



February 11, 2026 Planning Commission Meeting Agenda

February 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 January 14, 2026.

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.
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.
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.
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.

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.

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.

Adjourn

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

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

RE: 507 N Second Street
Parcel Number 149F-0-29-045.000
PT 274B, 1ST WARD B.S.L.
274 B Bay St. Louis, AA-34-701

HEARING DATE: February 11, 2026

An application for a Variance to the Zoning Ordinance submitted by David Boudreaux for property located at 507 N Second Street, zoned R-2, Two-Family Residential District.

The applicant is requesting a front yard setback variance of 5 feet, resulting in a proposed front yard setback of 20 feet.

Front Yard Setback:

Required: 25'

Proposed Distance of Front Yard: 20'

Variance Request: 5'

The administration recommends denial of the variance.

- The Boudreaux property line is located several feet back from the rear edge of the City sidewalk, and as a result, the dwelling will appear to meet the required 25-foot front yard setback.
- The house plans have already been approved by the Bay St. Louis Building Department; however, prior to construction, the property owner realized it would be extremely difficult for vehicles to access the driveway from Cedar Lane because of the house's placement. The driveway is located at the rear of the property and accessed from Cedar Lane.
- No neighboring property owners have opposed this request.
- No hardship

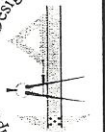
If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Jeremy L. Burke
Zoning Administrator

1"=15'
 W.O. #:
 80525
 Date:
 revised
 01/15/26
 Drawn by:
 TLP
 Sheet:
 P

Prepared For:
 David & Susan Boudreaux
 507 N Second Street
 Bay St. Louis, MS

Techni-CAD Drafting Service
 17121 Fenton-Dedeaux Road
 Kiln, MS 39556
 Ph: 228-326-4232 email: attoashunament@aol.com



Computer Aided Design

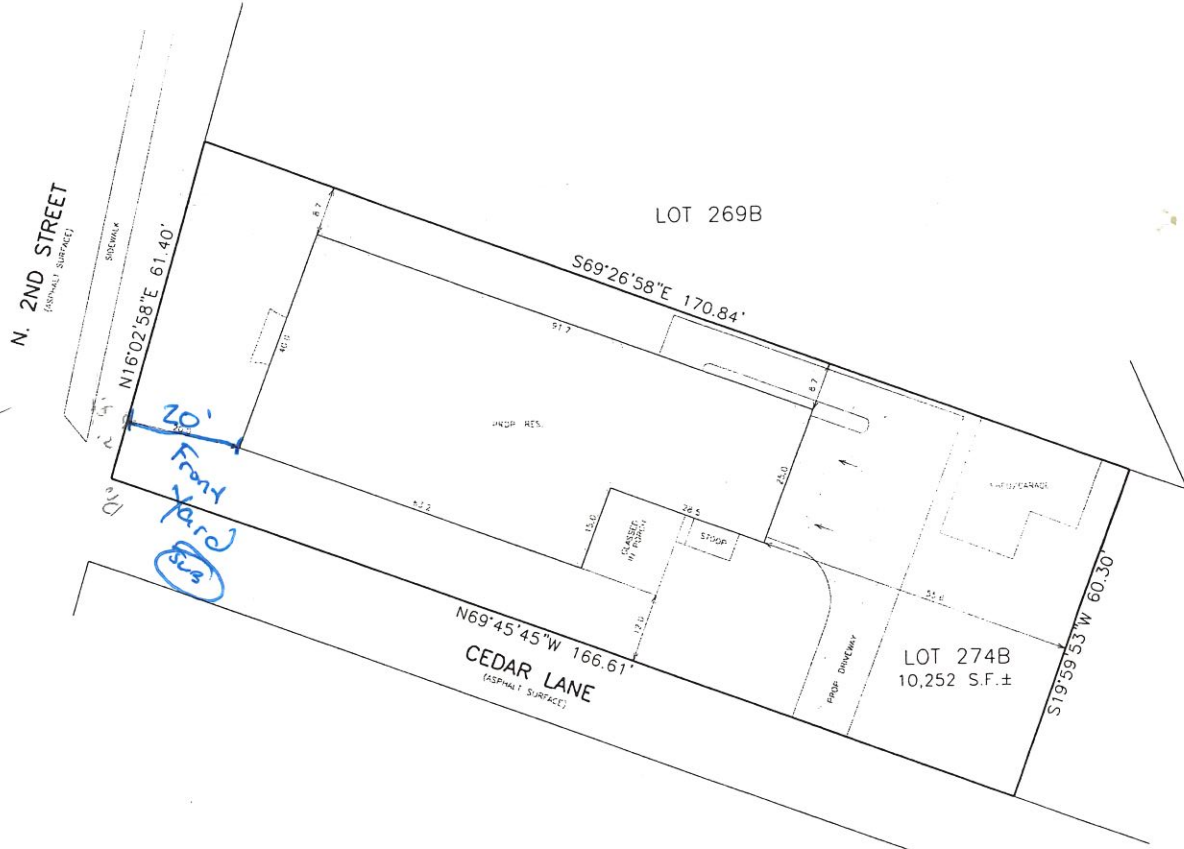
Plot Plan



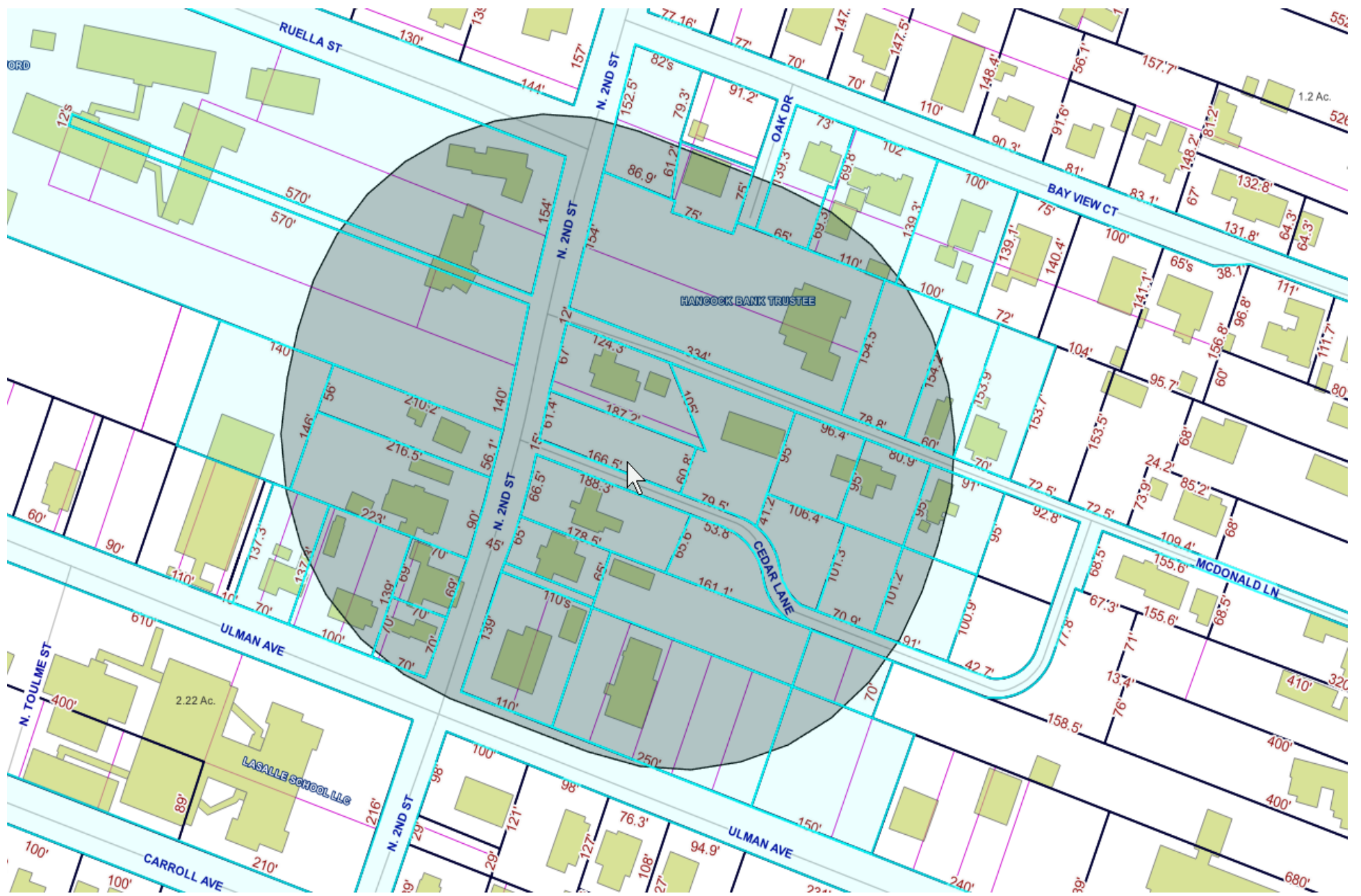
Plot Plan

PART OF LOT 274 OF FIRST WARD, CITY
 OF BAY ST. LOUIS, HANCOCK CO., MS

1. All work shall be performed in accordance with all applicable codes, laws, ordinances, regulations, and standards.
2. It is the responsibility of the owner to obtain all necessary permits for the job before construction.
3. Construction shall conform substantially to the drawings and all applicable requirements.
4. The contractor is responsible for requesting and verifying all structural details and materials to meet all local codes and all applicable quality and safety standards.
5. All applicable codes and laws, ordinances, regulations, and standards shall be observed in all operations for this building and shall have preference over anything shown, regardless of the date when made or adopted.



Note:
 Plot plan is drawn per survey done by DUKE LEVY &
 ASSO., P.A., dated: 09-27-2022, WO# 22-17-230-1



PUBLIC HEARING NOTICE

Item # 2.

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **FEBRUARY 11, 2026**, at 5:30 p.m. in the Bay St. Louis Conference Center located at 598 Main St., ph: (228)469-9121.

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.

Additional information is available for review at www.baystlouis-ms.gov/meetings or during the hours of 8a.m. and 5 p.m., Monday through Friday, at the City Hall, 688 Highway 90, Bay St. Louis. Ph: (228)469-9121.

All interested parties are urged to attend.

Email: cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov
Caitlin Bourgeois, Planning and Zoning Secretary

Bay St. Louis
PUBLIC HEARING NOTICE

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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.

PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov

Bay St. Louis
PUBLIC HEARING NOTICE

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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.

PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov

Bay St. Louis
PUBLIC HEARING NOTICE

Item # 2.

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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.

PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov

Bay St. Louis
PUBLIC HEARING NOTICE

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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.

PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov

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

RE: 0 Webster Street
Parcel No. 149E-0-29-014.002
PT 276 1ST WARD BSL

HEARING DATE: February 11, 2026

I have reviewed the application for Major Site Plan Review submitted by Forge & Field, LLC. The property in question is located at 0 Webster Street and is identified as parcel number 149E-0-29-014.002, with the legal description PT 276 1ST WARD BSL. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family.

The proposed development consists of three (3) two-story buildings containing a total of twenty (20) condominium units.

The administration recommends denial of the Major Site Plan.

- Condominiums are allowed by-right in this zoning district
- The developer has submitted the drainage analysis for this site plan, but it has received three comments/questions that need to be addressed, as outlined in a letter dated 2/10/2026 from BSL City Engineering.
- No variances are being requested for this project
- The developer has been in communication with Public Works regarding improvements to the main drainage ditch to improve drainage upstream.

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

Jeremy L. Burke
Zoning Administrator

GENERAL NOTES

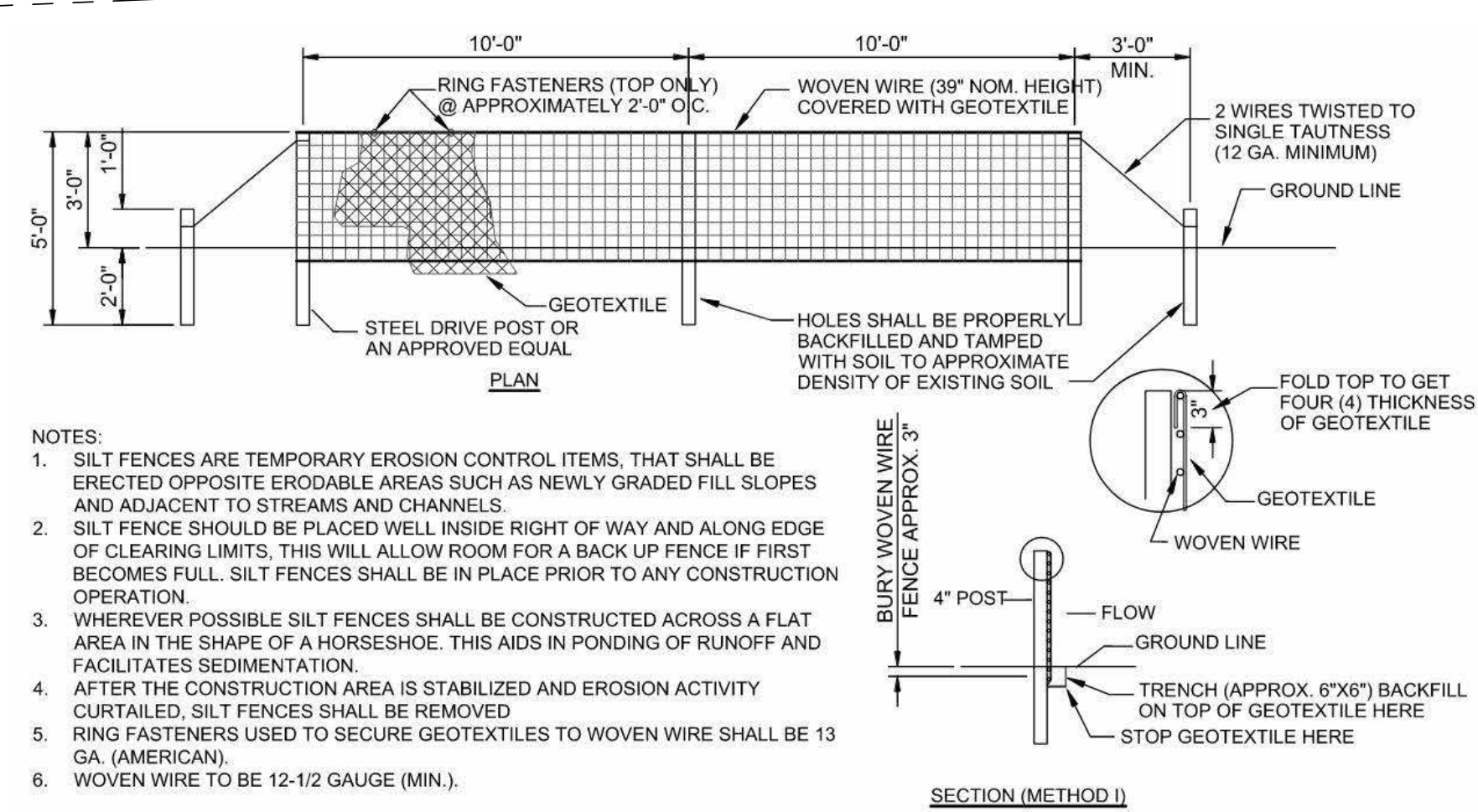
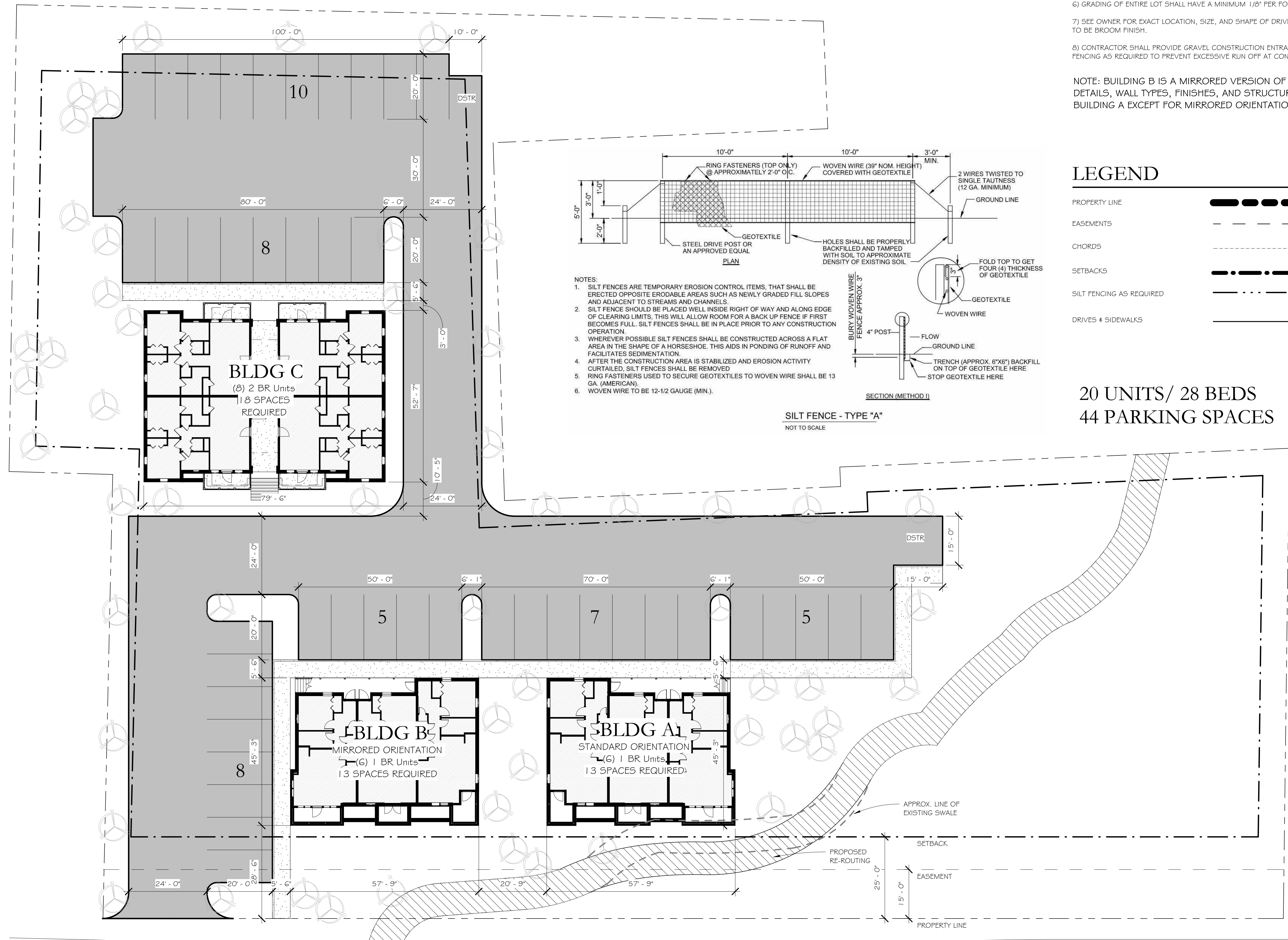
- 1) ALL PROPERTY LINES, DIMENSIONS, SETBACKS, AND EASEMENTS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 2) CONTRACTOR SHALL ADJUST EXACT LOCATION OF HOUSE AS REQUIRED FOR LOCAL BUILDING CODES AND SITE CONDITIONS.
- 3) PROPER DRAINAGE PATTERN SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE LOCAL BUILDING INSPECTOR PRIOR TO PLACEMENT OF FOUNDATION FORMS.
- 4) DRAINAGE PLAN SHALL BE DESIGNED TO PREVENT EXCESSIVE RUNOFF ONTO ADJACENT PROPERTIES. RUNOFF PERTAINS TO QUANTITY AND TYPE.
- 5) FIRST FLOOR ELEVATION SHALL BE A MINIMUM 8" ABOVE ADJACENT FINISH GRADE ELEVATIONS. FINISH GRADE AT 10' PERIMETER DISTANCE FROM BUILDING OR MID-DISTANCE OF PROPERTY LINE SHALL BE A MINIMUM 18" LOWER THAN FINISH FLOOR ELEVATION.
- 6) GRADING OF ENTIRE LOT SHALL HAVE A MINIMUM 1/8" PER FOOT SLOPE FOR PROPER DRAINAGE.
- 7) SEE OWNER FOR EXACT LOCATION, SIZE, AND SHAPE OF DRIVEWAY, SIDEWALKS, PATIOS, ETC. SIDEWALKS TO BE BROOM FINISH.
- 8) CONTRACTOR SHALL PROVIDE GRAVEL CONSTRUCTION ENTRANCE OFF PUBLIC ROADWAYS. PROVIDE SILT FENCING AS REQUIRED TO PREVENT EXCESSIVE RUN OFF AT CONSTRUCTION ENTRANCE.

NOTE: BUILDING B IS A MIRRORED VERSION OF BUILDING A. ALL DIMENSIONS, DETAILS, WALL TYPES, FINISHES, AND STRUCTURAL SYSTEMS SHALL MATCH BUILDING A EXCEPT FOR MIRRORED ORIENTATION.

LEGEND



20 UNITS/ 28 BEDS
 44 PARKING SPACES

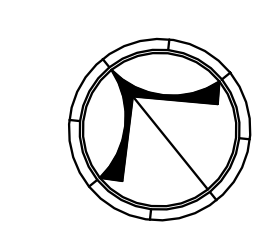
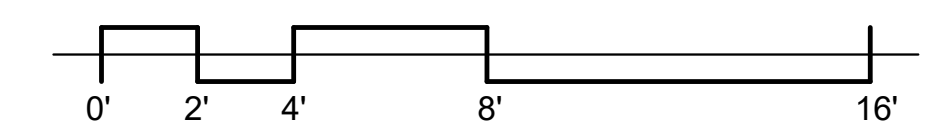


- NOTES:
1. SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS, THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS
 2. SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT OF WAY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR A BACK UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
 3. WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
 4. AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED
 5. RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN)
 6. WOVEN WIRE TO BE 12-1/2 GAUGE (MIN.).

SILT FENCE - TYPE "A"
 NOT TO SCALE

FIELD VERIFY ALL CONDITIONS AND DIMENSION PRIOR TO CONSTRUCTION

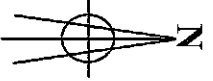
1 SITE PLAN - ORTHO
 A1 1/16" = 1'-0"



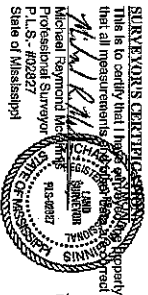
A PURCHASE OF studioRfive, PLLC PLANS GRANTS THE PURCHASER THE RIGHT TO USE SUCH DOCUMENTS TO CONSTRUCT A SINGLE HOME ON ONE LOT. THESE PLANS ARE PROTECTED BY THE FEDERAL COPYRIGHT ACT. PURCHASER ACKNOWLEDGES THAT ALL RIGHTS OF OWNERSHIP, TITLE, AND INTEREST IN THE COPYRIGHTS, PLANS, AND DERIVATES REMAIN WITH studioRfive, PLLC.

REVISIONS		
NO.	DESCRIPTION	DATE

A1
 SITE PLAN



Point	East Coordinate	North Coordinate
1	82817.276	82815.831
2	82817.276	82815.831



SURVEYOR'S CERTIFICATE
 This is to certify that I have personally herein described and delineated, and that all measurements were taken and reduced to the best of my knowledge and belief.

Michael Raymond McKinnis
 Professional Surveyor
 P.L.S. - #022227
 State of Mississippi

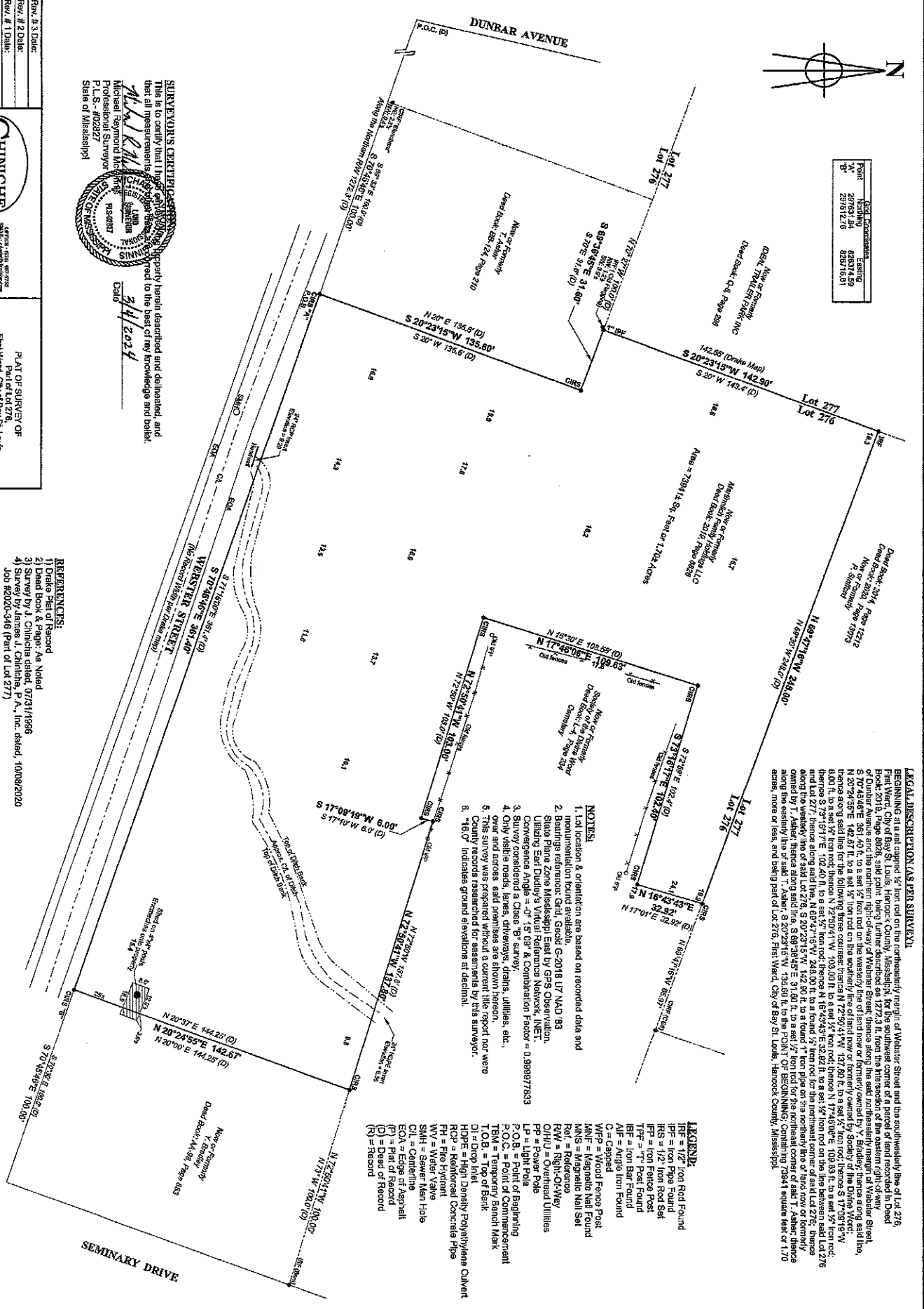
Date: 3/11/2024

Rev. # 3 Date: _____
 Rev. # 2 Date: _____
 Rev. # 1 Date: _____
 Date: 02/28/2024
 Scale: 1" = 30'
 Drawn by: dmf
 Draw. #. 010-242

CHINICHE
 A PROFESSIONAL SURVEYING AND MAPPING COMPANY
 1000 N. GULF BLVD., SUITE 200
 HENNING, MISSISSIPPI 39228

PLAT OF SURVEY OF
 PART OF LOT 276
 HENNING, MISSISSIPPI
 HENNING COUNTY, MISSISSIPPI

Job #: 2024-010 For: Marshall Sht. 1 of 1



Drainage Analysis

WEBSTER STREET - PARCEL 149E-0-29-014.002
PREPARED BY: TERRY MORAN AND ASSOCIATES, PLLC

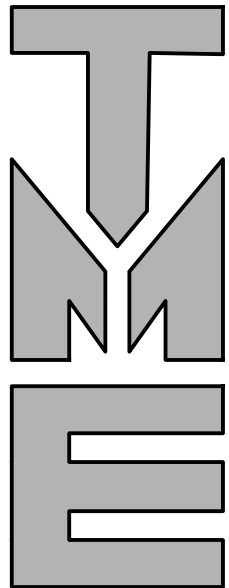


Table of Contents

Drainage Analysis and Stormwater Compliance Submittal	2
1) City requirement and compliance basis	2
2) Hydrology method and inputs	2
2.1 Rational Method	2
2.2 Time of concentration and NOAA intensities (Tc = 10 minutes)	2
2.3 Runoff coefficients	3
3) Drainage areas and coefficients	3
3.1 Areas and imperviousness	3
3.2 Runoff coefficients	3
4) Rational Method peak discharges (pre vs post)	3
4.1 10-year event ($i = 7.99$)	3
4.2 25-year event ($i = 9.45$)	3
4.3 100-year event ($i = 11.70$)	4
5) Required release targets (each pond released at its pre-development rate)	4
6) Detention storage requirement	4
6.1 Required storage volumes (ft ³)	4
7) Pond geometry and computed water surface elevations (WSE)	4
7.1 Pond 1 geometry	5
7.2 Pond 2 geometry (per current design)	5
8) Outlet design — orifice release at each event, notch weir sizing for Q100, and outfall pipe sizing	5
8.2 Pond 1 outlet performance (8" orifice + 2-ft notch)	6
8.3 Pond 2 outlet performance (6" orifice + 2-ft notch)	7
8.4 Outfall pipe sizing (must convey pre Q100 rate)	7
9) Summary and conclusion	8
10) Operations and Maintenance Plan (included as compliance submittal)	8
10.1 Minimum maintenance tasks (ponds)	8
10.2 Minimum maintenance tasks (onsite open ditch within property limits)	9
10.3 Maintenance frequency summary (minimum)	9
Appendix A – NOAA Atlas 14	10
Appendix B – Detention Pond Schematic	11
Appendix C – Parcel Drainage Map	12

Drainage Analysis and Stormwater Compliance Submittal

City of Bay St. Louis, Mississippi — Sec. 22-37(a) Basin Stormwater Management Design Criteria

Project parcel information

Hancock County GIS Parcel: 149E-0-29-014.002 (Webster St, Bay St. Louis, MS 39520)

PLSS Township/Range: T8S, R13W (Township 8 South, Range 13 West)

1) City requirement and compliance basis

Sec. 22-37(a) Minimum control requirements: Post-development peak discharge for the 10-, 25-, and 100-year storms shall not exceed the corresponding pre-development peak discharge rates.

Compliance approach used in this submittal

DA1 → Pond 1 (detained; controlled outlet)

DA2 → Pond 2 (detained; controlled outlet)

Each pond is designed such that, for each storm event:

$$Q_{\text{pond,out}} \leq Q_{\text{pond,pre}}$$

Primary outlet is a submerged orifice; a high-stage rectangular notch provides only the additional discharge needed at the 100-year stage to match (but not exceed) the pre-development 100-year discharge.

2) Hydrology method and inputs

2.1 Rational Method

$$Q = C i A$$

Q = peak runoff (cfs)

C = runoff coefficient

i = rainfall intensity (in/hr) at T_c

A = drainage area (ac)

2.2 Time of concentration and NOAA intensities ($T_c = 10$ minutes)

$$i_{10} = 7.99 \text{ in/hr}$$

$$i_{25} = 9.45 \text{ in/hr}$$

$$i_{100} = 11.70 \text{ in/hr}$$

2.3 Runoff coefficients

Pre-development: $C_{pre} = 0.30$

Post-development: $C_{imp} = 0.90$, $C_{perv} = 0.40$

Weighted post coefficient:

$$C_{post} = (\%Imp) 0.90 + (\%Perv) 0.40$$

3) Drainage areas and coefficients

3.1 Areas and imperviousness

Drainage Area	Total Area (SF)	Area (ac)	Impervious (SF)	% Imp
DA1 → Pond 1	26,906.5543	0.617689	14,897.8356	55.37%
DA2 → Pond 2	27,992.0524	0.642609	19,939.2954	71.23%

3.2 Runoff coefficients

Drainage Area	C_{pre}	C_{post}
DA1	0.30	0.67684
DA2	0.30	0.75616

4) Rational Method peak discharges (pre vs post)

4.1 10-year event ($i = 7.99$)

Area	Q_{pre} (cfs)	Q_{post} (cfs)
DA1 → Pond 1	1.481	3.340
DA2 → Pond 2	1.540	3.882
TOTAL	3.021	7.223

4.2 25-year event ($i = 9.45$)

Area	Q_{pre} (cfs)	Q_{post} (cfs)
DA1 → Pond 1	1.751	3.951
DA2 → Pond 2	1.822	4.592

Area	Q_{pre} (cfs)	Q_{post} (cfs)
TOTAL	3.573	8.543

4.3 100-year event ($i = 11.70$)

Area	Q_{pre} (cfs)	Q_{post} (cfs)
DA1 → Pond 1	2.168	4.892
DA2 → Pond 2	2.256	5.685
TOTAL	4.424	10.577

5) Required release targets (each pond released at its pre-development rate)

Pond	$Q_{pre,10}$	$Q_{pre,25}$	$Q_{pre,100}$
Pond 1 (DA1)	1.481 cfs	1.751 cfs	2.168 cfs
Pond 2 (DA2)	1.540 cfs	1.822 cfs	2.256 cfs

6) Detention storage requirement

Modified Rational storage equation used:

$$V_{st} = 0.08264 (Q_{in} - Q_{out}) T_c$$

with $T_c = 10 \text{ min} = 0.1667 \text{ hr.}$ (Computed in ac-ft and converted to ft^3 .)

6.1 Required storage volumes (ft^3)

Storm	Pond 1 V_{st}	Pond 2 V_{st}
10-year	1,116	1,405
25-year	1,320	1,662
100-year	1,634	2,058

7) Pond geometry and computed water surface elevations (WSE)

Stage-storage is computed assuming linear change in surface area with depth between bottom and top areas.

7.1 Pond 1 geometry

Bottom Elev = 15.00 ft, $A_b = 643.2280$ sf

Pond rim / structure top = 17.05 ft (slightly raised to keep notch top above WSE100)

Area slope based on prior geometry (linear side slopes); resulting top area at 17.05 is consistent with the same slope assumption.

Computed WSE at required storage

Event	Storage (ft ³)	WSE (ft)
10-year	1,116	16.146
25-year	1,320	16.298
100-year	1,634	16.514

7.2 Pond 2 geometry (per current design)

Bottom Elev = 8.00 ft, $A_b = 50$ sf

Pond rim / structure top = 12.05 ft (slightly raised to keep notch top above WSE100)

Top area at 12.00 is 1,258 sf; top area at 12.05 is taken by linear extension of the side slope.

Computed WSE at required storage

Event	Storage (ft ³)	WSE (ft)
10-year	1,405	10.889
25-year	1,662	11.156
100-year	2,058	11.530

8) Outlet design — orifice release at each event, notch weir sizing for Q100, and outfall pipe sizing

8.1 Orifice equation (submerged)

$$Q_o = C_d A_o \sqrt{2gH}$$

Assumptions:

$$C_d = 0.62$$

$$g = 32.2 \text{ ft/s}^2$$

Primary orifice size (both ponds): 8-inch diameter

Orifice is set so that at WSE10, $Q_o = Q_{pre,10}$ (most restrictive event), ensuring 10/25/100 outflows do not exceed pre-development values.

8.2 Pond 1 outlet performance (8" orifice + 2-ft notch)

Orifice centerline elevation (set by 10-year control)

Required head at WSE10 for $Q_{pre,10} = 1.481$ cfs with 8" orifice: $H_{10} = 0.727$ ft

$$E_{o,CL} = WSE_{10} - H_{10} = 16.146 - 0.727 = 15.419 \text{ ft}$$

Projected orifice release at each event

Event	WSE (ft)	Head H (ft)	Orifice Q_o (cfs)	Target Q_{pre} (cfs)
10-year	16.146	0.727	1.481	1.481
25-year	16.298	0.879	1.628	1.751
100-year	16.514	1.095	1.817	2.168

Notch weir sizing to make up the remaining Q100 flow

Required additional flow at 100-year:

$$Q_{w,100} = 2.168 - 1.817 = 0.351 \text{ cfs}$$

Rectangular sharp-crested notch:

$$Q_w = 3.33 L H^{3/2}$$

Notch width fixed: $L = 2.0$ ft (inside 6'x6' structure)

Solve for required head at 100-year:

$$H_{req} = 0.141 \text{ ft} \approx 1.67 \text{ in}$$

Notch invert/crest elevation (bottom of opening):

$$E_{crest} = WSE_{100} - H_{req} = 16.514 - 0.141 = 16.373 \text{ ft}$$

Notch top elevation (top of opening): 6 inches below structure top

Structure top = rim = 17.05 $\rightarrow E_{top} = 16.55$ ft

Notch opening height: $16.55 - 16.373 = 0.177$ ft ≈ 2.12 in

Weir width check: 2.0 ft \leq 5.0 ft max

8.3 Pond 2 outlet performance (6" orifice + 2-ft notch)

Orifice centerline elevation (set by 10-year control)

Required head at WSE10 for $Q_{pre,10} = 1.540$ cfs with 8" orifice: $H_{10} = 0.786$ ft

$$E_{o,CL} = 10.889 - 0.786 = 10.103 \text{ ft}$$

Projected orifice release at each event

Event	WSE (ft)	Head H (ft)	Orifice Q_o (cfs)	Target Q_{pre} (cfs)
10-year	10.889	2.639	1.540	1.540
25-year	11.156	2.906	1.616	1.822
100-year	11.530	3.280	1.717	2.256

Notch weir sizing to make up the remaining Q100 flow

Required additional flow at 100-year:

$$Q_{w,100} = 2.256 - 1.717 = 0.539 \text{ cfs}$$

With $L = 2.0$ ft:

$$H_{req} = 0.207 \text{ ft} \approx 2.5 \text{ in}$$

Notch invert/crest elevation:

$$E_{crest} = 11.530 - 0.207 = 11.343 \text{ ft}$$

Notch top elevation (6 inches below rim/structure top):

Structure top = rim = 12.05 $\rightarrow E_{top} = 11.55$ ft

Notch opening height: $11.55 - 11.343 = 0.207$ ft ≈ 2.5 in

Weir width check: 2.0 ft \leq 5.0 ft max

8.4 Outfall pipe sizing (must convey pre Q100 rate)

Outfall conveyance from each pond shall be sized/verified to pass at least the pre-development 100-year discharge:

Pond 1: $Q_{pre,100} = 2.168$ cfs

Pond 2: $Q_{pre,100} = 2.256$ cfs

outfall pipe size: 12-inch approximately .3% slope for both ponds 1 and 2

9) Summary and conclusion

Summary

Peak runoff was computed using the Rational Method for 10-, 25-, and 100-year storms at $T_c = 10$ minutes.

DA1 is detained in Pond 1 and DA2 is detained in Pond 2.

Each pond is controlled to release at or below its pre-development peak rates for 10/25/100.

Required storage volumes were computed with the Modified Rational storage equation, and corresponding WSE10/WSE25/WSE100 were determined from each pond's geometry.

Each pond's orifice is set to meet the pre-10 discharge at WSE10. A 2-foot-wide notch provides the additional flow needed at WSE100 to reach (but not exceed) the pre-100 discharge.

Outfall conveyance is sized to pass the pre Q100 flow from each pond.

Conclusion (Sec. 22-37(a))

With the detention storage volumes, water surface elevations, and outlet stage-discharge performance documented above, the design provides controlled discharges that do not exceed pre-development peak discharge rates for the 10-, 25-, and 100-year storm events, satisfying Sec. 22-37(a).

10) Operations and Maintenance Plan (included as compliance submittal)

Because the onsite open ditch is part of the City's primary runoff conveyance path through the property, O&M requirements include both detention basins and the ditch segment within property limits / maintenance easements.

10.1 Minimum maintenance tasks (ponds)

1. Detention pond maintenance

- Maintain vegetated slopes and bottoms; repair erosion, rills, settlement, or bare areas promptly.
- Maintain riprap at inflow points; repair displacement/scour.
- Maintain 6-inch sump/forebay inlet depressions; remove sediment as needed to preserve pretreatment and storage.

2. Floatables capture during mowing

- During each mowing event, remove and properly dispose of floatable debris and contaminants from pond surfaces and inlet/outlet areas.
- Minimum frequency: monthly.

3. Clean outlets and overflow structures annually

- Remove sediment/debris/vegetation from orifice openings, protective screens/trash controls, weir notch/crest, and outlet structure components.

- Minimum frequency: annually.

4. Annual pond performance inspection

- Document that inlets are stabilized, outlets are unobstructed, basin slopes/bottoms remain stable, and no excessive sedimentation or downstream scour is occurring.

- Minimum frequency: annually.

10.2 Minimum maintenance tasks (onsite open ditch within property limits)

- Mowing/vegetation control:

- o Growing season: monthly

- o Non-growing season: every 3 months

- Debris/floatables removal: monthly (performed with mowing; minimum)

- Sediment/obstruction removal: annually (minimum) and as needed where shoaling/debris dams reduce conveyance

- Erosion/scour repair: annually (minimum) and after major storms where observed

10.3 Maintenance frequency summary (minimum)

- Mowing: monthly (growing season), every 3 months (non-growing season)

- Debris cleanup (ponds + ditch): monthly minimum

- Outlet/overflow cleaning (ponds): annually minimum

- Annual inspections (ponds + ditch): annually minimum

Appendix A – NOAA Atlas 14



NOAA Atlas 14, Volume 9, Version 2
Location name: Bay Saint Louis, Mississippi,
USA*

Latitude: 30.3177°, Longitude: -89.3331°

Elevation: 19 ft**

* source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

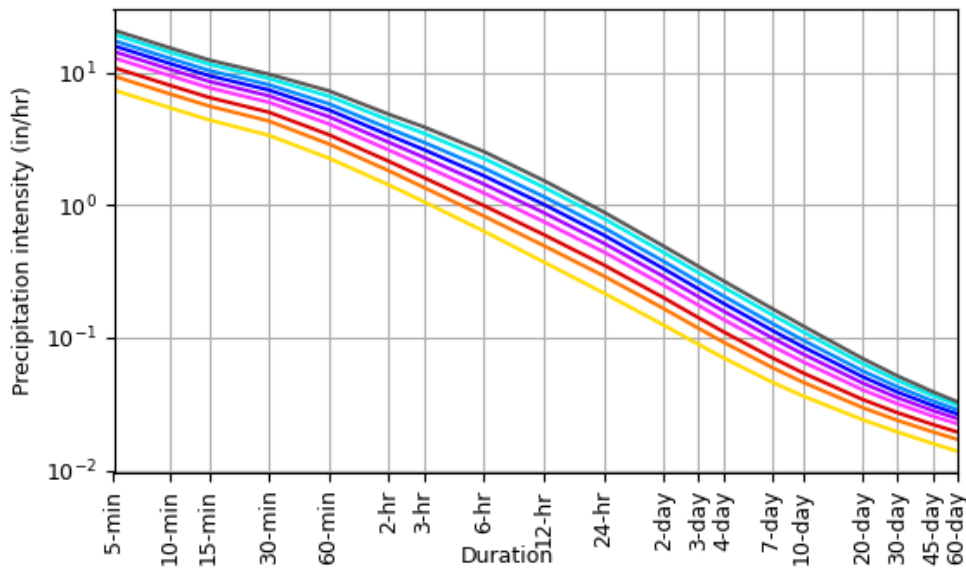
AMS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹									
Duration	Annual exceedance probability (1/years)								
	1/2	1/5	1/10	1/25	1/50	1/100	1/200	1/500	1/1000
5-min	7.38 (5.93-9.24)	9.40 (7.52-11.8)	10.9 (8.69-13.7)	12.9 (9.94-16.5)	14.4 (10.9-18.6)	15.9 (11.6-20.9)	17.4 (12.3-23.3)	19.4 (13.2-26.5)	20.9 (13.8-28.9)
10-min	5.41 (4.34-6.76)	6.88 (5.51-8.62)	7.99 (6.36-10.0)	9.45 (7.27-12.1)	10.6 (7.96-13.6)	11.7 (8.52-15.3)	12.8 (8.97-17.1)	14.2 (9.64-19.4)	15.3 (10.1-21.1)
15-min	4.40 (3.53-5.50)	5.59 (4.48-7.00)	6.49 (5.17-8.16)	7.68 (5.91-9.83)	8.58 (6.47-11.1)	9.47 (6.92-12.4)	10.4 (7.30-13.9)	11.5 (7.84-15.8)	12.4 (8.24-17.2)
30-min	3.36 (2.70-4.20)	4.31 (3.45-5.39)	5.02 (4.00-6.31)	5.96 (4.59-7.63)	6.67 (5.03-8.63)	7.38 (5.39-9.70)	8.09 (5.69-10.8)	9.02 (6.12-12.3)	9.72 (6.45-13.4)
60-min	2.26 (1.82-2.83)	2.89 (2.32-3.62)	3.40 (2.71-4.27)	4.09 (3.17-5.28)	4.65 (3.52-6.04)	5.22 (3.83-6.90)	5.81 (4.10-7.83)	6.63 (4.51-9.09)	7.27 (4.82-10.0)
2-hr	1.42 (1.15-1.76)	1.82 (1.47-2.25)	2.14 (1.72-2.66)	2.60 (2.04-3.34)	2.98 (2.28-3.84)	3.37 (2.50-4.43)	3.79 (2.70-5.07)	4.38 (3.00-5.96)	4.84 (3.23-6.63)
3-hr	1.06 (0.866-1.30)	1.36 (1.11-1.68)	1.61 (1.30-1.99)	1.98 (1.57-2.54)	2.29 (1.77-2.95)	2.62 (1.96-3.43)	2.98 (2.13-3.97)	3.48 (2.40-4.72)	3.89 (2.61-5.30)
6-hr	0.637 (0.524-0.774)	0.827 (0.679-1.01)	0.992 (0.810-1.21)	1.24 (0.988-1.57)	1.44 (1.12-1.84)	1.67 (1.25-2.16)	1.91 (1.38-2.52)	2.25 (1.57-3.03)	2.54 (1.71-3.42)
12-hr	0.372 (0.310-0.448)	0.495 (0.410-0.596)	0.599 (0.494-0.724)	0.751 (0.605-0.942)	0.877 (0.689-1.11)	1.01 (0.768-1.30)	1.16 (0.844-1.52)	1.37 (0.957-1.82)	1.53 (1.04-2.05)
24-hr	0.217 (0.183-0.258)	0.292 (0.245-0.348)	0.354 (0.295-0.423)	0.444 (0.360-0.549)	0.517 (0.409-0.644)	0.595 (0.454-0.754)	0.678 (0.497-0.876)	0.794 (0.560-1.05)	0.888 (0.608-1.17)
2-day	0.124 (0.105-0.146)	0.166 (0.140-0.195)	0.200 (0.168-0.236)	0.249 (0.204-0.305)	0.289 (0.231-0.356)	0.332 (0.255-0.416)	0.377 (0.278-0.481)	0.440 (0.312-0.573)	0.491 (0.338-0.643)
3-day	0.089 (0.076-0.104)	0.117 (0.100-0.137)	0.141 (0.119-0.166)	0.175 (0.144-0.213)	0.203 (0.163-0.249)	0.233 (0.180-0.290)	0.264 (0.196-0.336)	0.309 (0.220-0.400)	0.344 (0.238-0.448)
4-day	0.070 (0.060-0.081)	0.092 (0.079-0.107)	0.110 (0.094-0.129)	0.137 (0.113-0.166)	0.158 (0.128-0.193)	0.181 (0.141-0.225)	0.206 (0.153-0.260)	0.240 (0.172-0.310)	0.268 (0.186-0.348)
7-day	0.046 (0.040-0.053)	0.059 (0.051-0.068)	0.070 (0.060-0.082)	0.086 (0.072-0.104)	0.100 (0.081-0.120)	0.114 (0.089-0.140)	0.128 (0.096-0.161)	0.149 (0.107-0.191)	0.166 (0.116-0.213)
10-day	0.036 (0.031-0.041)	0.046 (0.040-0.053)	0.054 (0.046-0.062)	0.066 (0.055-0.078)	0.075 (0.061-0.090)	0.085 (0.067-0.104)	0.096 (0.072-0.119)	0.111 (0.080-0.141)	0.123 (0.086-0.157)
20-day	0.024 (0.021-0.027)	0.029 (0.026-0.033)	0.034 (0.029-0.038)	0.040 (0.034-0.047)	0.045 (0.037-0.053)	0.050 (0.040-0.061)	0.056 (0.042-0.069)	0.063 (0.046-0.080)	0.069 (0.049-0.088)
30-day	0.019 (0.017-0.021)	0.023 (0.020-0.026)	0.027 (0.023-0.030)	0.031 (0.026-0.036)	0.035 (0.029-0.041)	0.038 (0.030-0.046)	0.042 (0.032-0.051)	0.047 (0.034-0.059)	0.051 (0.036-0.064)
45-day	0.015 (0.014-0.017)	0.019 (0.017-0.021)	0.022 (0.019-0.024)	0.025 (0.021-0.029)	0.028 (0.023-0.032)	0.030 (0.024-0.036)	0.033 (0.025-0.040)	0.036 (0.026-0.045)	0.039 (0.027-0.049)
60-day	0.013 (0.012-0.015)	0.017 (0.015-0.019)	0.019 (0.017-0.021)	0.022 (0.019-0.025)	0.024 (0.020-0.028)	0.026 (0.021-0.031)	0.028 (0.021-0.034)	0.031 (0.022-0.038)	0.032 (0.023-0.040)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of annual maxima series (AMS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and annual exceedance probability) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

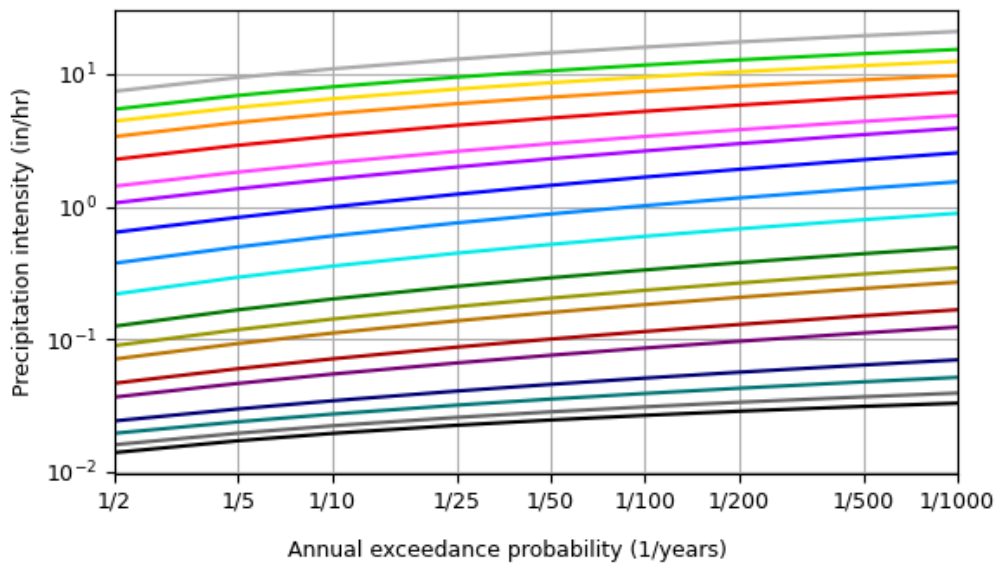
[Back to Top](#)

PF graphical

AMS-based intensity-duration-frequency (IDF) curves
 Latitude: 30.3177°, Longitude: -89.3331°



Annual exceedance probability (1/years)	
2	
5	
10	
25	
50	
100	
200	
500	
1000	

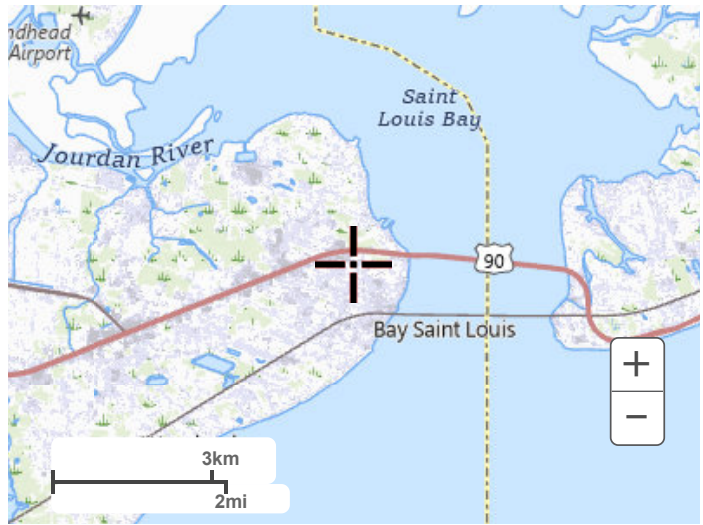


Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

[Back to Top](#)

Maps & aerials

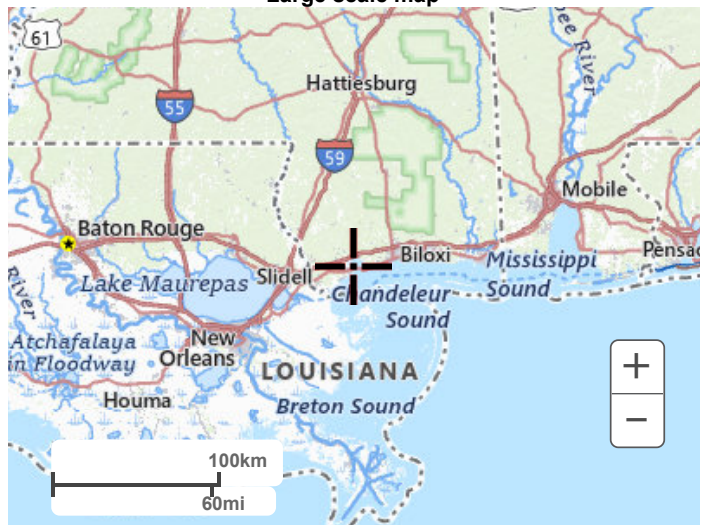
Small scale terrain



Large scale terrain

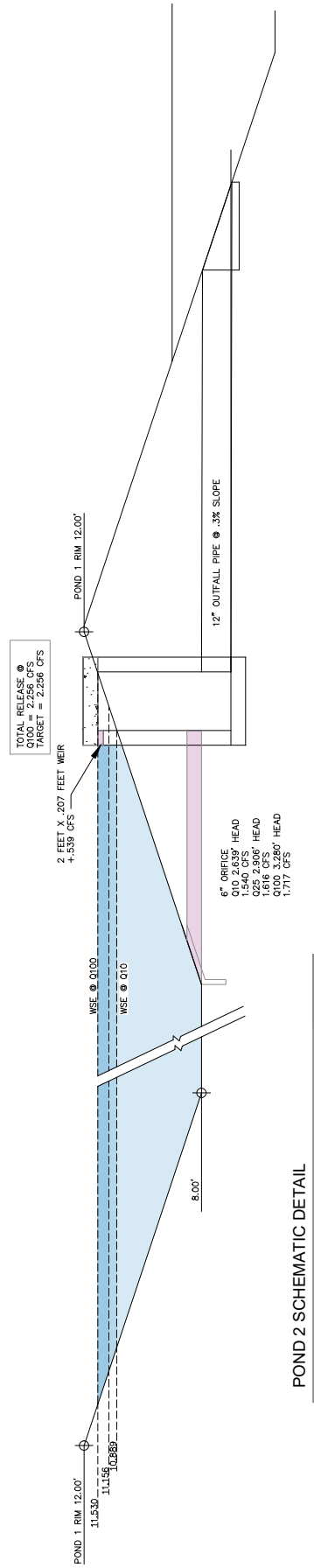
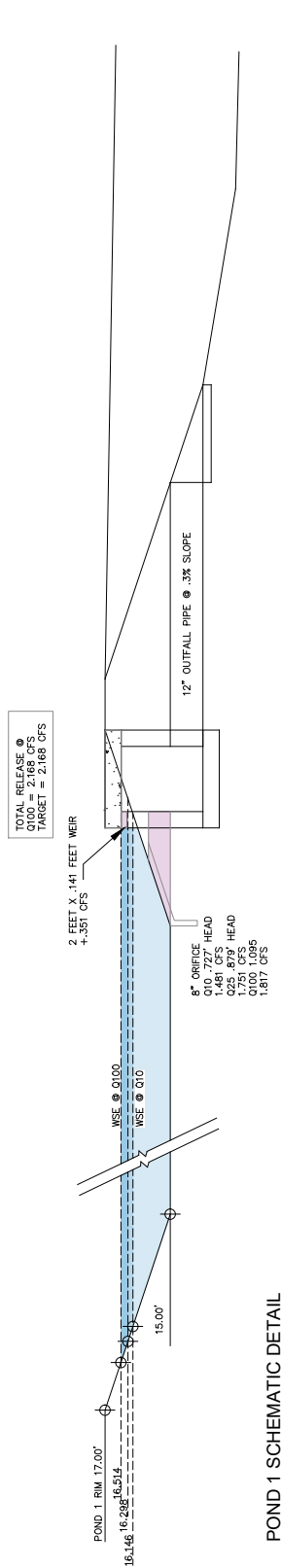


Large scale map



Large scale aerial

Appendix B – Detention Pond Schematic



APPENDIX B

Appendix C – Parcel Drainage Map





February 10, 2026

Jeremy Burke
Zoning Administrator
City of Bay St. Louis
688 Highway 90
Bay St. Louis, MS 39520

RE: Webster Street – Parcel 149E-0-29-014.002

Dear Mr. Burke,

We have reviewed the resubmittal from TME that we received on February 5, 2026, for the proposed subdivision on Webster Street and have the following comments:

1. In order for the drainage design to be fully approved, the proposed relocation and modifications of the existing drainage ditch will need to be detailed. The proposed route and cross section of the new ditch will need to be provided. Additionally, grading is required to be able to confirm the drainage areas will drain as shown.
2. Please show the drain inlet and contours for the swale downstream from the outfall for Detention Pond 1.
3. As stated previous, an O&M Agreement with the City will be required.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Jason Chiniche, P.E.".

Jason Chiniche, P.E.

February 5, 2026

Mr. Jeremy Burke

Director of Planning and Zoning

City of Bay Saint Louis, MS

Dear Jeremy:

Regarding the Forge and Field LLC Major Site Plan Review for development, I visited the site last week with several other interested parties. We walked the entire site and I wanted to give you my comments. I will be out of town all next week and will miss the public hearing.

In the site development plan, there is no wetland determination or wetland delineation. From my experience in this field, there is a jurisdictional waterbody that transects the property that will require a 404 Permit if impacted (in any way). Also, the upland portion of the site indicates drainage patterns and buttressing indicative of wetlands (even though they are higher in elevation). Adjacent and adjoining properties are considerably higher (estimated 4 feet) in elevation than the subject and appear to drain onto the subject creating a natural flow to the conveyance that eventually leads to the Bay. In my opinion, this package is not complete without these assessments being performed.

Also, there were numerous protected Magnolias and Oaks noted on the subject. The site plan did not include a tree survey.

The zoning designation seems out-of-date especially when all the property surrounding this site is Single Family Residential.

Sincerely yours,



Amy Kramer

Kevin & Lorry Maurigi
454 Ulman Ave & 437 Webster St
Bay St. Louis, MS 39520

February 4, 2026

Bay St. Louis Planning & Zoning Commission
P.O. Box 2550
Bay St. Louis, MS 39521

Re: Opposition to Proposed 20-Unit Condominium Development on Webster Street

Dear Members of the Planning & Zoning Commission,

I am writing to express my strong opposition to the proposed 20-unit condominium development on Webster Street. While I support responsible and well-planned growth in Bay St. Louis, this project raises several serious concerns that remain unaddressed and would negatively impact the surrounding neighborhood.

1. Unresolved Drainage Problems

The Webster Street area continues to experience significant drainage issues that have not been corrected. Adding a development of this size—with additional hard surfaces and increased runoff—would worsen existing flooding concerns and further strain an already inadequate drainage system. Approving new high-density construction before resolving current problems would be detrimental to nearby residents.

2. Roadway Limitations

Webster Street is effectively a single-lane road and is not designed to handle the traffic generated by 20 new units. This project could easily introduce 40 or more additional vehicles, creating congestion, safety hazards, and potential issues for emergency vehicle access.

3. Impact on St. Augustine Seminary

St. Augustine Seminary is a long-standing sanctuary space dedicated to quiet reflection, study, and spiritual life. A dense residential development directly adjacent to it would bring increased noise, activity, and disruption that is incompatible with the seminary's purpose and environment.

4. Short-Term Rental Concerns

There is also a legitimate concern that these units may be used as short-term rentals. This brings well-documented issues: increased noise, transient occupancy, parking overflow, late-night activity, and reduced neighborhood stability. Without clear restrictions and enforcement, this risk is substantial.

For these reasons, I respectfully request that the Commission deny the proposed development or require significant modifications that address drainage, traffic capacity, neighborhood compatibility, and short-term rental controls.

Thank you for your time and consideration. I appreciate your commitment to protecting the safety, character, and long-term wellbeing of our community.

Sincerely,

Keren Maurer
Keren Maurer

PUBLIC HEARING NOTICE

Item # 3.

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **FEBRUARY 11, 2026**, at 5:30 p.m. in the Bay St. Louis Conference Center located at 598 Main St., ph: (228)469-9121.

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.

Additional information is available for review at www.baystlouis-ms.gov/meetings or during the hours of 8a.m. and 5 p.m., Monday through Friday, at the City Hall, 688 Highway 90, Bay St. Louis. Ph: (228)469-9121.

All interested parties are urged to attend.

Email: cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov
Caitlin Bourgeois, Planning and Zoning Secretary



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

RE: 560 St. John Street
Parcel No. 137H-0-45-097.000
BLK 2 16, W. 50' TOULME SUBD.

HEARING DATE: February 11, 2026

I have reviewed the application for Special Exception to the Zoning Ordinance submitted by South MS Veterinary Clinics. The property in question is located at 560 St. John Street and is identified as parcel number 137H-0-45-097.000, with the legal description BLK 2 16, W. 50' TOULME SUBD. The property is zoned C-2 Neighborhood Commercial District.

The applicant is requesting a Special Exception to allow the operation of a small animal clinic, with or without boarding, within the C-2 Neighborhood Commercial District.

If the Special Exception is granted, the applicant will be required to comply with all applicable zoning and development regulations.

The administration recommends approval of the Special Exception.

- Bay Animal Clinic has operated at this location for over 40 years
- South MS Veterinary Clinic will not board animals at this location

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

Jeremy L. Burke
Zoning Administrator

Bay St. Louis Special Exception Application

Submitted by:
Patrick Cleveland
pbcsvm@hotmail.com

Online Request #: APP-1164

Project #: PZ-2026-1

Location: **560 ST JOHN ST**

City: **Bay St. Louis** State: **MS** Zip: **39520**

Contact Information

Applicant's Contact Information			
Title:	First Name: <u>Patrick</u>	Last Name: <u>Cleveland</u>	Suffix:
Business Name: <u>South MS Veterinary Clinics</u>			
Mailing Address: <u>P.O. Box 1475</u>			
City: <u>Kiln</u>	State: <u>MS</u>	Zip: <u>39556</u>	
Email Address: <u>pbcsvm@hotmail.com</u>			
Cell Phone: <u>(228) 493-0231</u>	Work Phone: <u>(228) 586-0062</u>	Home Phone:	
Property Owner's Contact Information			
Title:	First Name: <u> </u>	Last Name:	Suffix:
Business Name:			
Mailing Address:			
City:	State: <u> </u>	Zip:	
Email Address:			
Cell Phone:	Work Phone:	Home Phone:	

Application Questionnaire (* denotes required question)

Special Exception	
Legal Description of Property to be Considered for Variance *	<u>BLK 2 16, W. 50' TOULME SUBD</u>



You can complete this application and view updates online at [MGO Connect](#)

(As described in the Hancock County Tax Rolls.)

Parcel Number(s) *

137H-0-45-097.000

(As described in the Hancock County Tax Rolls.)

Present Zoning *

C-2 Neighborhood Commercial District

Present Use of Building/Property *

Vacant

Article XIII

1303 Appeals, Hearing and Notice

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clark shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

Article XIII Continued

1305.2 Special Exceptions

A special exception shall not be recommended unless:

1. The special exception shall be oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
2. The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
3. The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
4. The proposed use will not be affected adversely by the existing uses.
5. The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
6. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise, or fume generation or type of physical activity.
7. Utilities and fire protection services with reference to the location and the use shall be available and adequate.



You can complete this application and view updates online at [MGO Connect](#)

What is the use for which a Special Exception is sought? *

We are requesting a special exception to allow a small animal clinic, with or without boarding, within a C-2 Neighborhood Commercial District.

Grounds Upon Which it is Claimed that the Special Exception Shall be Granted *

The location previously operated as a veterinary clinic for 40 years.

Size of the Building to be Erected and the Location of the Building Upon the Lot *

There currently is a 1546 sq ft building that will be utilized for a veterinary clinic.

Materials to be Used (Exterior Finish) and Other Such Information as may be Deemed Necessary to Provide Full Information Regarding Intended Use *

The building is brick and cinder block.

Is the property in question in a subdivision? *

No

Applicant Acknowledgment *

It is warranted in good faith by the owner whose name is signed hereto that all of the above facts are true and correct.

Applicant's Signature *

Patrick Cleveland

Documents Uploaded

The following documents are attached to the Application.

Plat or Plan

clinic.pdf



You can complete this application and view updates online at [MGO Connect](#)



PUBLIC HEARING NOTICE

Item # 4.

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **FEBRUARY 11, 2026**, at 5:30 p.m. in the Bay St. Louis Conference Center located at 598 Main St., ph: (228)469-9121.

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, Parcel number 137H-0-45-097.000, legal description W 1/2 16 BLK 2 TOULME S/D. The property is zoned C-2 Neighborhood Commercial District.

Additional information is available for review at www.baystlouis-ms.gov/meetings or during the hours of 8a.m. and 5 p.m., Monday through Friday, at the City Hall, 688 Highway 90, Bay St. Louis. Ph: (228)469-9121.

All interested parties are urged to attend.

Email: cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov
Caitlin Bourgeois, Planning and Zoning Secretary

Bay St. Louis
PUBLIC HEARING NOTICE

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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, Parcel number 137H-0-45-097.000, legal description W 1/2 16 BLK 2 TOULME S/D. The property is zoned C-2 Neighborhood Commercial District.

PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov

Bay St. Louis
PUBLIC HEARING NOTICE

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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, Parcel number 137H-0-45-097.000, legal description W 1/2 16 BLK 2 TOULME S/D. The property is zoned C-2 Neighborhood Commercial District.

PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov

Bay St. Louis
PUBLIC HEARING NOTICE

Item # 4.

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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, Parcel number 137H-0-45-097.000, legal description W 1/2 16 BLK 2 TOULME S/D. The property is zoned C-2 Neighborhood Commercial District.

PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov

Bay St. Louis
PUBLIC HEARING NOTICE

The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **February 11, 2026** at 5:30 p.m. in the Bay St. Louis Conference Center at 598 Main St. to consider the following application:

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, Parcel number 137H-0-45-097.000, legal description W 1/2 16 BLK 2 TOULME S/D. The property is zoned C-2 Neighborhood Commercial District.

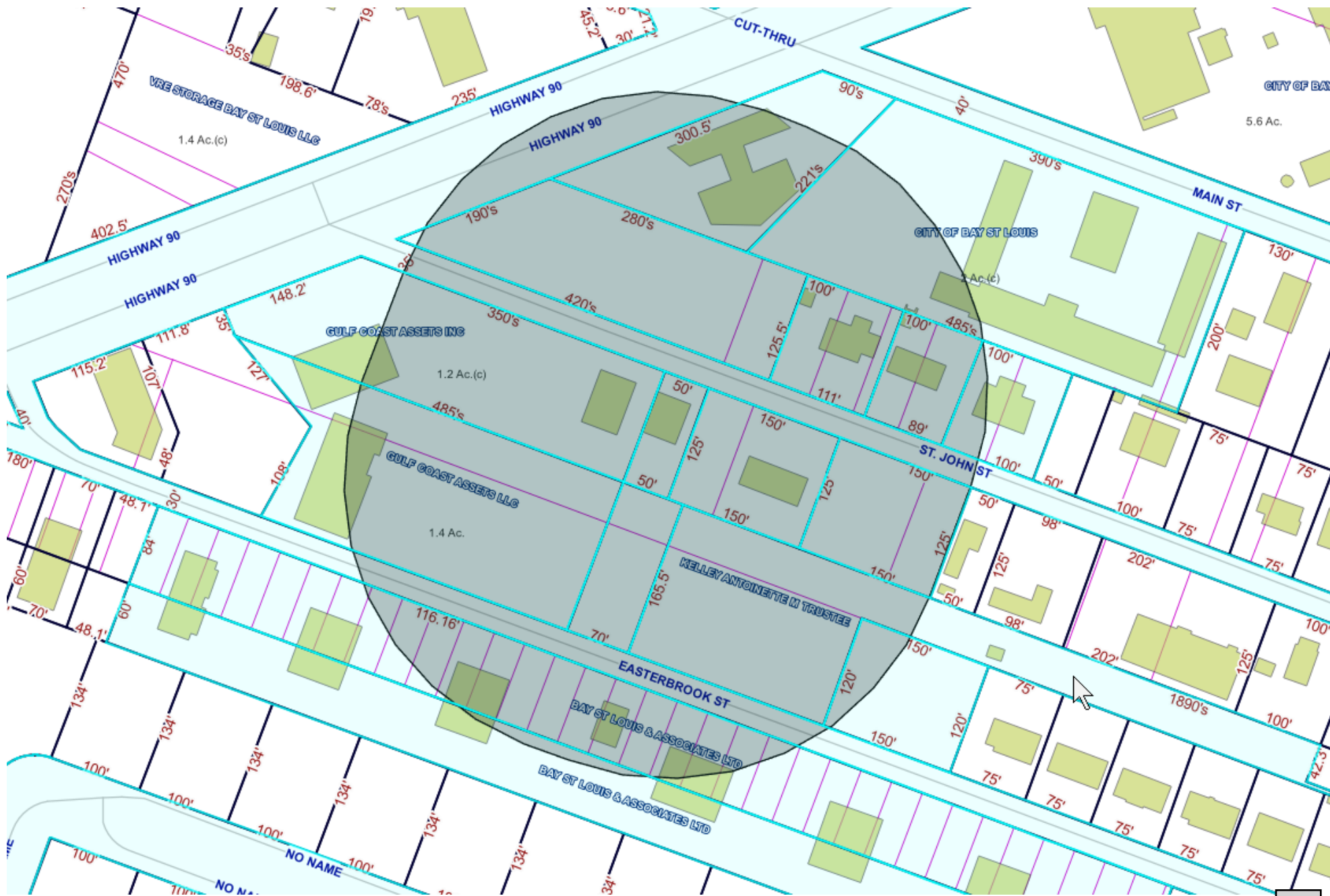
PLEASE NOTE: You are receiving this notice because you or property you own is within 300ft of the property in question.

Additional info is available for review online at www.baystlouis-ms.gov/meetings or between 8am - 5pm, Mon - Fri, at City Hall, 688 Highway 90, Bay St. Louis. Ph (228) 466-5516.

Email: Cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov



96
GULF COAST ASSETS INC
1.2 Ac.(c)



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

RE: 920 S Beach Boulevard

Parcel No. 149N-0-30-230.000
4TH WARD B.S.L. 201 & 206 A
14TH WARD 200 & 207, WATER LOT

HEARING DATE: February 11, 2026

I have reviewed the application for sketch plat and final plat approval submitted by Richard Bradley. The request proposes reconfiguring one (1) parcel into three (3) parcels of land located at 920 S Beach Boulevard, along 3rd Street and South Beach Boulevard in Bay St. Louis, Mississippi.

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 14TH WARD 200 & 207, WATER LOT, Bay St. Louis. The property is zoned R-1, R-2, R-4, and R-5.

Proposed Parcel 1, as shown on the submitted survey, will contain approximately 147,146 square feet, be 246 feet in width, and front 3rd Street.

Proposed Parcel 2 will contain approximately 176,842 square feet, be 149.15 feet wide, and front South Beach Boulevard.

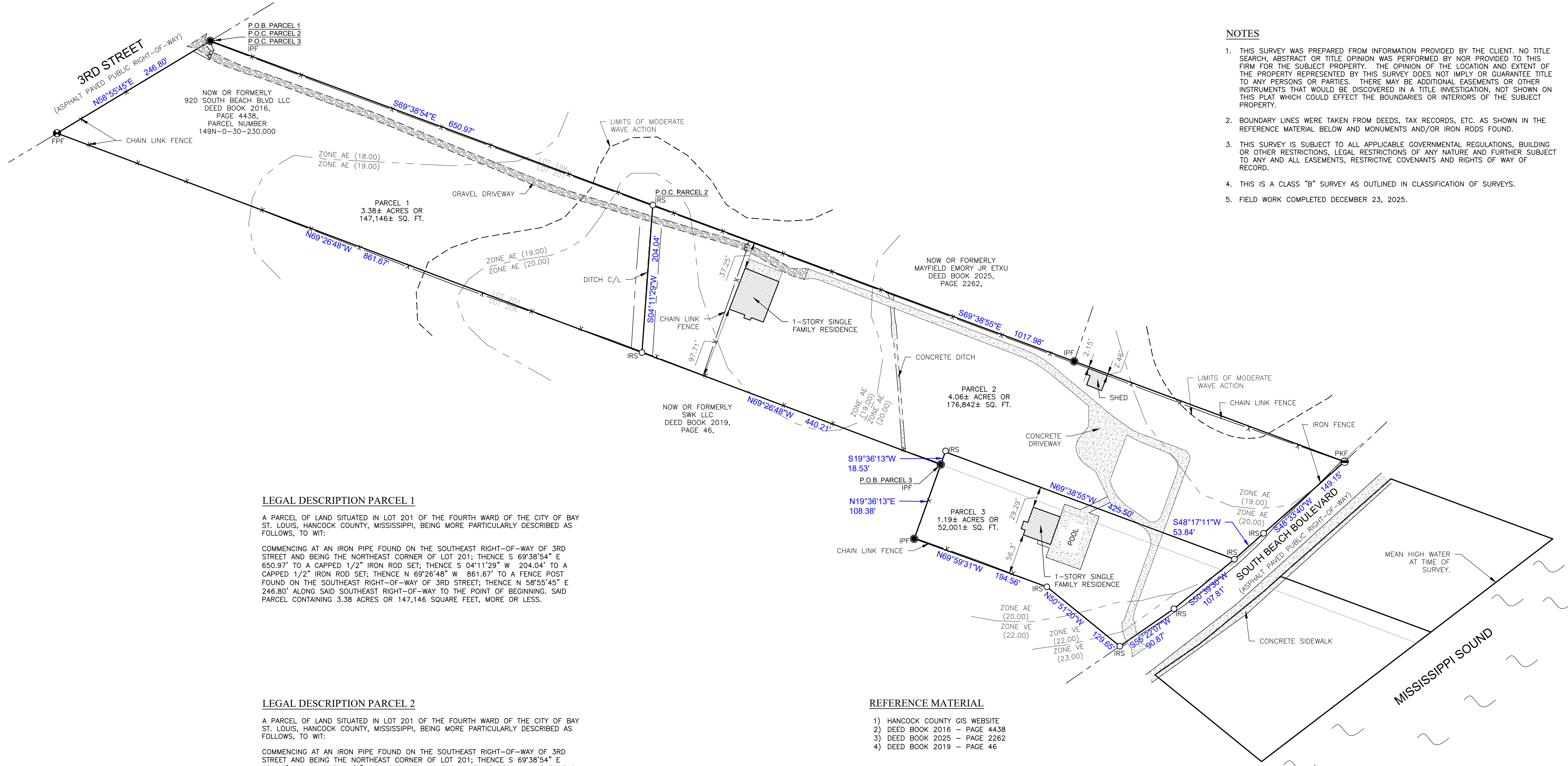
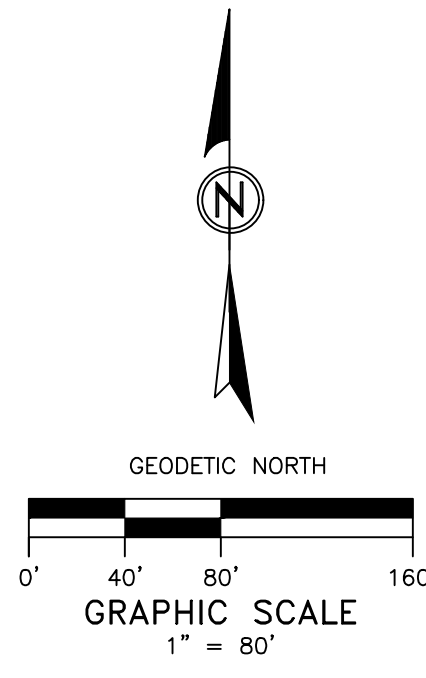
Proposed Parcel 3 will contain approximately 52,001 square feet, be 198.68 feet wide, and also front South Beach Boulevard.

Each of the three proposed parcels meets the minimum lot size and minimum lot width requirements of the applicable zoning districts. No variances are required for this proposed reconfiguration.

The administration recommends approval of the sketch plat and final plat as submitted.

- The only reason this request is being reviewed by the Planning and Zoning Commission and the Bay St. Louis City Council is that the parcel exceeds one (1) acre in size.

Jeremy L. Burke
Zoning Administrator



NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.
5. FIELD WORK COMPLETED DECEMBER 23, 2025.

LEGAL DESCRIPTION PARCEL 1

A PARCEL OF LAND SITUATED IN LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 69°38'54" E 650.97' TO A CAPPED 1/2" IRON ROD SET; THENCE S 04°11'29" W 204.04' TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°26'48" W 861.67' TO A FENCE POST FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET; THENCE N 58°55'45" E 246.80' ALONG SAID SOUTHEAST RIGHT-OF-WAY TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.38 ACRES OR 147,146 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND SITUATED IN LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 69°38'54" E 650.97' TO A CAPPED 1/2" IRON ROD SET AND THE POINT OF BEGINNING; THENCE S 69°38'55" E 1017.98' TO A PK NAIL FOUND ON THE NORTHWEST RIGHT-OF-WAY OF SOUTH BEACH BOULEVARD; THENCE S 48°33'40" W 149.15' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE S 48°17'11" W 53.84' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°38'55" W 425.50' TO A CAPPED 1/2" IRON ROD SET; THENCE S 19°36'13" W 18.53' TO AN IRON PIPE FOUND; THENCE N 69°26'48" W 440.21' TO A CAPPED 1/2" IRON ROD SET; THENCE N 04°11'29" E 204.04' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.06 ACRES OR 176,842 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 3

A PARCEL OF LAND SITUATED IN PART OF LOT 206 AND PART OF LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 58°55'45" W 246.80' ALONG SAID SOUTHEAST RIGHT-OF-WAY TO A FENCE POST FOUND; THENCE S 69°26'48" E 861.67' TO A CAPPED 1/2" IRON ROD SET; THENCE S 69°26'48" E 440.21' TO AN IRON PIPE FOUND AND THE POINT OF BEGINNING; THENCE N 19°36'13" E 18.53' TO A CAPPED 1/2" IRON ROD SET; THENCE S 69°38'55" E 425.50' TO A CAPPED 1/2" IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY OF SOUTH BEACH BOULEVARD; THENCE S 50°39'30" W 107.81' TO A CAPPED 1/2" IRON ROD SET; THENCE S 55°22'07" W 90.87' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE N 50°51'20" W 129.65' TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°59'31" W 194.56' TO AN IRON PIPE FOUND; THENCE N 19°36'13" E 108.38' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.19 ACRES OR 52,001 SQUARE FEET, MORE OR LESS.

LEGEND

- IRF DENOTES IRON ROD FOUND
- IPF DENOTES DEONTED IRON PIPE FOUND
- IRS DENOTES CAPPED IRON ROD SET (COA S245)
- PFF DENOTES CHAIN LINK FENCE CORNER

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW

GREGORIE COLE THOMPSON, P.S. #26008
DECEMBER 16, 2025

REFERENCE MATERIAL

- 1) HANCOCK COUNTY GIS WEBSITE
- 2) DEED BOOK 2016 - PAGE 4438
- 3) DEED BOOK 2025 - PAGE 2262
- 4) DEED BOOK 2019 - PAGE 46

FLOOD ZONE INFORMATION

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "AE" AND "VE" (BASE ELEV. 18, 19, 20, 22, 24, 25, & 26), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, PANEL NUMBER 25045C0362D, REVISED 10/16/2009.

BEARING NOTE

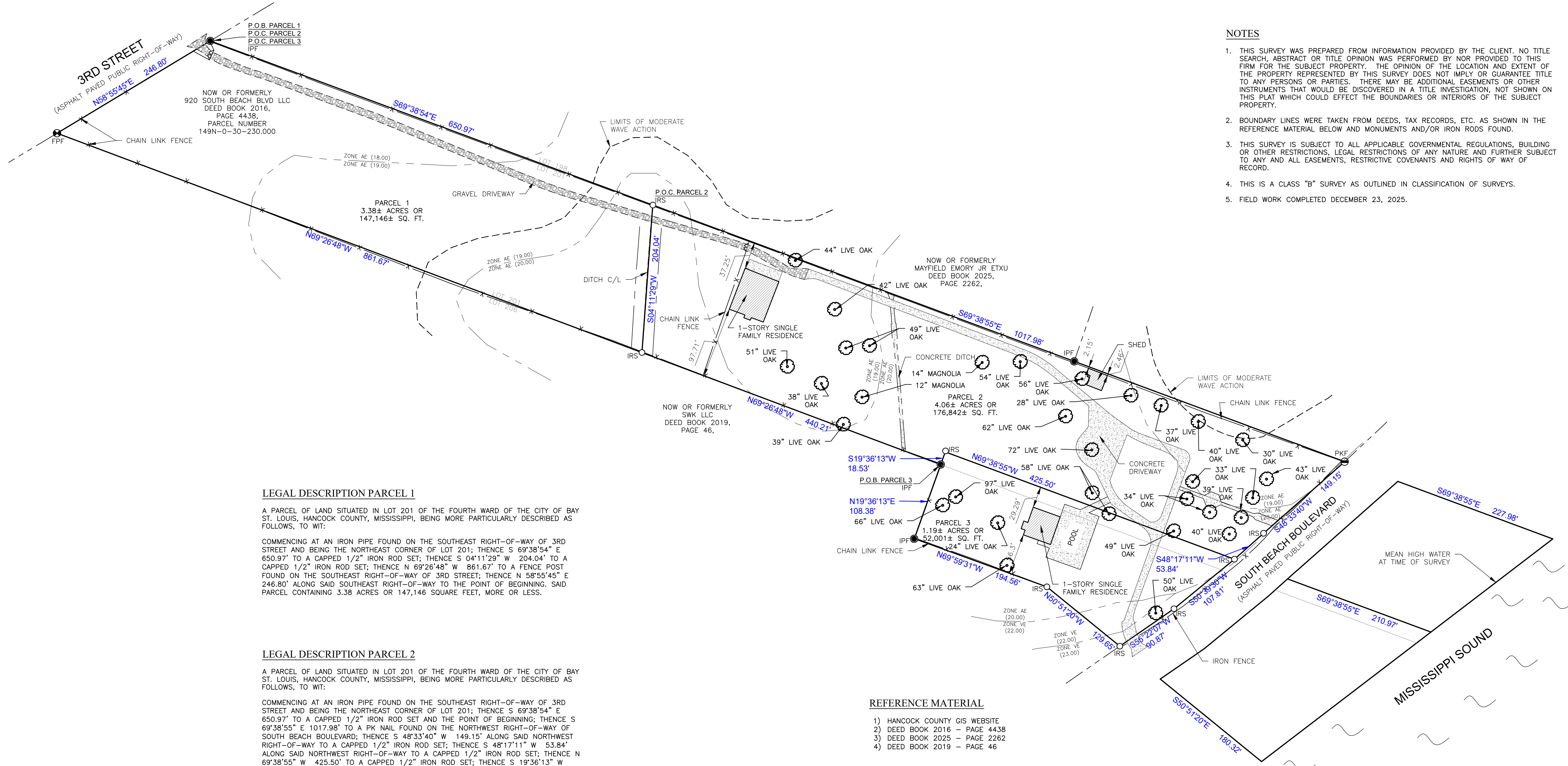
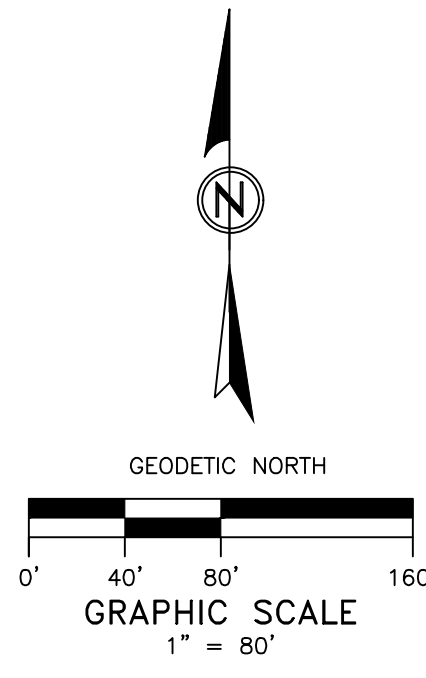
BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

SURVEY & GEOMATICS
MP DESIGN GROUP

918 Howard Ave Suite F Biloxi MS 39530 | 228.388.1950 | www.mpdesigngroup.us

820 SOUTH BEACH BOULEVARD, CITY OF BAY SAINT LOUIS, HANCOCK COUNTY, MISSISSIPPI

PROJECT NO: 0077.25.094 DATE: 12/18/2025 DRAWN BY: JBR SHEET 1 OF 1



NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.
5. FIELD WORK COMPLETED DECEMBER 23, 2025.

LEGAL DESCRIPTION PARCEL 1

A PARCEL OF LAND SITUATED IN LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 69°38'54" E 650.97' TO A CAPPED 1/2" IRON ROD SET; THENCE S 04°11'29" W 204.04' TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°26'48" W 861.67' TO A FENCE POST FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET; THENCE N 58°55'45" E 246.80' ALONG SAID SOUTHEAST RIGHT-OF-WAY TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.38 ACRES OR 147,146 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND SITUATED IN LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 69°38'54" E 650.97' TO A CAPPED 1/2" IRON ROD SET AND THE POINT OF BEGINNING; THENCE S 69°38'55" E 1017.98' TO A PK NAIL FOUND ON THE NORTHWEST RIGHT-OF-WAY OF SOUTH BEACH BOULEVARD; THENCE S 48°33'40" W 149.15' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE S 48°17'11" W 53.84' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°38'55" W 425.50' TO A CAPPED 1/2" IRON ROD SET; THENCE S 19°36'13" W 18.53' TO AN IRON PIPE FOUND; THENCE N 69°26'48" W 440.21' TO A CAPPED 1/2" IRON ROD SET; THENCE N 04°11'29" E 204.04' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.06 ACRES OR 176,842 SQUARE FEET, MORE OR LESS.

AND ALSO:

LOT 200 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI ALL IN ACCORDANCE WITH THE OFFICIAL PLAT OF THE CITY OF BAY ST. LOUIS MADE BY E.S. DRAKE, C.E. AND ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI, SAID LOT LYING BETWEEN THE SEA-WALL AND THE MEAN HIGH TIDE AT THE TIME OF SURVEY OF THE GULF OF MEXICO, THE SIDE LINES OF WHICH ARE CONTINUOUS TO THE SIDE LINES OF PARCEL 2.

LEGAL DESCRIPTION PARCEL 3

A PARCEL OF LAND SITUATED IN PART OF LOT 206 AND PART OF LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 58°55'45" W 246.80' ALONG SAID SOUTHEAST RIGHT-OF-WAY TO A FENCE POST FOUND; THENCE S 69°26'48" E 861.67' TO A CAPPED 1/2" IRON ROD SET; THENCE S 69°26'48" E 440.21' TO AN IRON PIPE FOUND AND THE POINT OF BEGINNING; THENCE N 19°36'13" W 18.53' TO A CAPPED 1/2" IRON ROD SET; THENCE S 69°38'55" E 425.50' TO A CAPPED 1/2" IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY OF SOUTH BEACH BOULEVARD; THENCE S 50°39'30" W 107.81' TO A CAPPED 1/2" IRON ROD SET; THENCE S 55°22'07" W 90.87' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE N 50°11'20" W 129.65' TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°59'31" W 194.56' TO AN IRON PIPE FOUND; THENCE N 19°36'13" E 108.38' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.19 ACRES OR 52,001 SQUARE FEET, MORE OR LESS.

AND ALSO:

A PART OF LOT 200 AND ALL OF LOT 207 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI ALL IN ACCORDANCE WITH THE OFFICIAL PLAT OF THE CITY OF BAY ST. LOUIS MADE BY E.S. DRAKE, C.E. AND ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI, SAID LOTS LYING BETWEEN THE SEA-WALL AND THE MEAN HIGH TIDE AT THE TIME OF SURVEY OF THE GULF OF MEXICO, THE SIDE LINES OF WHICH ARE CONTINUOUS TO THE SIDE LINES OF PARCEL 3.

REFERENCE MATERIAL

- 1) HANCOCK COUNTY GIS WEBSITE
- 2) DEED BOOK 2016 - PAGE 4438
- 3) DEED BOOK 2025 - PAGE 2262
- 4) DEED BOOK 2019 - PAGE 46

FLOOD ZONE INFORMATION

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "AE" AND "VE" (BASE ELEV. 18, 19, 20, 22, 24, 25, & 26), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, PANEL NUMBER 25045C0362D, REVISED 10/16/2009.

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

- LEGEND**
- IRF DENOTES IRON ROD FOUND
 - IPF DEONTED IRON PIPE FOUND
 - IRS DENOTES CAPPED IRON ROD SET (COA S245)
 - FFF DENOTES CHAIN LINK FENCE CORNER

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



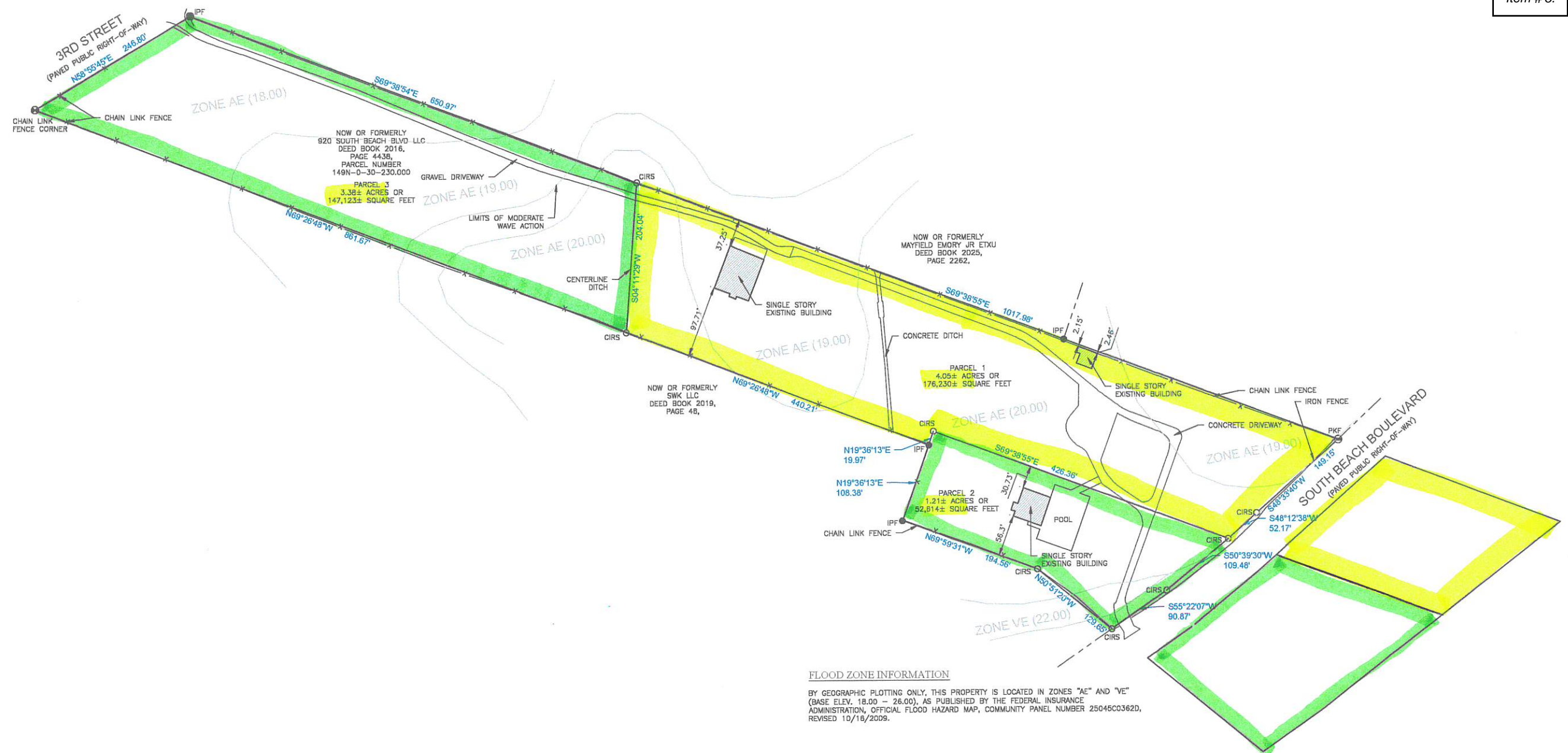
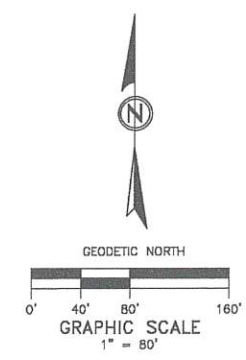
GREGORIE COLE THOMPSON, P.S. #26008
JANUARY 23, 2026

MP DESIGN GROUP
SURVEY & GEOMATICS

918 Howard Ave Suite F Biloxi MS 39530 | 228.388.1950 | www.mpdesigngroup.us

820 SOUTH BEACH BOULEVARD, CITY OF BAY SAINT LOUIS, HANCOCK COUNTY, MISSISSIPPI

PROJECT NO: 0077.25.094 DATE: 01/23/2026 DRAWN BY: JBR SHEET 1 OF 1



- LEGEND**
- IRF DENOTES IRON ROD FOUND
 - IPF DENOTES IRON PIPE FOUND
 - CIRS DENOTES CAPPED IRON ROD SET (COA S245)
 - ⊙ CLFC DENOTES CHAIN LINK FENCE CORNER

FLOOD ZONE INFORMATION

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "AE" AND "VE" (BASE ELEV. 18.00 - 26.00), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 25046C0362D, REVISED 10/16/2009.

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

- NOTES**
1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
 2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
 3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
 4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

- REFERENCE MATERIAL**
- 1) HANCOCK COUNTY GIS WEBSITE
 - 2) DEED BOOK 2018 - PAGE 4438
 - 3) DEED BOOK 2025 - PAGE 2262
 - 4) DEED BOOK 2019 - PAGE 48

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW

GREGORIE COLE THOMPSON, P.S. #26008
DECEMBER 18, 2025

MP DESIGN GROUP

918 Howard Ave Suite F Bldg MS 39530 | 228.388.1950 | www.mpdsg.com

PROJECT NO 007725 004	DATE 12/19/2025	DRAWN BY AAL	SHEET 1 OF 1
-----------------------	-----------------	--------------	--------------

PUBLIC HEARING NOTICE

Item # 5.

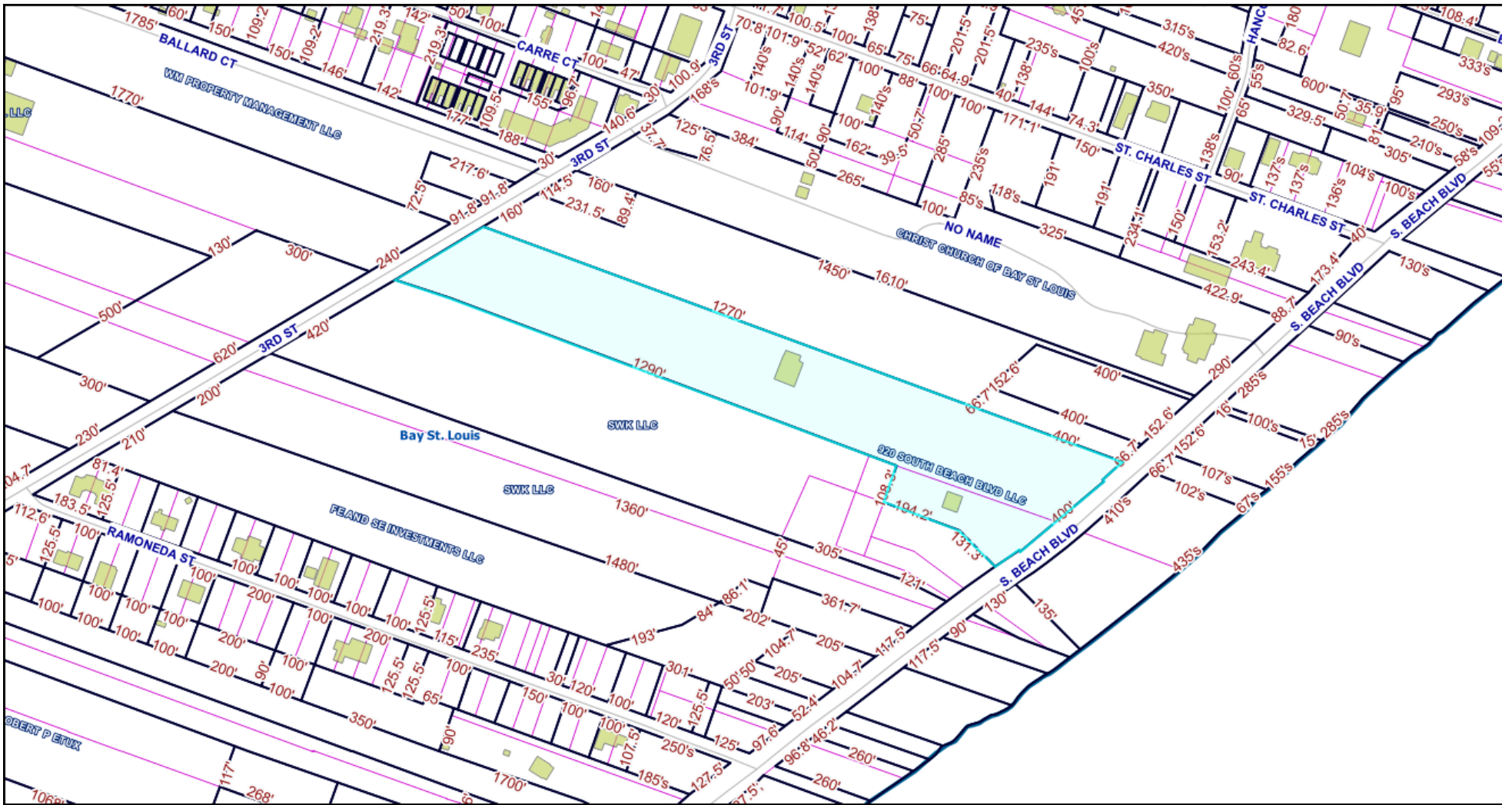
The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **FEBRUARY 11, 2026**, at 5:30 p.m. in the Bay St. Louis Conference Center located at 598 Main St., ph: (228)469-9121.

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. Each of the three proposed parcels will meet the minimum lot size and minimum lot width requirements. Parcel number 149N-0-30-230.000: 4TH WARD B.S.L. 201 & 206 A and parcel number 149N-0-30-230.00; 4TH WARD 200 & 207, WATER LOT, Bay St. Louis. Parcel 1 will be 147,146 square feet, 246 feet wide and front 3rd Street. Parcel 2 will be 176,842 square feet, 149.15 feet wide and front South Beach Boulevard. Parcel 3 will be 52,001 square feet, 198.68 feet wide and front South Beach Boulevard. The property is zoned R-1, R-2, R-4, and R-5.

Additional information is available for review at www.baystlouis-ms.gov/meetings or during the hours of 8a.m. and 5 p.m., Monday through Friday, at the City Hall, 688 Highway 90, Bay St. Louis. Ph: (228)469-9121.

All interested parties are urged to attend.

Email: cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov
Caitlin Bourgeois, Planning and Zoning Secretary



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

RE: Hollywood Casino – Major Site Plan Review
Parcel No. 136K-0-38-002.002
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

HEARING DATE: February 11, 2026

I have reviewed the application for Major Site Plan Review submitted by Hollywood Casino for the development of a recreational vehicle park. The property in question is identified on the Hancock County Land Rolls as Parcel No. 136K-0-38-002.002, with the 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.

From the BSL Zoning Ordinance, the definition of a recreational vehicle is: A vehicular type unit primarily designed as temporary living quarters for recreation, camping, or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. Examples include travel trailers, camping trailers and motor homes. No recreational vehicle shall be used as a dwelling. Recreational vehicles shall only be allowed for recreation and camping in a designated Recreational Vehicle Park. A recreational vehicle is only allowed to be stored on a parcel of land where there is a primary dwelling present.

The administration recommends approval of the Major Site Plan.

- RV Parks are allowed by-right in this zoning district
- Only recreational vehicles that meet the definition of a recreational vehicle will be allowed in the RV Park

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

Jeremy L. Burke
Zoning Administrator

PUBLIC HEARING NOTICE

Item # 6.

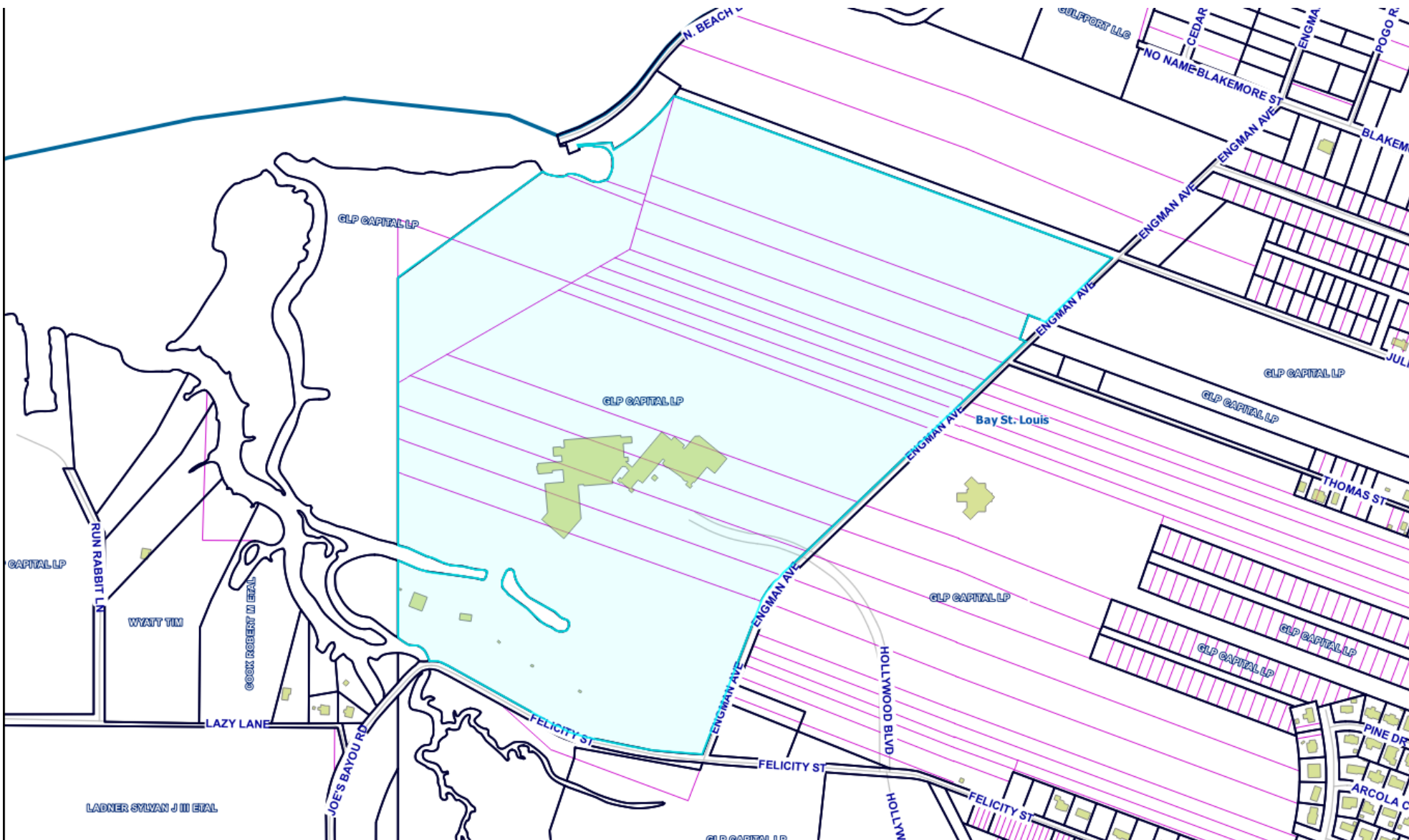
The Bay St. Louis Planning & Zoning Commission will hold a public hearing on **FEBRUARY 11, 2026**, at 5:30 p.m. in the Bay St. Louis Conference Center located at 598 Main St., ph: (228)469-9121.

HOLLYWOOD CASINO – Application for Major Site Plan Review for a four (4) spot 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.

Additional information is available for review at www.baystlouis-ms.gov/meetings or during the hours of 8a.m. and 5 p.m., Monday through Friday, at the City Hall, 688 Highway 90, Bay St. Louis. Ph: (228)469-9121.

All interested parties are urged to attend.

Email: cthompson@baystlouis-ms.gov or Jburke@baystlouis-ms.gov
Caitlin Bourgeois, Planning and Zoning Secretary



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

RE: APPEAL DENIAL OF PROTECTED TREE REMOVAL PERMIT
120 Citizen Street
Parcel 149N-0-30-050.000
PT 3 FOURTH WARD BAY ST LOUIS

HEARING DATE: February 11, 2026

Jason & Betty Guillott have submitted an appeal regarding the denial of a tree removal permit. The property is located at 120 Citizen Street and is identified as Parcel 149N-0-30-050.000, with the legal description PT 3 FOURTH WARD BAY ST LOUIS.

The request is to appeal the administrative denial and seek permission to remove the protected tree from the subject property.

This appeal must first be heard and recommended by the Planning and Zoning Commission before proceeding to the Bay St. Louis City Council for a final decision.

Included as the exhibit is a letter from the design professional explaining why the tree needs to be removed, a site plan of the proposed house in which the work TREE in green is the location of the proposed tree that is being requested to be removed, and the denial for the tree permit application

Tree Appeal for 120 Citizen Street on behalf of Jason & Betty Guillot

Dear Commissioners and Council Members,

I am writing to formally appeal the decision denying approval to remove one oak tree located at 120 Citizen Street.

The current site design was developed with careful consideration for the existing natural features of the lot, including **seven oak trees**, all of which were intentionally incorporated into the layout. While it is my goal to preserve as many of these trees as possible, the removal of this particular oak—**the smallest on the property at approximately 14 inches in diameter**—would allow for the most functional and responsible use of the site.

Preserving this tree would require the residence to be pushed back more than **70 feet from Hancock Street** in order for this house to remain outside of its drip line. This shift would, in turn, place the structure within the drip lines of the larger, more mature oak trees located on the side and rear of the property as well as those on neighboring parcels. In effect, saving this one small tree would increase the risk of negatively impacting multiple mature trees, which runs counter to the intent of tree preservation efforts.

Additionally, the subject lot is unique in that **it is entirely outside of the flood zone**, unlike several adjacent properties. Maintaining this advantage is important to both the long-term value of the property and responsible site development, and further constraining the buildable area could compromise that benefit.

We respectfully request reconsideration of this decision in light of the broader preservation goals, overall site impacts, and the practical limitations imposed by the existing tree canopies. We believe that approving the removal of this one small oak will ultimately result in a better outcome for the property and the surrounding neighborhood.

Thank you for your time and consideration.

Sincerely,

Amy Doescher, Architect
Doescher Designs PLLC



Inspection Report

Inspection Date: 2/6/2026 1:08:34 PM

Item # 7.

Jason Garcia should contact Bay St. Louis at

FAIL

(228) 469-0531 for further information.

Project Number	Work Order ID	Inspection ID
----------------	---------------	---------------

2026-101	43458509	35837264
----------	----------	----------

Jurisdiction	Inspection type	Inspector
--------------	-----------------	-----------

Bay St. Louis	Initial Site Inspection	Rickey Ladner
---------------	-------------------------	---------------

Customer	Address	Phone
----------	---------	-------

Jason Garcia	120 Citizen Street bay St. Louis , MS 39520	
--------------	---	--

Scheduled	Completed	Uploaded
-----------	-----------	----------

2/6/2026 12:00:00 AM	2/6/2026 1:08:34 PM	2/6/2026 1:13:10 PM
----------------------	---------------------	---------------------

Details

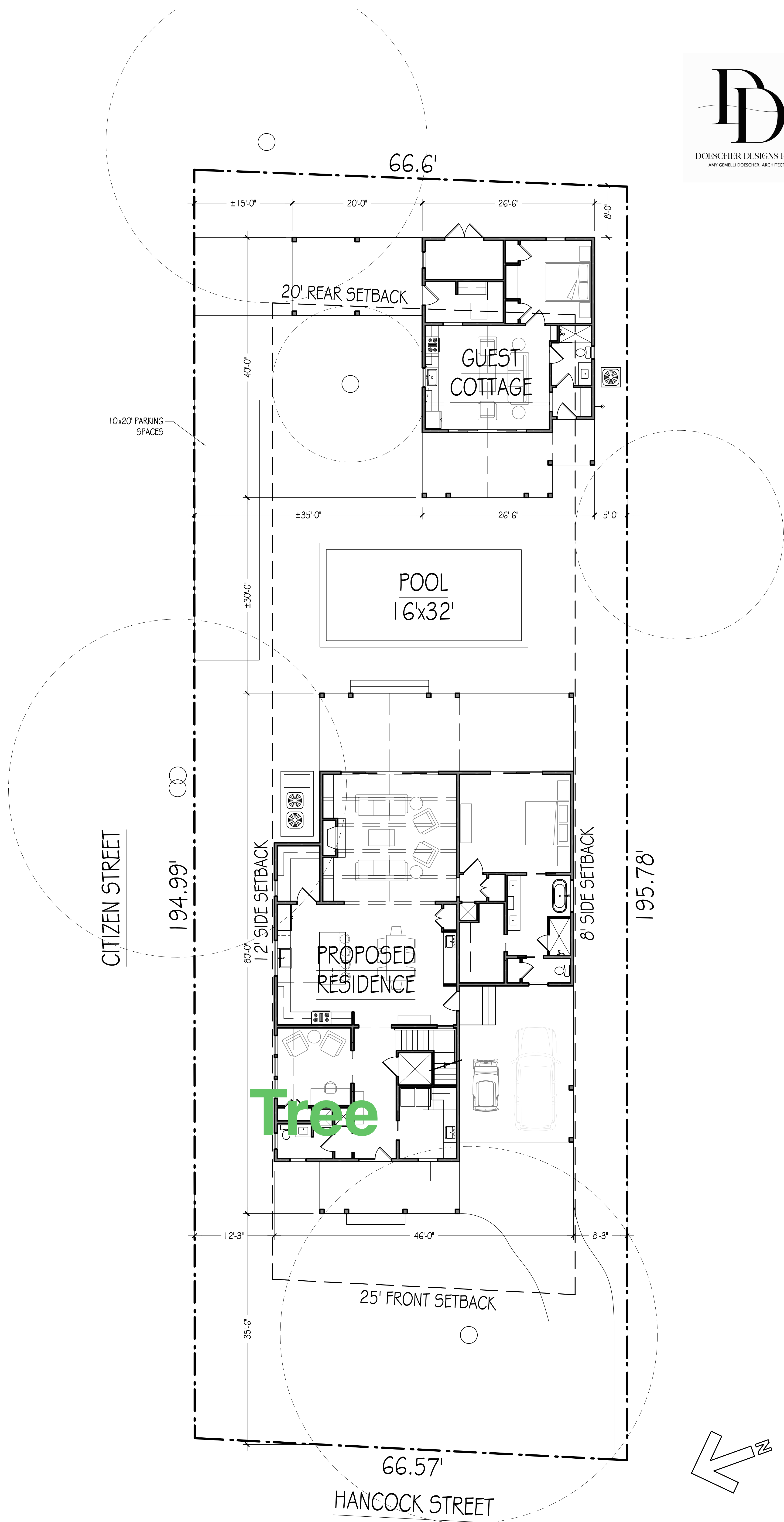
protected tree non disease or damaged. possible to relocate footprint of home?

You can download this report or request additional inspections at MGO Connect.

For software assistance please call 866.957.3764.

For questions about this inspection please contact your jurisdiction

Item # 7.



1 SITE PLAN

Scale: NTS

120 Citizen Street