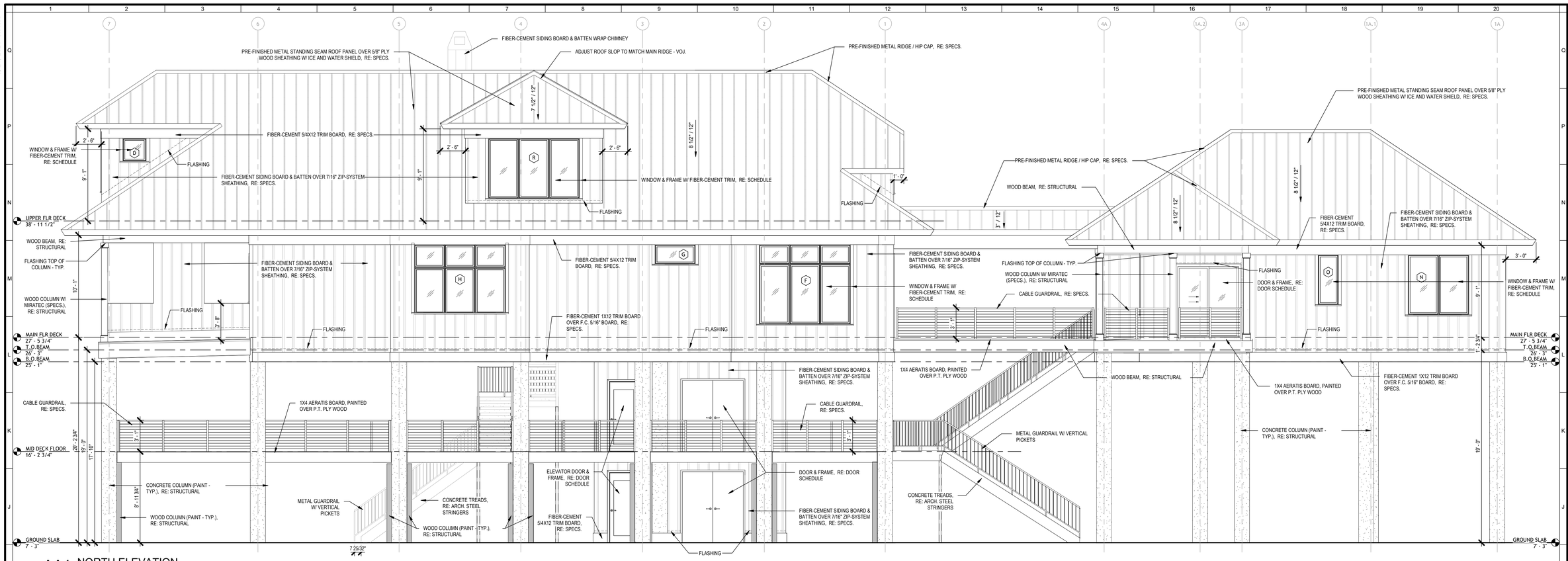
BOB ARCHITECTS, LLC

RESIDENCE FOR BRET & LORI TALBOT
1310 N. Beach Blvc.
BAY ST. LOUIS, MS

PROJECT NO:	07-108-25
PHASE:	CONSTRUCTION DOCUMENTS
DATE:	Sept. 15, 2026
PROJECT ARCHITECT:	HENRY
DRAWN BY:	DRW
SHEET NO.	A-103
of	

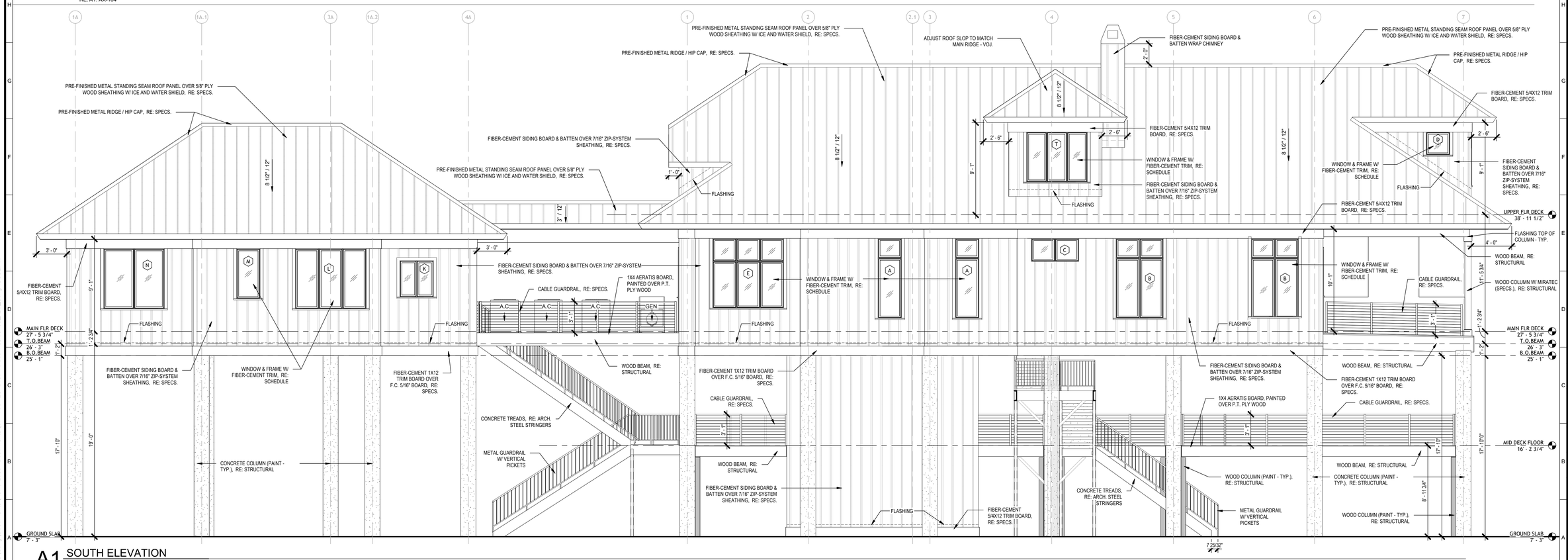
File Path

9/24/2026 9:00:06 AM



H1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"
RE: A1: AX-104



A1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"
RE: A1: AX-104

C:\Users\sml\Documents\Revit Local Documents\07-108-25 Bret Talbot Residence_r26_sml(C5SD.rvt

DATE
DESCRIPTION
REV.

REGISTERED ARCHITECT
BRADLEY GUERIN
8059
STATE OF MISSISSIPPI

BOB ARCHITECTS, LLC

BRET TALBOT RESIDENCE HOUSE

NORTH BEACH BLVD.
BAY ST. LOUIS, MISSISSIPPI

PROJECT NO: 07-108-25
PHASE: CONSTRUCTION DOCUMENTS
DATE: 15 SEPTEMBER 2026
PROJECT ARCHITECT: HC
DRAWN BY: SML

SHEET NO.
A-200
of _____

November 17, 2026

To: Bay St Louis P & Z Commission

Re: Building permit request by Lori and Brett Talbot

From: Judy Reeves, resident of Cedar Point since 1997

The Talbots have had long affiliation with Bay St Louis, in particular the Cedar Point area.

They built a house on this very large lot which was wiped out by Katrina shortly after completion.

They have been planning for the last 20 years to rebuild on the same lot and have been following all regulations and permit requirements. Their family is extensive and includes two sets of aging parents who will spend significant time visiting them in this proposed new house. They also have off spring, with children, who are scattered around the country and can be expected to visit.

They are asking to have an apartment, fully handicap accessible, attached to their main home. This arrangement would be particularly amenable to their family needs. The lot has ample room for this construction and well more room than is needed for any conceivable parking needs of the occupants.

I support them in making this request for a variance to move forward with their plans. I urge the P & Z, and the City Council, to approve their plans and allow them to continue with the project.

This would be a sign that Bay St Louis wants to come back from Katrina with residential property as well as bars, restaurants and housing for the required workers.

Sincerely,

Judith Reeves

Judith Reeves

99 Felicity St

NOV. 17, 2026

TO: The Bay St. Louis P&Z COMMISSION
RE: Building PERMIT Property LOCATION 1310 N. Beach BLVD.
requested by LORI AND BRET TALBOT
From: Betty COLLINS

Lori and Bret Talbot are asking for APPROVAL of a VARIANCE to have a handicap accessible apartment attached to their main home for the use of their elderly parents when needed. I have no objections,

Betty Collins
Burnett ST.
Property owner

To Bay St. Louis Planning and Zoning Committee and the

Bay St. Louis City Council,

We have no reservations or objections whatsoever to the request for a special exception to the zoning ordinance submitted by the Talbot family for their property at 1310 North Beach Blvd.

The property is large and well suited for the proposal, and we believe it will enhance the neighborhood.

Sincerely,

Gene and Margaret Taylor

814 North Beach Blvd.

Bay St. Louis, MS

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

RE: 612 S Beach Blvd
149P-0-30-030.000
S1/2 362, 364, & 366 3RD WARD BAY ST LOUIS

I have reviewed the variance application submitted by Marty Hopkins. The applicant is requesting to reconfigure one existing parcel into two parcels. The property lies within the R-4 Beach Front Residential zoning district, which requires a minimum lot area of 15,000 sq ft and a minimum lot width of 100 feet.

The proposed subdivision would reconfigure the existing parcel as follows:
Parcel B:
Meets all R-4 requirements for minimum lot width and minimum lot area.
Parcel A:
Minimum Lot Width: 100 ft — Proposed lot width meets the requirement.
Minimum Lot Area: 15,000 sq ft
Proposed Lot Area: 12,900 sq ft
Variance Needed: 2,100 sq ft

The administration recommends denying the variance and reconfiguration.
No hardship has been demonstrated. The request seeks to create a new parcel that fails to meet the minimum lot area required in the R-4 Beach Front Residential district. Parcel B would comply, but Parcel A would remain 2,100 sq ft short of the 15,000 sq ft minimum for the R-4 zoning district.

If the reconfiguration does happen, it would be recommended that Parcel A, which is along Citizen, be rezoned to R-1 like the rest of the parcel along 100 block of Citizen Street.

RE-SUBDIVISION SURVEY

LEGAL DESCRIPTION:

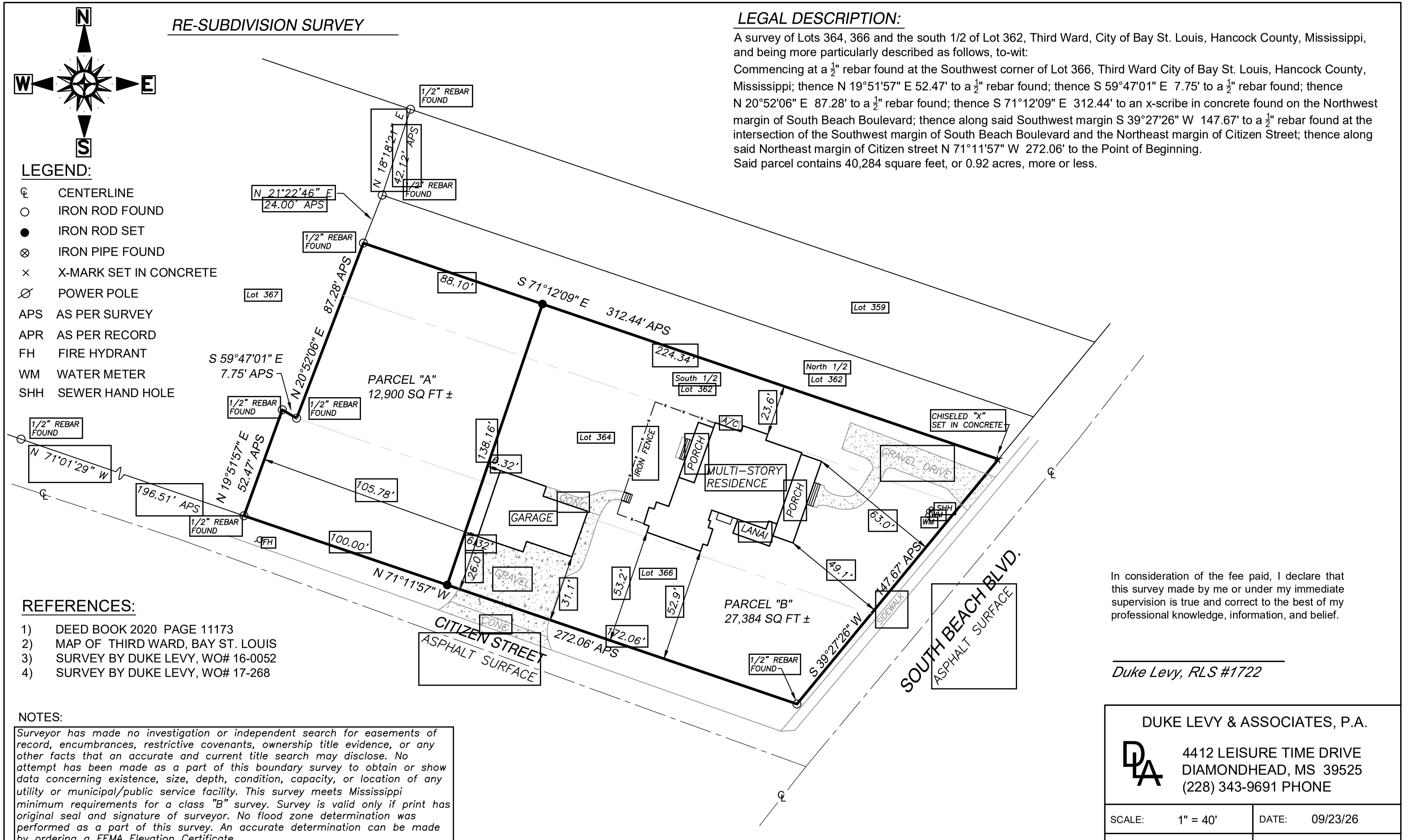
A survey of Lots 364, 366 and the south 1/2 of Lot 362, Third Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a ½" rebar found at the Southwest corner of Lot 366, Third Ward City of Bay St. Louis, Hancock County, Mississippi; thence N 19°51'57" E 52.47' to a ½" rebar found; thence S 59°47'01" E 7.75' to a ½" rebar found; thence N 20°52'06" E 87.28' to a ½" rebar found; thence S 71°12'09" E 312.44' to an x-scribe in concrete found on the Northwest margin of South Beach Boulevard; thence along said Southwest margin S 39°27'26" W 147.67' to a ½" rebar found at the intersection of the Southwest margin of South Beach Boulevard and the Northeast margin of Citizen Street; thence along said Northeast margin of Citizen street N 71°11'57" W 272.06' to the Point of Beginning.

Said parcel contains 40,284 square feet, or 0.92 acres, more or less.

LEGEND:

℄	CENTERLINE
○	IRON ROD FOUND
●	IRON ROD SET
⊗	IRON PIPE FOUND
×	X-MARK SET IN CONCRETE
⌀	POWER POLE
APS	AS PER SURVEY
APR	AS PER RECORD
FH	FIRE HYDRANT
WM	WATER METER
SHH	SEWER HAND HOLE



REFERENCES:

1) DEED BOOK 2020 PAGE 11173
2) MAP OF THIRD WARD, BAY ST. LOUIS
3) SURVEY BY DUKE LEVY, WO# 16-0052
4) SURVEY BY DUKE LEVY, WO# 17-268

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.

4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9691 PHONE

SCALE: 1" = 40'	DATE: 09/23/26
DRAWING: WO# 2022-054 R	CLIENT: Marty Hopkins

Geoportal Map



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.

0 30 60ft

To Whom It May Concern,

Ahead of next week's meeting, I wanted to provide a brief overview of our proposed lot division for the property we own at the corner of S. Beach Blvd. and Citizen Street in Bay St. Louis.

The property is currently zoned R-4, consistent with the zoning of the adjoining properties along Beach Boulevard. Our proposal is to divide the existing 40,284-square-foot parcel into two separate lots as follows:

- **Lot B – 27,384 square feet:** This lot would include our existing residence and garage, with frontage along S. Beach Blvd and Citizen Street.
- **Lot A – 12,900 square feet:** This would be the newly created lot located behind our residence, with frontage along Citizen Street.

The proposed division would retain our existing residence and garage on Lot B while establishing Lot A as a separate parcel. See attached survey.

The reason for our request is that we anticipate selling our beachfront residence in the near future as we plan to retire in Alabama but would like to retain Lot A for the possibility of building a smaller home for personal and family use at some point in the future. This would provide us with the opportunity to continue enjoying Bay St. Louis with our family in the years to come.

Thank you for your time and consideration. I look forward to discussing our proposal at next week's meeting.

Marty Hopkins

Gmail

Caitlin Bourgeois <cbourgeois@baystlouis-ms.gov>

Re: Variance Application – 612 S. Beach Blvd. (Parcel #149P-0-30-030.000 / Applicant: Marty Hopkins)

1 message

Bay Saint Louis MS <noreply@civicplus.com> Mon, Nov 16, 2026 at 1:20 PM
Reply-To: Stacerealtor@aol.com
To: cbourgeois@baystlouis-ms.gov

Name: Harold S McDonald
Email: Stacerealtor@aol.com

Message:

Dear Mr. Burke and Ms. Bourgeois,

Please accept the attached letter as my formal written public comment regarding the variance application submitted by Marty Hopkins for **612 S. Beach Blvd. (Parcel #149P-0-30-030.000)**.

Although I am unable to attend the upcoming public hearing in person, I respectfully request that this letter be distributed to all members of the **Bay St. Louis Planning & Zoning Commission** and the **Bay St. Louis City Council**, and entered into the official administrative record for this application. Specifically, I am requesting that any approval of the variance for Parcel A be explicitly conditioned upon a binding restriction prohibiting any further subdivision of **Parcel B**.

Please reply to confirm receipt of this email and attachment for the hearing file. Thank you very much for your time and assistance.

Sincerely,

Harold S McDonald

105 Citizen Street

504-451-2495

Stacerealtor@aol.com

November 16, 2026

_____ COPY OF LETTER BELOW_____

To:

Bay St. Louis Planning & Zoning Commission

Bay St. Louis City Council

City of Bay St. Louis Building & Planning Department

688 Highway 90, Bay St. Louis, MS 39520

RE: Variance Application – 612 S. Beach Blvd. (Parcel #149P-0-30-030.000 / Applicant: Marty Hopkins)

Dear Members of the Planning & Zoning Commission and City Council,

I am writing as a neighboring property owner regarding the variance application submitted by Marty Hopkins for **612 S. Beach Blvd. (Parcel #149P-0-30-030.000)**, located in the **R-4 Beach Front Residential** zoning district.

As I understand the application, the applicant is requesting to divide the existing property into two parcels—creating a new **Parcel A** at **12,900 square feet** (which requires a 2,100-square-foot variance below the R-4 minimum of 15,000 square feet) while leaving the existing residence and garage on **Parcel B**.

My primary concern is that if this variance is granted today, the remaining corner lot (**Parcel B**, which has dual frontage along S. Beach Blvd. and Citizen Street) could later be targeted for a second subdivision to carve out a third residential lot facing Citizen Street. Turning a single R-4 beachfront tract into three separate lots through incremental splits would undermine the low-density residential character of our neighborhood, increase traffic and on-street parking pressure on Citizen Street, and set an undesirable precedent for piecemeal variances in the R-4 district.

If the Commission and City Council determine that the applicant has met the legal standard for a hardship variance on Parcel A, **I respectfully request that any approval be explicitly conditioned upon a binding restriction prohibiting any further subdivision of Parcel B.** Requiring a "no further subdivision" notation on the approved final plat and/or recorded restrictive covenant will protect the surrounding neighborhood from future piecemeal density while still allowing the applicant to complete the proposed two-lot reconfiguration.

Thank you for your time, careful review, and commitment to preserving the character of our Bay St. Louis neighborhoods. Please include this letter in the official public record for the hearing.

Sincerely,

Harold S McDonald

105 Citizen Street

504-451-2495

stacerealtor@aol.com

Gmail

Caitlin Bourgeois <cbourgeois@baystlouis-ms.gov>

Re: Bay St. Louis Planning and Zoning Meeting on 11/18/26 at 5:30 - Jeremy Burke, Bay St. Louis Planning & Zoning/ Caitlin Bourgeois, Clerk of Council

1 message

Jeremy Burke <jburke@baystlouis-ms.gov> Tue, Nov 17, 2026 at 2:37 PM
To: Caitlin Bourgeois <cbourgeois@baystlouis-ms.gov>
Cc: Sandy Miller <s[redacted]m>

Caitlin,
Would you add this letter to the 612 S Beach Blvd packet?

This one is different for the other letter from 107 CITIZEN

Please black out the phone number and email.

- Jeremy Burke

On Tue, Nov 17, 2026 at 2:21 PM Sandy Miller <[redacted]> wrote:

Dear Mr. Burke and Ms. Bourgeois,

Please accept the attached letter as my formal written public comment regarding the variance application submitted by Marty Hopkins for **612 S. Beach Blvd. (Parcel #149P-0-30-030.000)**.

Although I am unable to attend the upcoming public hearing in person, I respectfully request that this letter be distributed to all members of the **Bay St. Louis Planning & Zoning Commission** and the **Bay St. Louis City Council**, and entered into the official administrative record for this application. Specifically, I am requesting that any approval of the variance for Parcel A be explicitly conditioned upon a binding restriction prohibiting any further subdivision of **Parcel B**.

Please reply to confirm receipt of this email and attachment for the hearing file. Thank you very much for your time and assistance.

Sincerely,

Sandra K. Miller
107 Citizen Street

[redacted]

To:

Bay St. Louis Planning & Zoning Commission

Bay St. Louis City Council

City of Bay St. Louis Building & Planning Department

688 Highway 90, Bay St. Louis, MS 39520

RE: Variance Application – 612 S. Beach Blvd. (Parcel #149P-0-30-030.000 / Applicant: Marty Hopkins)

Dear Members of the Planning & Zoning Commission and City Council,

I am writing as a neighboring property owner regarding the variance application submitted by Marty Hopkins for **612 S. Beach Blvd. (Parcel #149P-0-30-030.000)**, located in the **R-4 Beach Front Residential** zoning district.

As I understand the application, the applicant is requesting to divide the existing property into two parcels—creating a new **Parcel A** at **12,900 square feet** (which requires a 2,100-square-foot variance below the R-4 minimum of 15,000 square feet) while leaving the existing residence and garage on **Parcel B**.

My primary concern is that if this variance is granted today, the remaining corner lot (**Parcel B**, which has dual frontage along S. Beach Blvd. and Citizen Street) could later be targeted for a second subdivision to carve out a third residential lot facing Citizen Street. Turning a single R-4 beachfront tract into three separate lots through incremental splits would undermine the low-density residential character of our neighborhood, increase traffic and on-street parking pressure on Citizen Street, and set an undesirable precedent for piecemeal variances in the R-4 district.

If the Commission and City Council determine that the applicant has met the legal standard for a hardship variance on Parcel A, **I respectfully request that any approval be explicitly conditioned upon a binding restriction prohibiting any further subdivision of Parcel B.** Requiring a "no further subdivision" notation on the approved final plat and/or recorded restrictive covenant will protect the surrounding neighborhood from future piecemeal density while still allowing the applicant to complete the proposed two-lot reconfiguration.

Thank you for your time, careful review, and commitment to preserving the character of our Bay St. Louis neighborhoods. Please include this letter in the official public record for the hearing.

Sincerely,

Sandra K. Miller
107 Citizen Street



Gmail

Caitlin Bourgeois <cbourgeois@baystlouis-ms.gov>

Fwd: REVISED -- Opposition to Variance Application – 612 S. Beach Blvd. (Parcel #149P-0-30-030.000 / Applicant: Marty Hopkins)

1 message

Jeremy Burke <jburke@baystlouis-ms.gov> Wed, Nov 18, 2026 at 1:50 PM
To: Caitlin Bourgeois <cbourgeois@baystlouis-ms.gov>
Cc: brianmpawlowski@icloud.com

Caitlin,
This is **Brian M Pawlowski updated letter for Hopkin Application**

Would you add this to the packet.

- Jeremy Burke

---------- Forwarded message ---------
From: **'Brian M. Pawlowski' via Building and Zoning** <bz@baystlouis-ms.gov>
Date: Wed, Nov 18, 2026 at 1:48 PM
Subject: REVISED -- Opposition to Variance Application – 612 S. Beach Blvd. (Parcel #149P-0-30-030.000 / Applicant: Marty Hopkins)
To: <permits@baystlouis-ms.gov>

November 18, 2026

To:
Bay St. Louis Planning & Zoning Commission
Bay St. Louis City Council
City of Bay St. Louis Building & Planning Department
688 Highway 90, Bay St. Louis, MS 39520

RE: Opposition to Variance Application – 612 S. Beach Blvd. (Parcel #149P-0-30-030.000 / Applicant: Marty Hopkins)
Dear Members of the Planning & Zoning Commission and City Council,

I am writing as a resident of Bay St. Louis to formally oppose the variance application submitted for **612 S. Beach Blvd. (Parcel #149P-0-30-030.000, Legal Description: S1/2 362, 364, & 366, 3rd Ward Bay St. Louis)** in the **R-4 Beach Front Residential** zoning district.

As stated in the public notice, the applicant is requesting to reconfigure one conforming beachfront corner property into two parcels—retaining the existing home on **Parcel B** while carving out **Parcel A** along **Citizen Street** at **12,900 square feet**, which requires a **2,100-square-foot variance** below the R-4 minimum lot area of **15,000 square feet**. It is my understanding that the applicant is preparing to leave the area and intends to divide the property to sell both the newly created Citizen Street lot and the existing home separately for additional financial profit.
I respectfully urge the Commission and City Council to **deny this variance request in its entirety** and keep the property as a single, conforming parcel for the following zoning reasons:

- **Absence of Legal Hardship Under Mississippi Law:** Under Mississippi zoning law, a variance may only be granted when strict enforcement creates a unique physical hardship inherent to the land itself—never merely to allow an owner to slice off the rear or side portion of a conforming property to create an extra saleable lot for financial gain prior to relocating. The property at 612 S. Beach Blvd. is a fully functional,

conforming R-4 corner parcel with no physical hardship requiring relief from the 15,000-square-foot minimum lot size.

- **High-Density Precedent Along Citizen Street and R-4 Side Streets:** Allowing the Citizen Street portion of a beachfront corner lot to be split off into a substandard 12,900-square-foot lot contributes directly to high-density building—an issue that has already become a growing concern in our community. Approving this variance would set an undesirable precedent inviting other R-4 corner-lot owners to carve undersized infill lots off their side streets, gradually eroding the spacious, low-density residential character that R-4 zoning is intended to preserve.

For these reasons, I respectfully ask that the variance be **denied** so that the property remains intact as a single R-4 lot.
Thank you for your time, objective review, and commitment to upholding Bay St. Louis's zoning standards. Please enter this letter into the official public record for tonight's hearing.

Sincerely,

Brian M Pawlowski
BrianMPawlowski@icloud.com
215-499-0220 Direct / Mobile