



## August 12, 2026 Planning Commission Meeting Agenda

August 12, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Minutes Approval

1. Motion to approve the minutes of July 15, 2026.

### Action Items

2. **MELLON** – Application for a Variance to the Zoning Ordinance submitted by Mark and Nancy Mellon. The requested variance is 4 feet from the maximum allowable fence height of 6 feet, resulting in a proposed fence height of 10 feet. The property is located at 410 Carroll Avenue, Parcel No. 149E-0-29-088.000, with the legal description: LOT 52-B, CARROLL S/D. The property is zoned R-2 Two-Family Residential District.
3. **JOHNSON** – Application for variance to the Zoning Ordinance submitted by Mark & April Johnson. The applicants are requesting a variance of 12'10" to the required 20 foot rear yard setback, resulting in a 7'2" setback to the rear yard. The property is located at 601 Citizen Street, at the corner of Citizen Street and Old Spanish Trail, Parcel Number 137J-0-44-213.001; Legal Description PT 400, 402C & 403, 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single Family Residential District.
4. **FE AND SE INVESTMENTS LLC** – Application for a Special Use District. The applicant requests approval of a Special Use District to allow a private seven-cottage residential development on property to be recorded on a condominium plat. The property is located in the 600 block of Third Street, Parcel No. 149N-0-30-238.001, with the legal description: PT 214, 4th Ward, Bay St. Louis. The property is zoned R-1 Single-Family Residential District and R-2 Two-Family Residential District.
5. **\*WITHDRAWN\* KENNON** – Application for Major Site Plan Review for an RV and Boat Storage facility submitted by Anthony Kennon. The property in question is located at the corner of Longfellow and HWY 603 and is identified by parcel number 138G-0-

46-163.000; PT GUIDON TOULME CL 46-8-14. The property is zoned C-3 Highway Commercial District.

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

### **Adjourn**

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



## Planning Commission Meeting Minutes

July 15, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

### Call to Order

#### PRESENT

Chairman Mikayla Brown

Commissioner Clark Breland - By Phone

Commissioner Dean Agee - By Phone

Commissioner John Romano

#### ABSENT

Commissioner MJ Krankey

Commissioner Jimmy Osbourn

### Minutes Approval

1. Motion to approve the minutes of May 13, 2026

Motion made by Commissioner Romano, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,  
Commissioner Romano

### Action Items

2. **FITZSIMMONS** – Application for variance to the Zoning Ordinance submitted by Ryan Fitzsimmons. The applicant is requesting a 9' variance, resulting in a 14' setback to the front yard, and a 13' variance, resulting in a 7' setback to the rear yard, to construct a single-family dwelling. The property is located at 4051 4th Ave, Parcel 138D-0-47-143.000; Legal Description: 1 BLK 40A UN 6 SHORELINE PARK. The property is zoned R-1A Single-Family Residential District.

Ryan Fitzsimmons spoke representing the application.

Motion to approve the application as presented.

Motion made by Commissioner Romano, Seconded by Commissioner Agee.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,  
Commissioner Romano

#### **APPROVED**

3. **DAVIS** – Application for variance to the Zoning Ordinance submitted by Aaron Davis. The applicant is requesting a 9' variance, resulting in a 16' setback to the front yard, a 2' variance, resulting in a 6' setback to the side yard, and a 14' variance, resulting in a 6' setback to the rear yard to allow construction on the property located in the 400

Block of Webster, Parcel 149E-0-29-025.000; Legal Description: 1ST WARD 292 BAY ST. LOUIS. The property is zoned C-3 General Commercial District and R-3 Multi-Family Residential District.

Naomi Davis spoke representing the application

Motion to approve the 9' variance to the front yard and the 14' variance to the rear yard

Motion made by Commissioner Romano, Seconded by Commissioner Agee.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee, Commissioner Romano

**APPROVED**

Motion to deny the variance of 2' to the side yard.

Motion made by Commissioner Agee, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee

Voting Nay: Commissioner Romano

**APPROVED**

4. **RELLIM DEVELOPMENT COMPANY** – Application for Major Site Plan Review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company. The property in question is located at 298 HWY 90 and is identified by parcel number 149D-3-29-003.000; 277C 1ST WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial District.

Mr. Miller spoke representing the application

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee, Commissioner Romano

**APPROVED**

5. **\*WITHDRAWN\* KENNON** – Application for Major Site Plan Review for an RV and Boat Storage facility submitted by Anthony Kennon. The property in question is located at the corner of Longfellow and HWY 603 and is identified by parcel number 138G-0-46-163.000; PT GUIDON TOULME CL 46-8-14. The property is zoned C-3 Highway Commercial District.

**Adjourn**

6. Motion to adjourn the meeting July 15, 2026

Motion made by Commissioner Romano, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee, Commissioner Romano

**APPROVED**

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date

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

RE: Parcel 149E-0-29-088.000  
410 Carroll Avenue  
LOT 52-B, CARROLL S/D

HEARING DATE: August 12, 2026

I have reviewed Mark and Nancy Mellon's application for a Variance to the Zoning Ordinance. The property is located at 410 Carroll Avenue, in the R-2 Two-Family Residential District, which permits fences up to 6 feet in height.

The applicants are requesting a variance of 4 feet to allow the construction of a 10-foot privacy fence.

**Fence Height:**

Allowed: 6'

Proposed: 10'

Variance Requested: 4'

The administration recommends denial of the variance.

- The requested fence height exceeds the maximum allowable height by 4 feet.
- The City of Bay St. Louis does not typically support variances for fence heights beyond the established zoning limits.
- The construction of the fence has already begun, and the Bay St Louis Building Department issued a stop-work order at the site.

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

Sincerely,

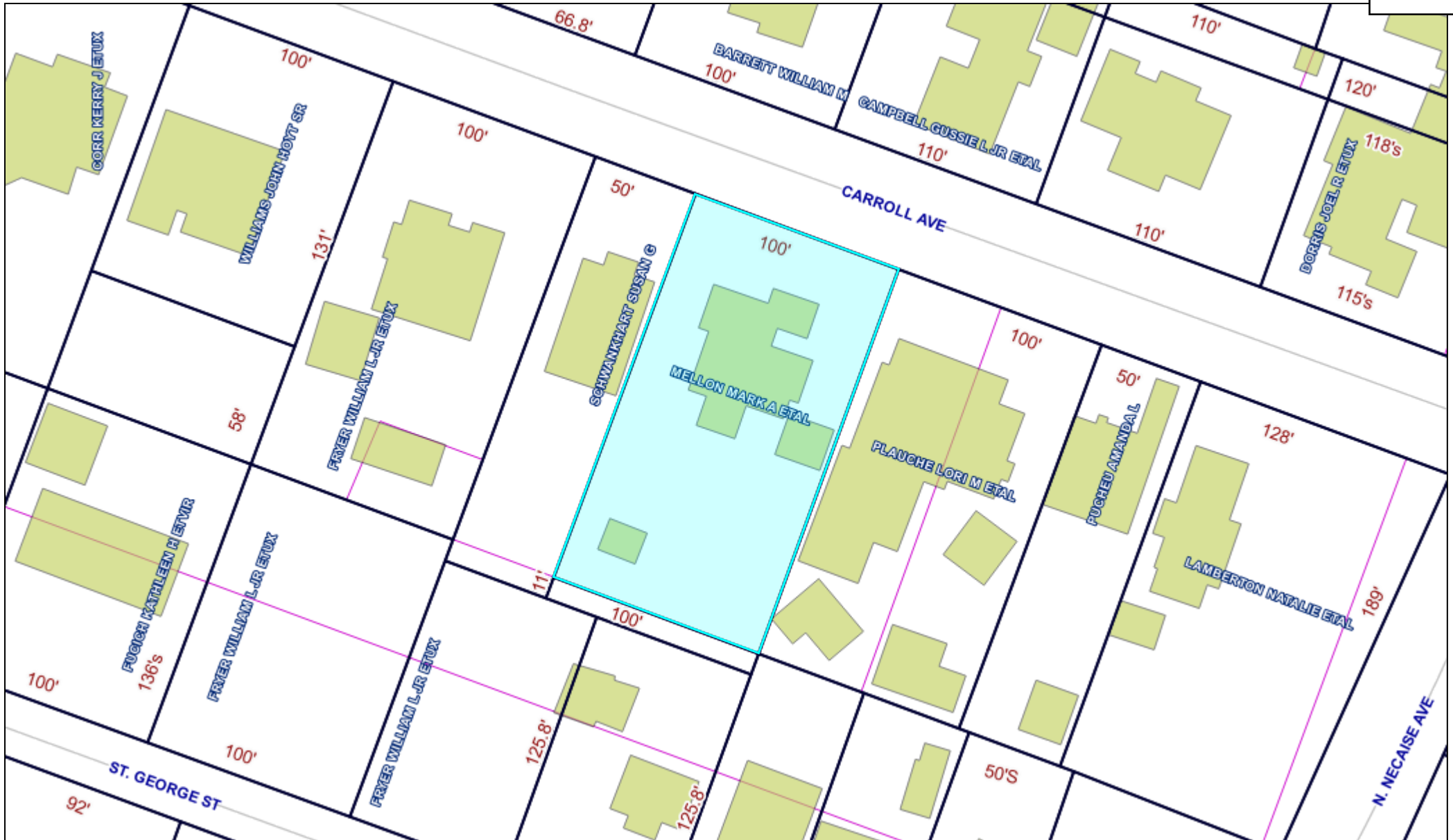
Jeremy L. Burke  
Zoning Administrator



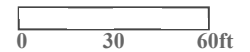


# Geoportal Map

Item # 2.



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



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

RE: 601 Citizen Street  
137J-0-44-213.001  
PT 400, 402C & 403, 3RD WARD BAY ST LOUIS

HEARING DATE: August 12, 2026

I reviewed Mark & April Johnson's application for a Variance to the Zoning Ordinance. The property is located at 601 Citizen Street, at the corner of Citizen Street and Old Spanish Trail, and is zoned R-1 Single Family Residential District. The R-1 district requires a 20-foot rear yard setback.

The applicants are requesting a variance to the rear yard setback to allow for an addition to the existing house.

**Rear Yard Setback:**

**Required: 20'**

**Proposed Distance of rear yard: 7'2"**

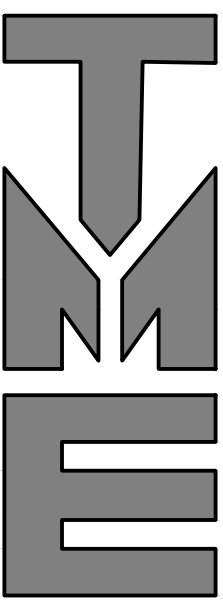
**Variance Request: 12'10"**

The administration recommends denial of the variance.

- This is a corner parcel.
- The request is for an addition to the existing dwelling
- The construction documents were submitted with the application
- The Johnsons asked for a rear yard variance of 18' in April 2026, which was denied. They have amended their plans; their variance request is 12'10"
- Letter of opposition from neighboring property owners

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



TERRY MORAN  
ENGINEERING  
  
P.O. BOX 4075  
BILOXI, MS 39535  
  
PH 228.896.4733  
FAX 228.896.6768  
  
TERRY MORAN,  
P.E., P.L.S

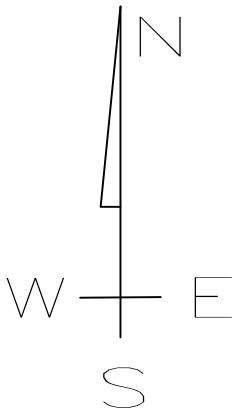
In Association With

**FA FOUNTAIN & ASSOCIATES**  
CIVIL AND COMMERCIAL DESIGN  
2318 Pass Road, Unit 3  
Biloxi, MS 39531  
228-574-3659

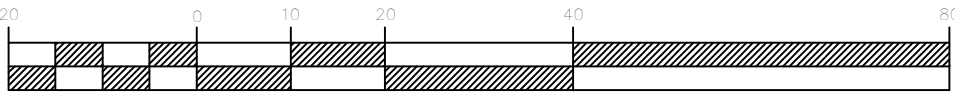
Date 06-23-2026  
Drawn By F.O.F.  
Check By T.J.M.  
REV \_\_\_\_\_  
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AN ADDITION FOR  
MARK & APRIL JOHNSON  
601 CITIZEN STREET  
BAY ST LOUIS, MS 39520

C1



GRAPHIC SCALE

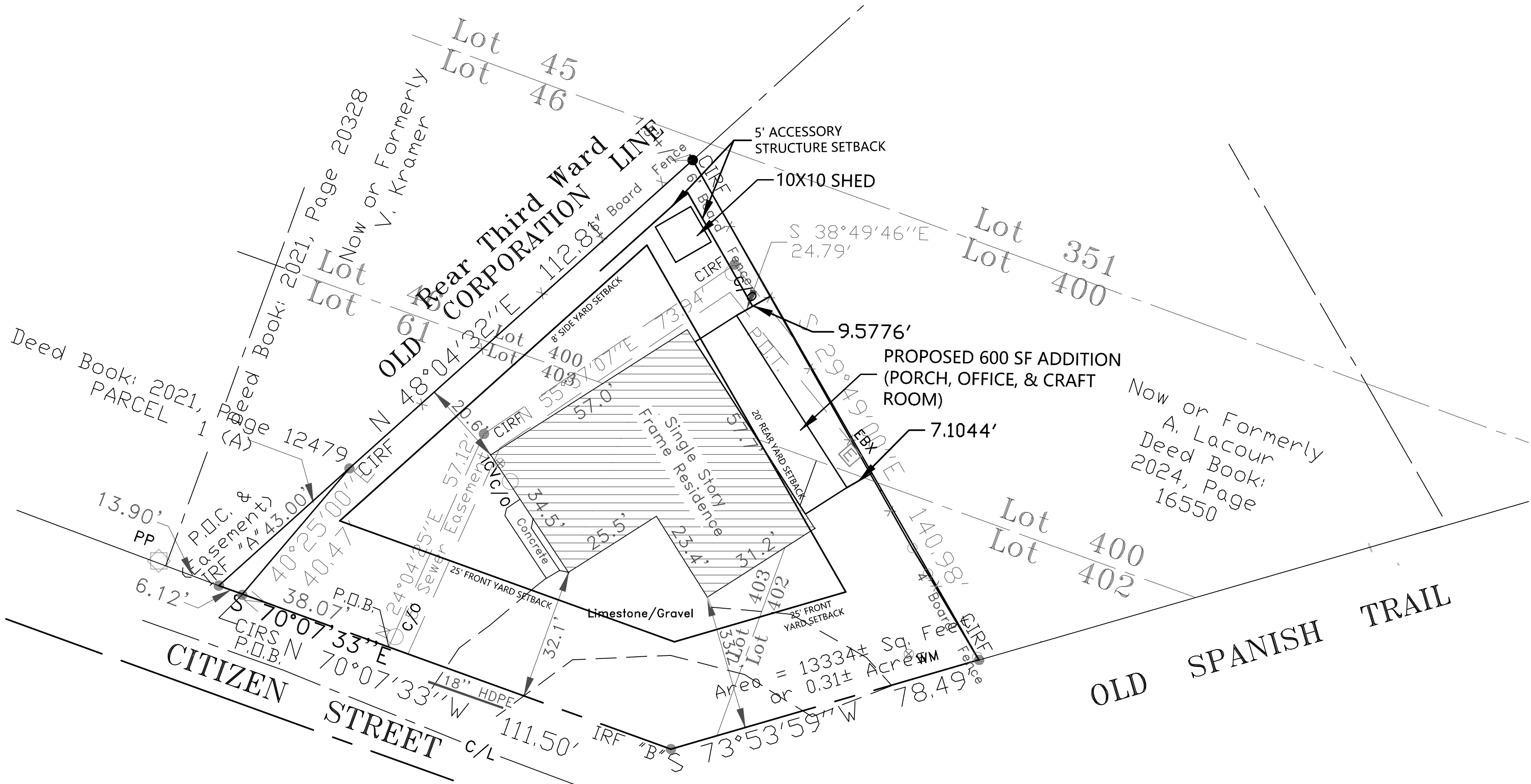


BOUNDARY BASED ON SURVEY BY CHINICHE ENGINEERING & SURVEYING; TOPOGRAPHIC INFORMATION NOT PROVIDED.  
  
SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER FEMA PANEL 28045C0361D DATED OCTOBER 16, 2009.

SITE DATA TABLE

ACREAGE: 0.31+/- AC;  
  
ZONING: R1  
  
SETBACKS:  
  
FYSB - 25 FT  
SYSB - 8 FT  
RYSB - 20 FT  
  
ACCESSORY STRUCTURE - 5 FT (ANY SIDE)

NOTE: A REAR YARD SETBACK VARIANCE WILL BE REQUIRED TO BUILD PROPOSED ADDITION. THIS SETBACK SHALL BE A 13 FOOT REAR YARD SETBACK VARIANCE TO ALLOW A 7 FOOT SIDE YARD SETBACK WHERE AN 20 FOOT IS REQUIRED.

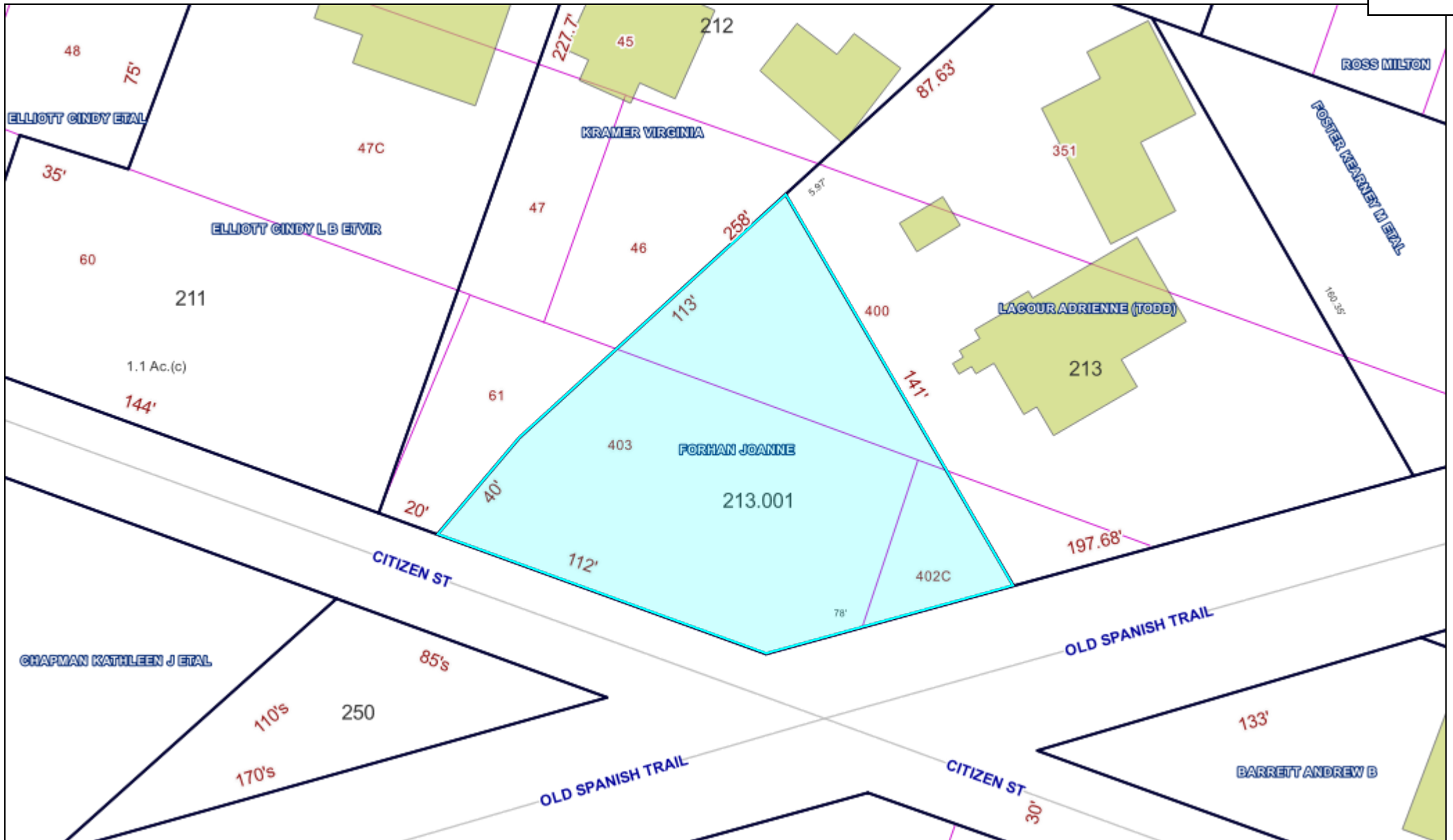


SITE PLAN

SCALE: 1" = 20'-0"

# Geoportal Map

Item # 3.



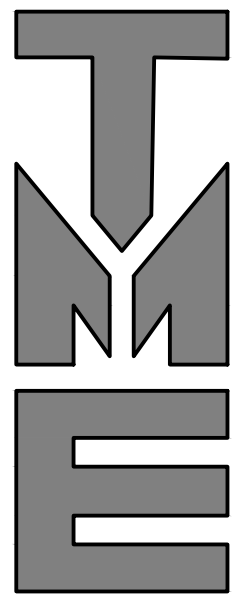
DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional 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 20 40ft

An Addition  
for  
Mark & April Johnson  
at  
601 Citizen Street  
Bay St. Louis, MS 39520

June 23, 2026

| SHEET INDEX                  |    |
|------------------------------|----|
| PLAN COVER SHEET             | T1 |
| SITE PLAN                    | C1 |
| FOUNDATION PLAN              | S1 |
| FLOOR PLAN & ELECTRICAL PLAN | B1 |
| ELEVATIONS                   | B2 |
| PLUMBING & MECHANICAL        | PM |



TERRY MORAN  
ENGINEERING

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

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

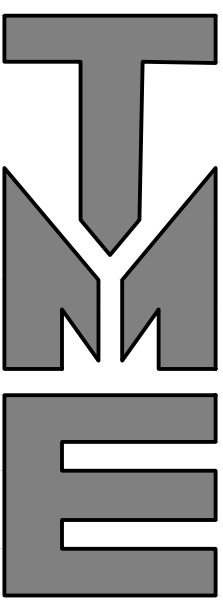
IN ASSOCIATION WITH

**FA** | **FOUNTAIN &  
ASSOCIATES**  
**CIVIL AND COMMERCIAL DESIGN**  
**2318 Pass Road, Unit 3**  
**Gulfport, MS 39531**  
**228-574-3659**

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION , 2017 EDITION".

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.





TERRY MORAN  
ENGINEERING

P.O. BOX 4075  
BILOXI, MS 39535

PH 228.896.4733  
FAX 228.896.6768

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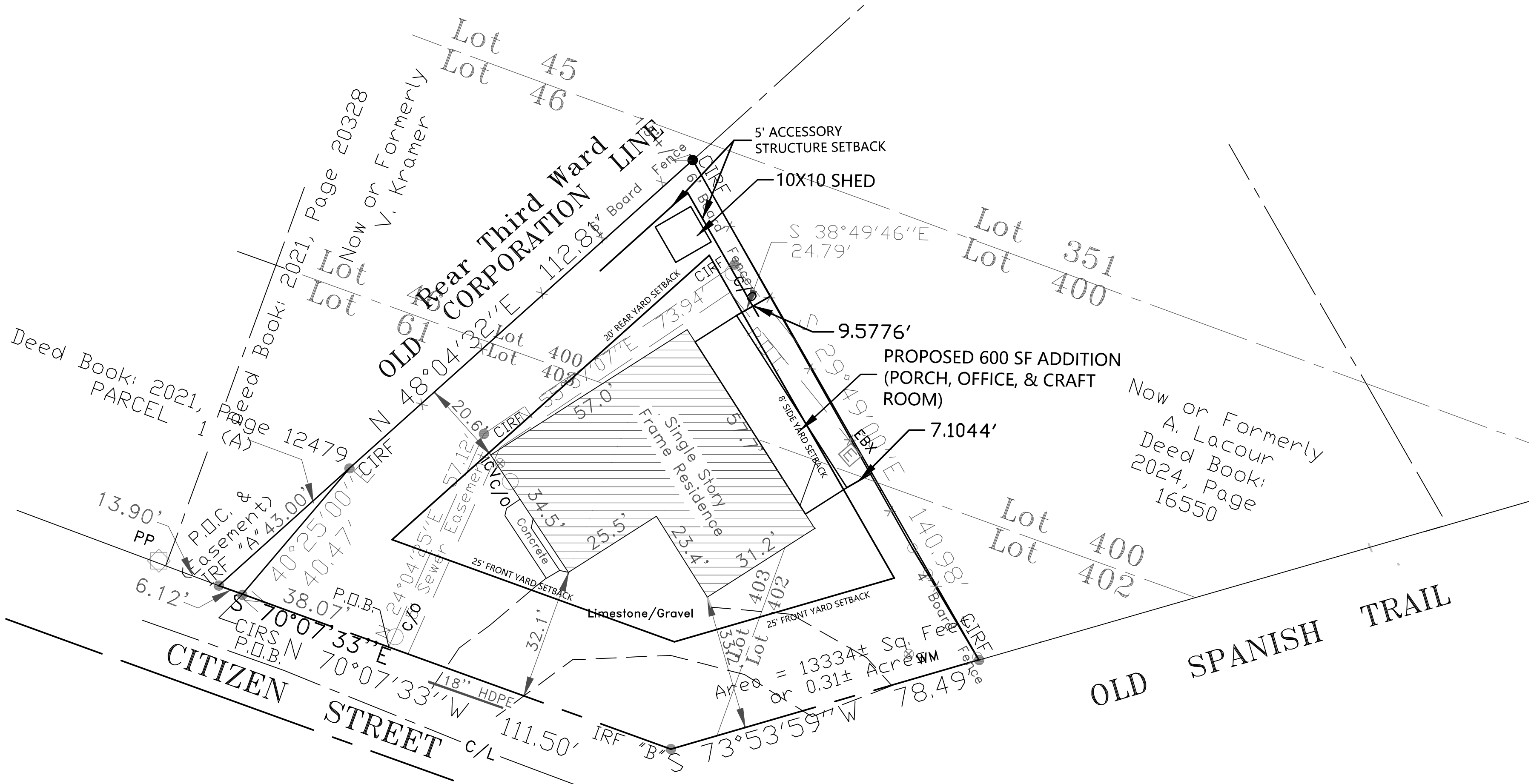
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228-574-3659

Date 06-23-2026  
Drawn By E.O.F.  
Check By T.J.M.  
REV \_\_\_\_\_

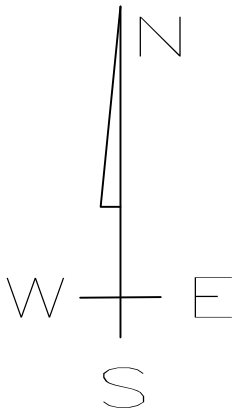
AN ADDITION FOR  
MARK & APRIL JOHNSON  
601 CITIZEN STREET  
BAY ST LOUIS, MS 39520

C1

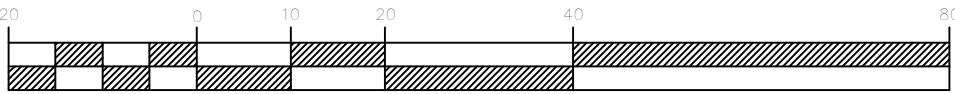


SITE PLAN

SCALE: 1" = 20'-0"



GRAPHIC SCALE



BOUNDARY BASED ON SURVEY BY CHINICHE ENGINEERING & SURVEYING; TOPOGRAPHIC INFORMATION NOT PROVIDED.

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

SITE DATA TABLE

ACREAGE: 0.31+/- AC;

ZONING: R1

SETBACKS:

- FYSB - 25 FT
- SYSB - 8 FT
- RYSB - 20 FT

ACCESSORY STRUCTURE - 5 FT (ANY SIDE)

NOTE: A SIDE YARD SETBACK VARIANCE WILL BE REQUIRED TO BUILD PROPOSED ADDITION. THIS SETBACK SHALL BE A 1 FOOT SIDE YARD SETBACK VARIANCE TO ALLOW A SEVEN FOOT SIDE YARD SETBACK WHERE AN 8 FOOT IS REQUIRED.



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

**FA FOUNTAIN & ASSOCIATES**  
CIVIL AND COMMERCIAL DESIGN  
2318 Pass Road, Unit 3  
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228-574-3659

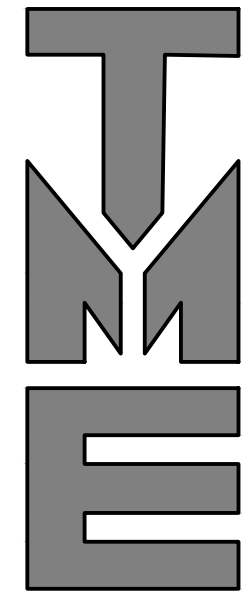
AN ADDITION FOR  
MARK & APRIL JOHNSON  
601 CITIZEN STREET  
BAY ST LOUIS, MS 39520

S1

1. CONCRETE SHALL BE 3500 PSI MIN.
2. ALL STEEL REINFORCEMENT SHALL BE 40,000 PSI MIN.
3. ALL FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED GROUND AND ALL INTERIOR FOOTING SHALL BE CONSTRUCTED ON EITHER UNDISTURBED GROUND OR FILL WHICH HAS BEEN COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR.
4. FILL SHALL BE SUITABLE HIGH QUALITY MATERIAL AND SHALL BE PLACED IN 12" LIFTS. EACH LIFT TO BE COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR.
5. CONTRACTOR SHALL ENSURE AT ALL TIMES THAT RE-BAR AND FORM BOARDS ARE STRAIGHT, LEVEL AND SECURE DURING CONCRETE POURS AND INSTALLATION.
6. MINIMUM FINISH FLOOR ELEVATION(S) TO BE VERIFIED BY CONTRACTOR WITH CITY/COUNTY.
7. ALL FOUNDATION ELEMENTS PLACED BELOW GRADE SHALL HAVE A WATERPROOF BARRIER APPLIED TO EACH SIDE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL LVL'S AND ROOF TRUSSES SIZED BY THE MANUFACTURER.



SCALE: 3/8"=1'-0"



TERRY MORAN  
ENGINEERING

P.O. BOX 4075  
BILOXI, MS 39535

PH 228.896.4733  
FAX 228.896.6768

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

26-002

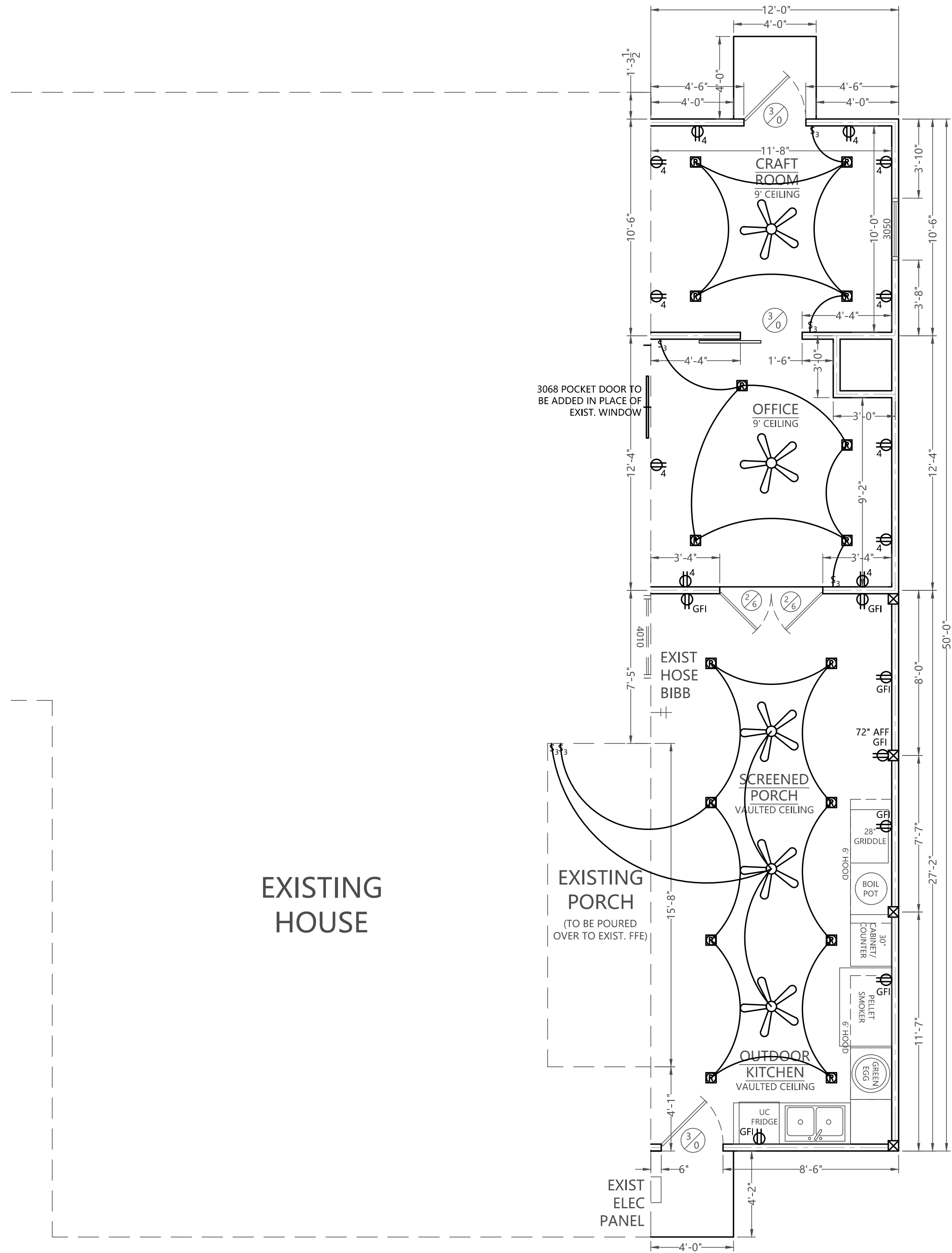
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228-574-3659

Date 06-23-2026  
Drawn By F.O.F.  
Check By T.J.M.  
REV \_\_\_\_\_

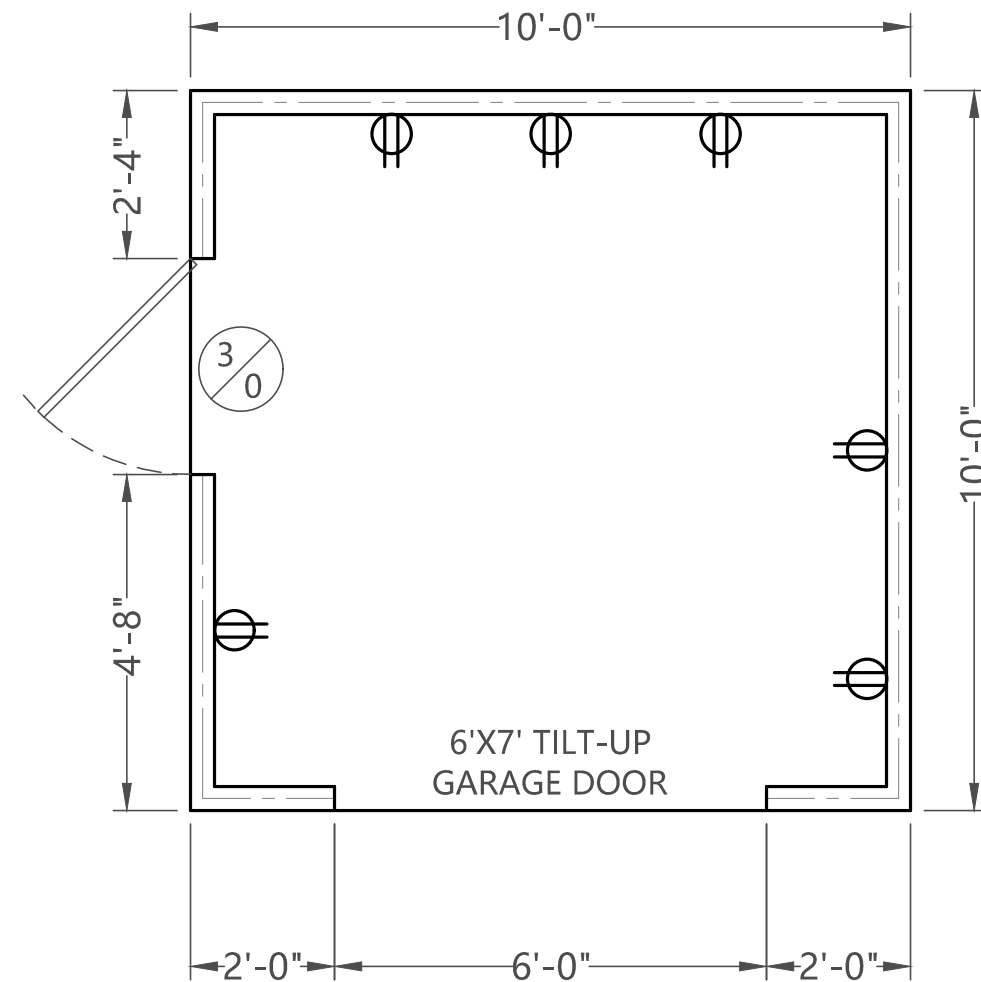
AN ADDITION FOR  
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B1



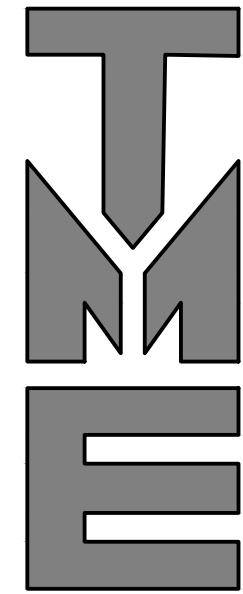
FLOOR & ELECTRICAL PLAN - ADDITION

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



FLOOR & ELECTRICAL PLAN - SHED

SCALE: 3/8"=1'-0"



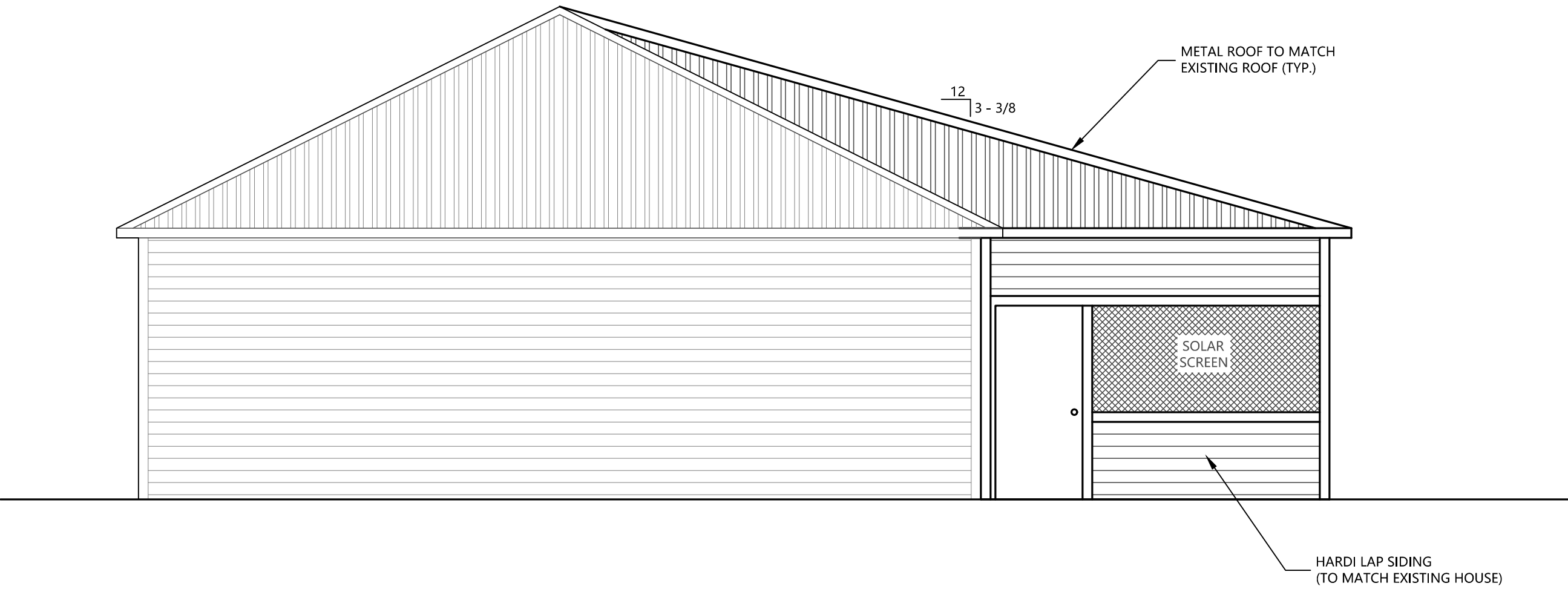
TERRY MORAN  
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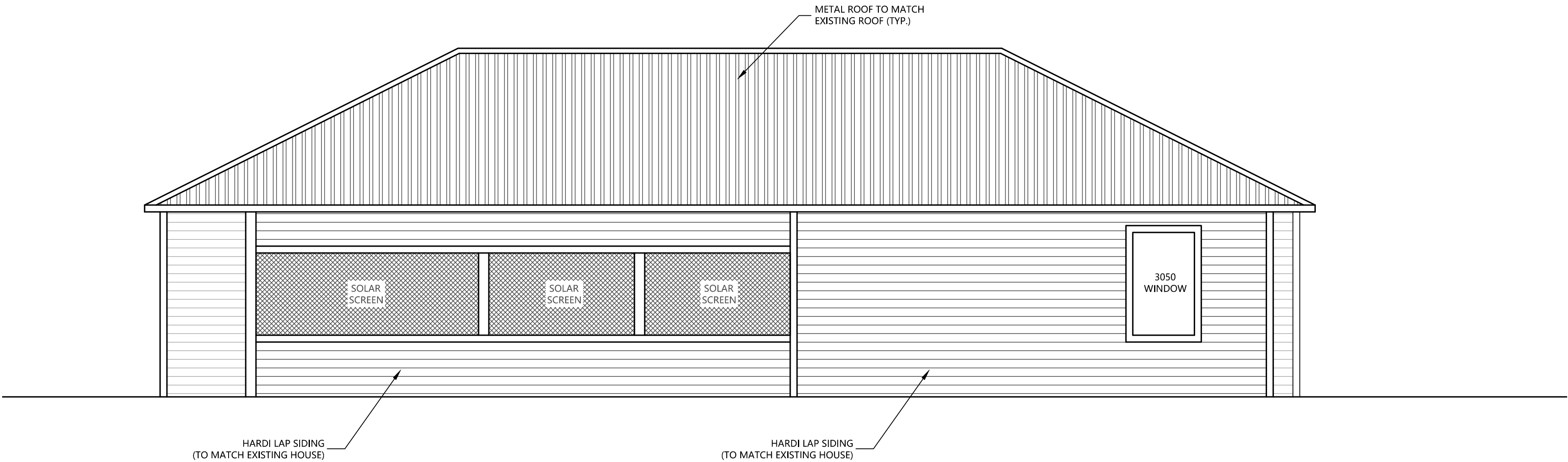
TERRY MORAN,  
P.E., P.L.S

26-002



SIDE ELEVATION

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



REAR ELEVATION

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

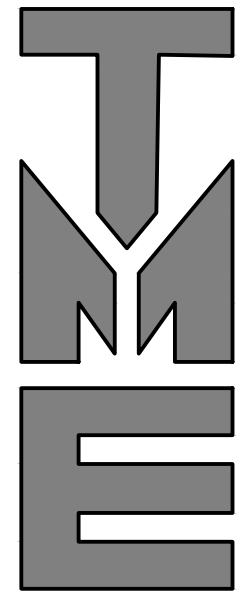
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Date 06-23-2026  
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Check By T.J.M.  
REV \_\_\_\_\_  
\_\_\_\_\_

AN ADDITION FOR  
MARK & APRIL JOHNSON  
601 CITIZEN STREET  
BAY ST LOUIS, MS 39520

B2



TERRY MORAN  
ENGINEERING

P.O. BOX 4075  
BILOXI, MS 39535

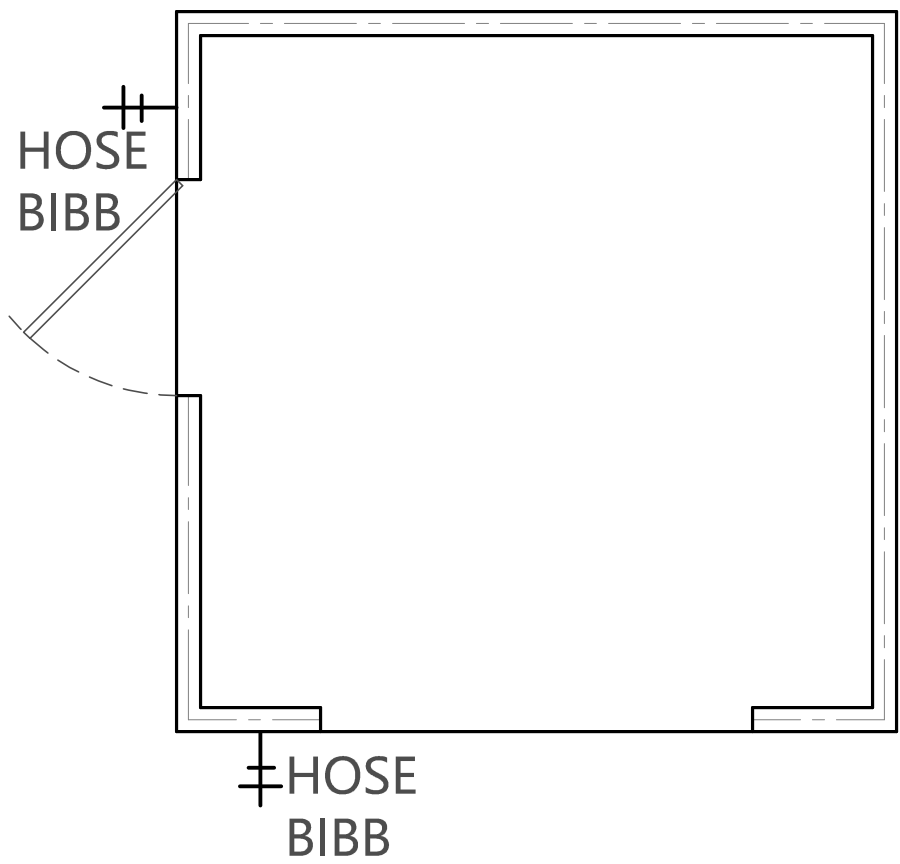
PH 228.896.4733  
FAX 228.896.6768

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

26-002

HVAC NOTES:

1. CONTRACTOR TO VERIFY ALL SPECS FOR HVAC UNITS SELECTED. INCLUDING VERIFYING ALL DIMENSIONAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY ALL REQUIREMENTS ARE MET FOR MODEL SELECTED.



PLUMBING PLAN - SHED

SCALE: 3/8"=1'-0"

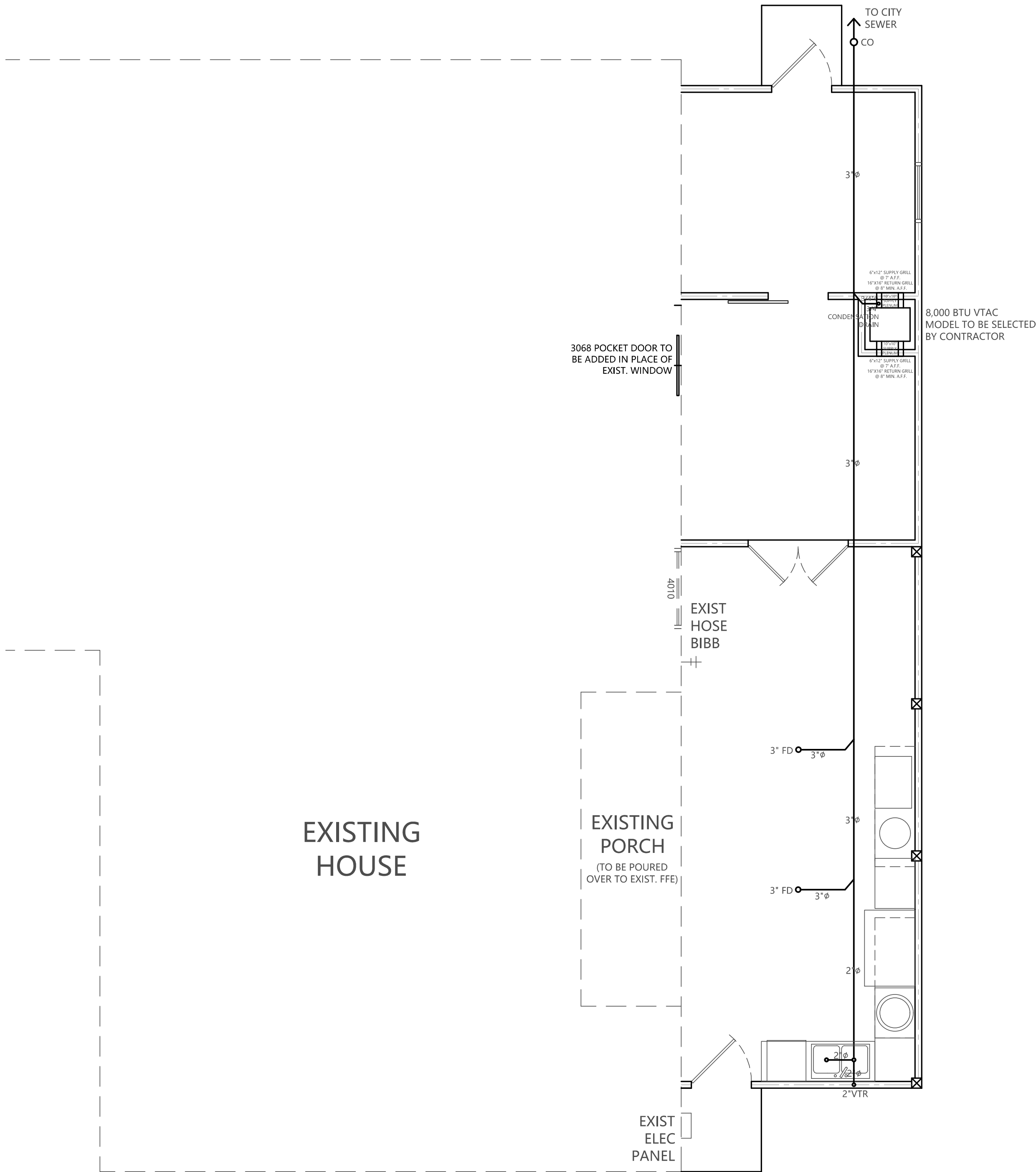
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2318 Pass Road, Unit 3  
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228-574-3659

Date 06-23-2026  
Drawn By F.O.F.  
Check By T.J.M.  
REV \_\_\_\_\_

AN ADDITION FOR  
MARK & APRIL JOHNSON  
601 CITIZEN STREET  
BAY ST LOUIS, MS 39520

PM



PLUMBING & MECHANICAL PLAN - ADDITION

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



Item # 3.

Caitlin Bourgeois &lt;cbourgeois@baystlouis-ms.gov&gt;

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**601 Citizen Street**

2 messages

---

**Chris Cheek** <chris@sentrycare.com>

Wed, Aug 5, 2026 at 3:11 PM

To: "Cbourgeois@baystlouis-ms.gov" &lt;cbourgeois@baystlouis-ms.gov&gt;, Jeremy Burke &lt;jburke@baystlouis-ms.gov&gt;

Cc: "pcheek2015@gmail.com" &lt;pcheek2015@gmail.com&gt;, "Kyle.lewis@gulfcoastwoundcare.com"

&lt;klewis@baystlouis-ms.gov&gt;

We are writing to express our opposition to a request for a variance at 601 Citizen Street. The lot in question was created by a recent subdivision of the property to the north which was divided into 3 lots, and the house in question was subsequently built on this small lot. The code clearly states that the rear yard setback is 20 feet. For the City to reduce that to 7'2" is not in the best interest of our neighborhood and devalues existing houses.

Several older houses behind our lot are non-conforming with little to no setback. At best this creates an awkward situation when houses are occupying what should be a setback, further crowding our property and the neighborhood. Furthermore, we do not enjoy the same fire protection created by proper setbacks. If any house behind us catches fire, then our property is certain to burn.

Additionally, the city should enforce the zoning code on the books. When we buy property within the city limits, we agree to abide by the prevailing code. While I appreciate the opportunity to voice my concerns, it is awkward to ask a neighbor to judge the zoning request of another neighbor. Please just enforce the code and stop granting variances so readily!

Thank you for your consideration of our concerns for this variance request.

Sincerely,

Chris and Patricia Cheek



**Christopher H. Cheek**  
*Chief Executive Officer*

**SentryCare** | [sentrycare.com](http://sentrycare.com)  
P.O. Box 6579  
D'Iberville, MS 39540  
**OFFICE** 228.466.0843  
[chris@sentrycare.com](mailto:chris@sentrycare.com)

**Jeremy Burke** <jburke@baystlouis-ms.gov>

Wed, Aug 5, 2026 at

Item # 3.

To: Chris Cheek <chris@sentrycare.com>

Cc: "Cbourgeois@baystlouis-ms.gov" <cbourgeois@baystlouis-ms.gov>, "pcheek2015@gmail.com" <pcheek2015@gmail.com>, "Kyle.lewis@gulfcoastwoundcare.com" <klewis@baystlouis-ms.gov>

Chris Cheek,  
Thank you for your email. It will be added to the record.

[Quoted text hidden]

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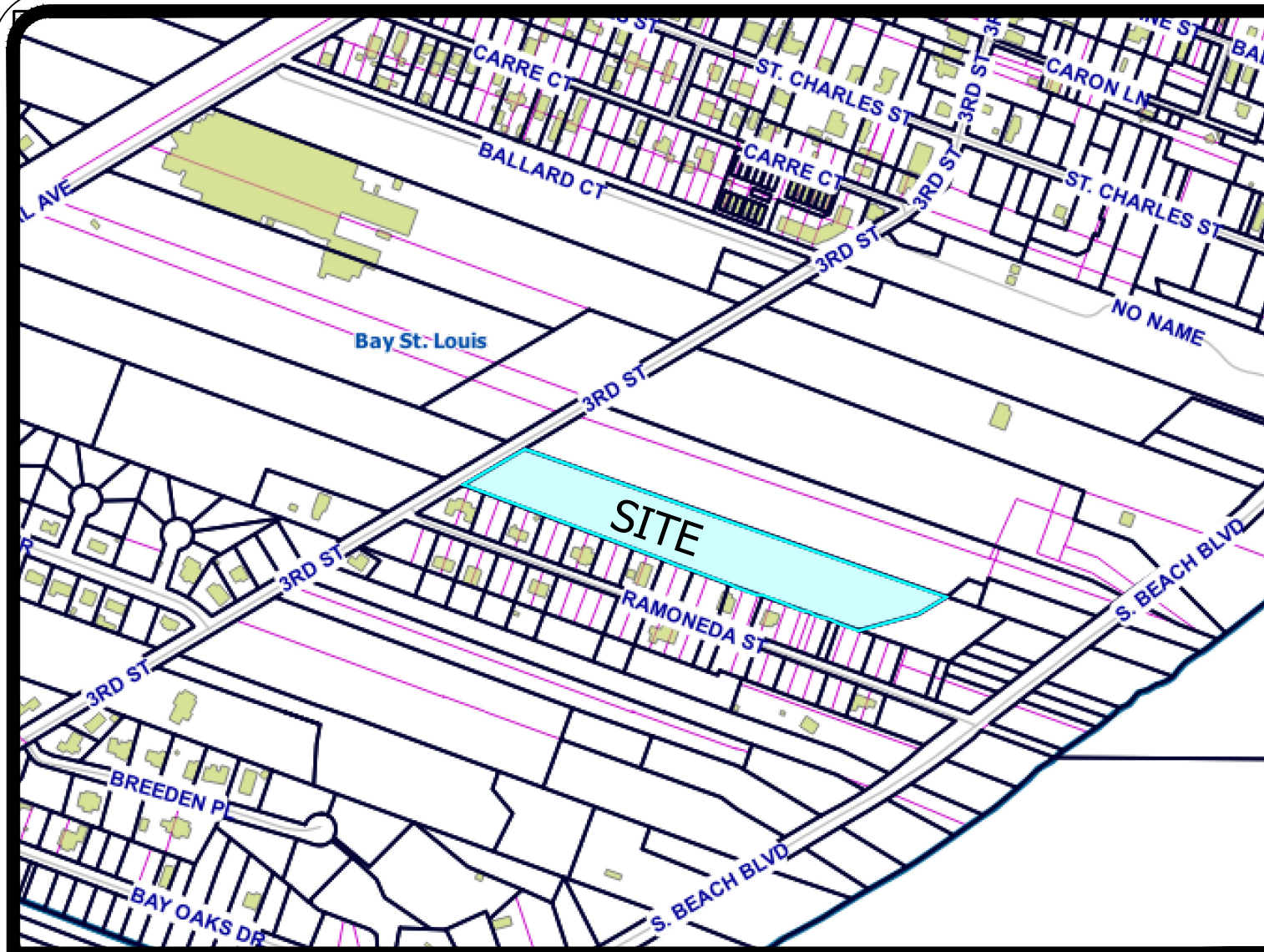
Security Notice:

**The City of Bay St. Louis will never request wire transfer payments via email.** Bay St Louis does not send invoices via email. If you receive an email claiming to be from me or the City of Bay St. Louis, requesting payment, please do not respond and forward the suspicious email to [jburke@baystlouis-ms.gov](mailto:jburke@baystlouis-ms.gov) for verification. For your safety, always double-check email addresses and avoid clicking on suspicious links.

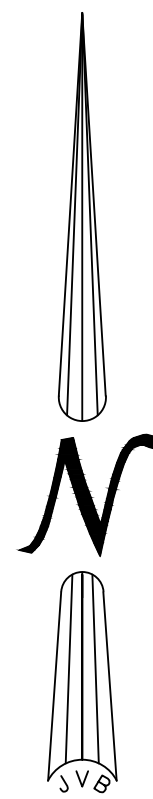


**Jeremy Burke**

Director of Planning/Historic Preservation Commission Coordinator/Community Affairs  
City of Bay St Louis  
228-466-5516



VICINITY MAP  
NOT TO SCALE



# SKETCH PLAT FOR SUNSHINE CROSSING BAY ST. LOUIS, MISSISSIPPI

## LEGAL DESCRIPTION:

A parcel of land situated and being located in part of lot 214, Fourth Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar set at the intersection of the north line of said lot 214 with the westerly margin of South Beach Boulevard, thence run N 69°44'06" W 406.60 feet along the north line of said lot 214 to a 1/2" rebar set at the centerline of a ravine and the Point of Beginning; thence continue N 69°44'06" W 9.72 feet along the north line of said lot 214 to a 1/2" rebar set; thence N 20°15'54" E 7.20 feet to a 1/2" rebar set; thence N 69°44'06" W 1389.64 feet along the north line of said lot 214 to a 1/2" rebar set at the easterly margin of Third Street; thence S 59°00'27" W 234.12 feet along the easterly margin of Third Street to a 1/2" rebar found at the south line of said Lot 214; thence S 69°51'51" E 1338.08 feet along the south line of said lot 214 to a 1/2" rebar at the centerline of a ravine; thence N 75°31'36" E 188.55' along the centerline of said ravine to a 1" pipe set; thence N 59°23'46" E 83.75 feet along the centerline of said ravine to the Point of Beginning; containing 5.75 acres, more or less.

Together with and subject to a 15 foot wide easement being more particularly described as follows:

Commencing at a 1/2" rebar set at the intersection of the north line of said lot 214 with the westerly margin of South Beach Boulevard, thence run N 69°44'06" W 406.60 feet along the north line of said lot 214 to a 1/2" rebar set at the centerline of a ravine; thence S 59°23'46" W 19.34 feet to a 1/2" rebar set; thence S 69°44'06" E 409.15 feet to a 1/2" rebar set on the westerly margin of South Beach Boulevard; thence N 56°00'38" E 17.83 feet along the westerly margin of Beach Boulevard to point of Beginning, containing 6,118 square feet or 0.14 acres, more or less

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

FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.

## LEGEND:

- ⊙ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- APS AS PER SURVEY
- APR AS PER RECORD

## REFERENCES:

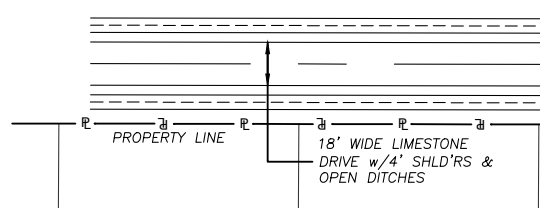
- 1) DEED BOOK 2014 PAGE 8863
- 2) SURVEY BY GULF STATES ENGINEERING DATED 05-05-2017
- 3) PLAT OF RAMONEDA'S S/D
- 4) DEED BOOK BB161 PAGE 247
- 5) DEED BOOK 2017 PAGE 13347
- 6) DEED BOOK 210 PAGE 7409
- 7) DEED BOOK 2019 PAGE 50

## NOTES:

By graphic plotting only, this parcel is located in Flood Zones VE (EL 23) and AE (EL 19) as per FEMA Map # 28045C-0354D, Effective Date Oct. 16, 2009

## LINE TABLE

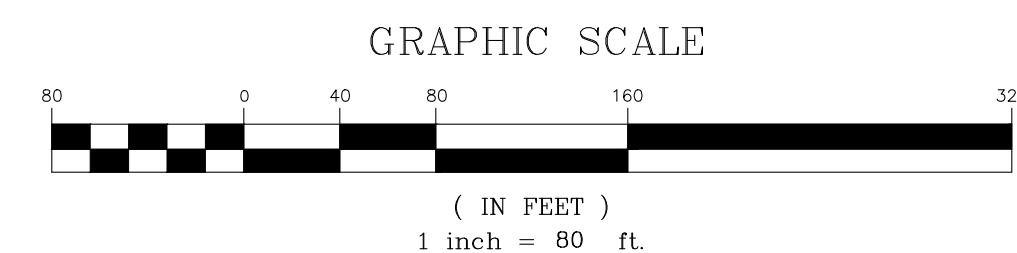
|     |               |         |
|-----|---------------|---------|
| L-1 | N 69°44'06" W | 9.72'   |
| L-2 | N 20°15'54" E | 7.20'   |
| L-3 | N 75°31'36" E | 188.55' |
| L-4 | N 59°23'46" E | 83.75'  |
| L-5 | S 59°00'27" W | 19.34'  |
| L-6 | S 69°44'06" E | 409.15' |
| L-7 | N 53°00'38" E | 17.83'  |



TYPICAL PRIVATE DRIVE SECTION  
NOT TO SCALE

## SKETCH PLAT FOR SUNSHINE CROSSING

BAY ST. LOUIS, MISSISSIPPI  
OWNER: FE AND SE INVESTMENTS LLC  
ADDRESS: 1137 JEFFERSON AVENUE,  
NEW ORLEANS, LA. 70115  
TOTAL ACRES--5.75±



PARCEL # 149N-0-30-238.001  
5.75 ACRES ±

J.V. Burkes & Associates, Inc.  
SURVEYING ENGINEERING • ENVIRONMENTAL

805 Shortcut Highway  
Bridgeton, Louisiana 70438  
E-mail: jvb@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154

SKETCH PLAN FOR  
SUNSHINE CROSSING  
A PART OF LOT 214, FOURTH WARD,  
CITY OF BAY ST. LOUIS,  
HANCOCK COUNTY, MISSISSIPPI  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR  
SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.  
FE AND SE INVESTMENTS, LLC

SCALE: 1" = 80'  
DATE: 07/14/2026  
DRAWN BY: RMK CHECKED BY: SMB  
DWG. NO. 20260000  
SHEET C-1 OF 1

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

**RE:** Parcel No. 149N-0-30-238.001 / PT 214, 4th Ward, Bay St. Louis  
600 Block of Third Street  
Bay St. Louis, Mississippi

**DATE:** August 12, 2026

An application for a Special Use District has been submitted for approval by **FE AND SE Investments LLC**. The property in question is located in the 600 block of Third Street and is identified as:

- **Parcel Number:** 149N-0-30-238.001
- **Legal Description:** PT 214, 4th Ward, Bay St. Louis

The property is currently zoned **R-1 Single-Family Residential District** and **R-2 Two-Family Residential District**.

The applicant is requesting approval of a Special Use District to allow a private seven-cottage residential development on property that will be likely will be recorded on a condominium plat.

The proposed development consists of seven detached residential cottages designed to function as a unified residential community. The condominium form of ownership will allow individual ownership of the cottages while providing shared ownership and maintenance of the common areas and infrastructure through a condominium association.

The Special Use District process provides a clear framework for the proposed residential development by establishing the permitted use and ensuring the project is developed in accordance with a unified site plan rather than through conventional subdivision standards.

The proposed Special Use District would limit the property to the approved seven-cottage residential development and associated residential amenities, thereby eliminating the potential for other residential or nonresidential uses otherwise permitted within the underlying zoning districts unless subsequently approved by the City.

If the Special Use District is approved, the applicant will be required to return for Major Site Plan Review. At that time, the developer must submit a detailed site plan, including but not limited to:

- Building setbacks and separation requirements.
- Parking and internal circulation.
- Landscaping, buffering, and screening.
- Stormwater drainage and utility infrastructure.
- Emergency access

- Any additional conditions deemed necessary by the Planning and Zoning Board and City Council to ensure compatibility with the surrounding residential neighborhood.

The proposed cottage development provides an alternative residential housing option while maintaining a scale and character compatible with the surrounding neighborhood. Recording the development as a condominium will allow for coordinated maintenance of the common areas while preserving private ownership of the individual residential cottages.

The Special Use District will provide a clear development framework for the property, ensuring the residential character of the project is maintained while promoting quality infill development consistent with the City's long-term planning objectives.

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

**Jeremy Burke**  
Zoning Administrator

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

**RE:** 355 Main Street  
Parcel 149E-0-29-277.000  
Legal Description: 553-B 1st Ward, Bay St. Louis

**HEARING DATE:** August 12, 2026

I have reviewed the application for a variance submitted by Betsy and Rea Montjoy. The property is located at 355 Main Street and is identified as Parcel 149E-0-29-277.000 (Legal Description: 553-B 1st Ward, Bay St. Louis). The property is zoned R-2 Two-Family Residential District.

The applicant is requesting a variance to construct an accessory structure/pavilion on the property, specifically:

**Side Yard Setback:**

Required: 5'

Proposed Distance of Side Yard: 3'

Variance Request: 2'

The administration recommends approval of the variance.

- Common in the neighborhood
- No hardship

Jeremy L. Burke  
Zoning Administrator

GENERAL NOTES:

ALL MEANS OF EGRESS WINDOWS MUST COMPLY WITH SECTION R-310.2 OF THE 2018 IRC

ALL EXTERIOR WINDOWS/OPENINGS MUST COMPLY WITH SECTION R-301.2.1.2 OF THE 2018 IRC

FACORY BUILT FIREPLACES SHALL BE LISTED IN ACCORDANCE WITH THE UL 127 AS PER ARTICLE R1004.1 OF THE 2015 IRC

WINDOWS IN HAZARDOUS LOCATIONS (OVER BATHTUBS) BUST BE TEMPERED AND COMPLY WITH ARTICLE R308.4 OF THE 2015 IRC

RESIDENCE MUST COMPLY WITH FOLLOWING INSULATION REQUIREMENTS AS PER TABLE N1102.1 OF THE 2015 IRC.

CEILINGS: R-30 MIN, WALLS: R-13 MIN, FLOORS: R-11.

FENESTRATION U-FACTOR (.75)

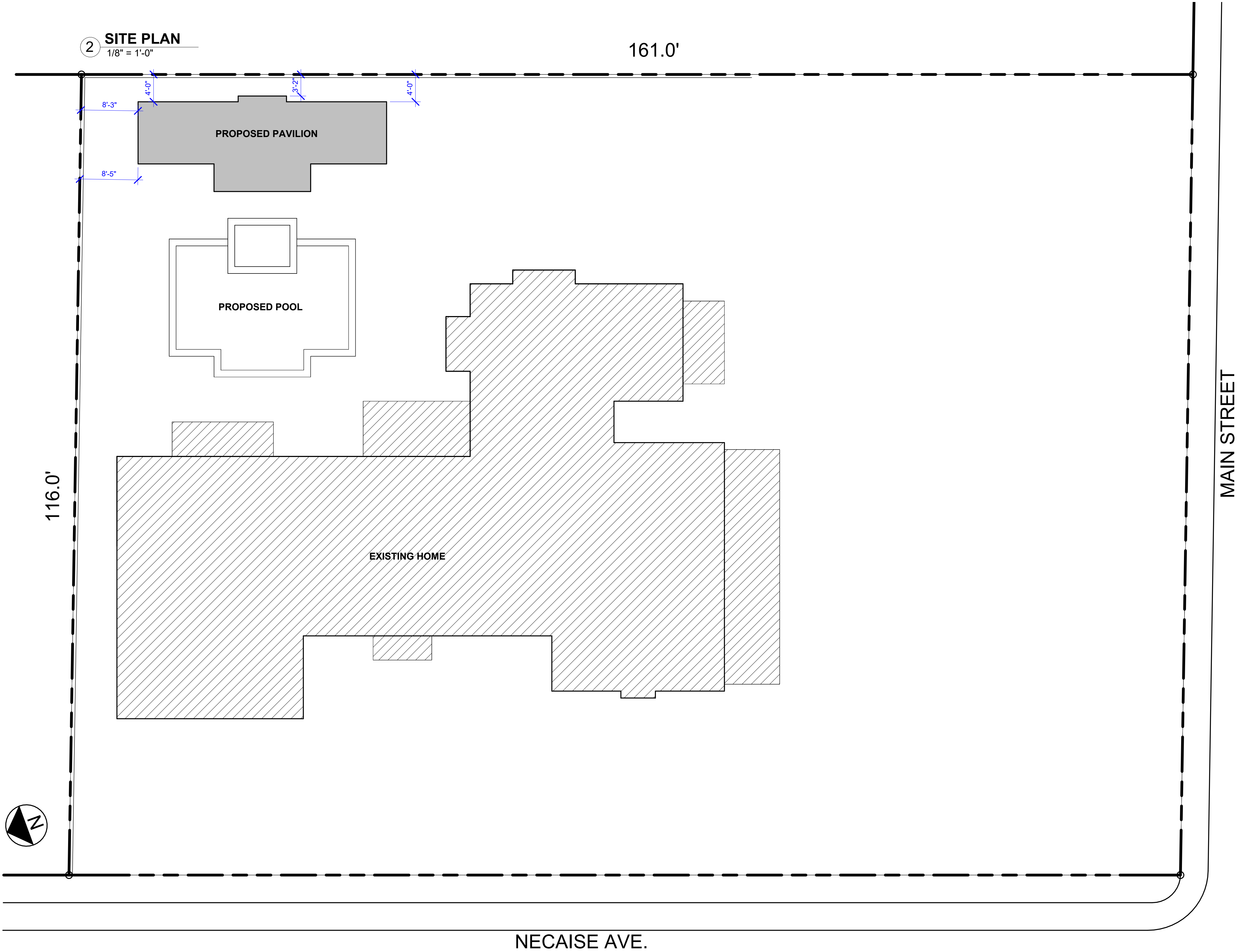
SOLAR HEAT GAIN COEFFICIENT (.40)

NEED "CITY STAMPED" APPROVED PLANS ON SITE FOR ALL INSPECTIONS

NEED PROOF OF TERMITE TREATMENT BEFORE SLAB AND FOOTING INSPECTION

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE, JOBSITE CLEANUP, STREET CLEANING, CONSTRUCTION ENTRANCE AND SILT FENCING WHERE REQUIRED ON A DAILY BASIS

MUST CALL FOR STRAPPING AND OR CLIP INSPECTIONS BEFORE CLAD COVERING



504-452-6974  
2107 Nicholson Avenue, Suite B  
Waveland, MS 39576  
<https://benfatticonstruction.com/>

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THESE PLANS HAVE BEEN PREPARED TO THE  
BEST OF OUR ABILITIES. HOWEVER IT IS THE  
RESPONISBILITY OF THE BUILDING CONTRACTOR  
TO VERIFY THEIR ACCURACY

# MONTJOY PAVILION

355 MAIN ST., BSL, MS 39520

BETSY MONTJOY

## REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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## MONTJOY PAVILION

### SITE

|              |              |
|--------------|--------------|
| LIVING AREA: | -            |
| UNDER BEAM:  | 366 SQFT     |
| 1.1          |              |
| SCALE:       | 1/8" = 1'-0" |
| DRWN BY:     | COLT LEE     |
| DATE:        | 07/24/2026   |

GENERAL NOTES:

ALL MEANS OF EGRESS WINDOWS MUST COMPLY WITH SECTION R-310.2 OF THE 2018 IRC

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RESIDENCE MUST COMPLY WITH FOLLOWING INSULATION REQUIREMENTS AS PER TABLE N1102.1 OF THE 2015 IRC.  
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FENESTRATION U-FACTOR (.75)  
SOLAR HEAT GAIN COEFFICIENT (.40)

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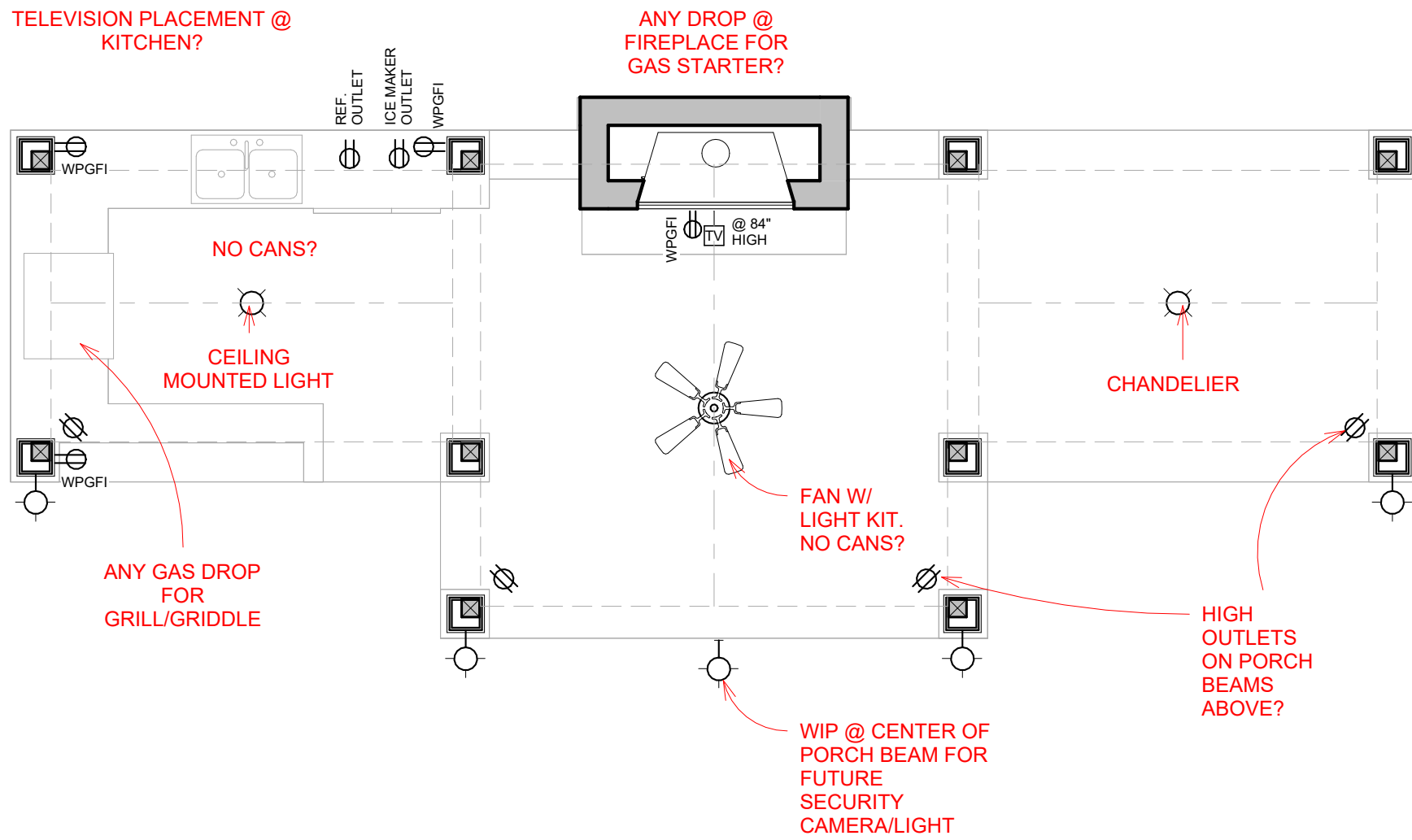
NEED PROOF OF TERMITE TREATMENT BEFORE SLAB AND FOOTING INSPECTION

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE, JOBSITE CLEANUP, STREET CLEANING, CONSTRUCTION ENTRANCE AND SILT FENCING WHERE REQUIRED ON A DAILY BASIS

MUST CALL FOR STRAPPING AND OR CLIP INSPECTIONS BEFORE CLAD COVERING

2 ELECTRIC

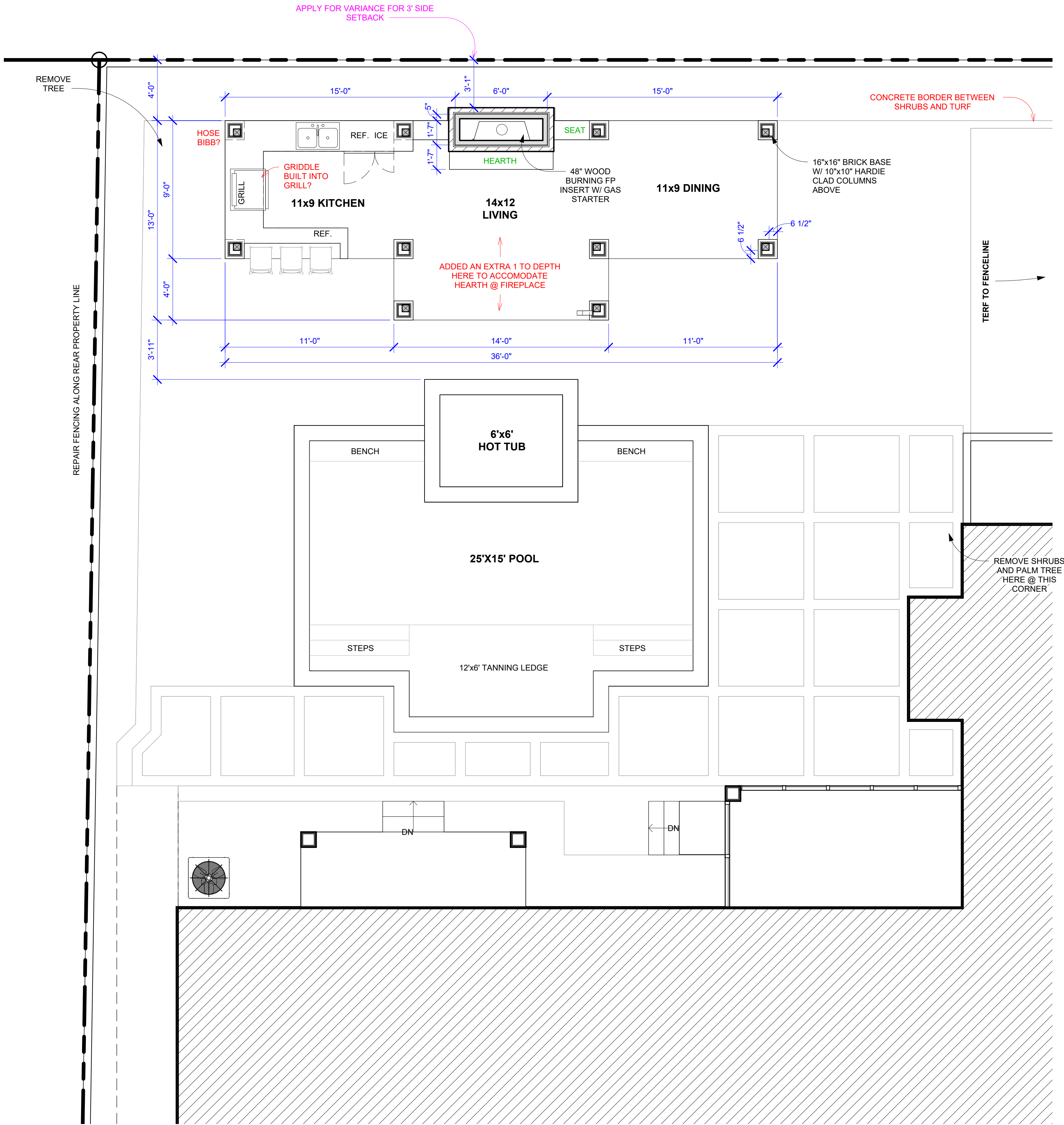
1/4" = 1'-0"



| SYMBOLS |                                                                                               |
|---------|-----------------------------------------------------------------------------------------------|
|         | WIRES                                                                                         |
|         | CEILING MOUNTED FAN                                                                           |
|         | CEILING MOUNTED FIXTURE                                                                       |
|         | WALL MOUNTED FIXTURE                                                                          |
|         | DUPLEX OUTLET, 120V MOUNTED 14" ABOVE FIN. FLR.                                               |
|         | TRIPLEX OUTLET, 240V MOUNTED 14" ABOVE FIN. FLR.                                              |
|         | DUPLEX OUTLET, 120V GROUND FALT INTERRUPTER CIRCUIT BREAKER                                   |
|         | DUPLEX OUTLET, 120V, WATER PROOF COVER PLATE AND BOX, GROUND FALT INTERRUPTER CIRCUIT BREAKER |
|         | DUPLEX CEILING MOUNTED OUTLET, 120V                                                           |
|         | SILENT SWITCH                                                                                 |
|         | 3 WAY SWITCH                                                                                  |
|         | CABEL TELEVISION JACK, MOUNTED 84" ABOVE FIN. FLR.                                            |
|         | GAS DROP                                                                                      |

1 FLOOR PLAN

1/4" = 1'-0"



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MONTJOY PAVILION

355 MAIN ST., BSL, MS 39520  
BETSY MONTJOY

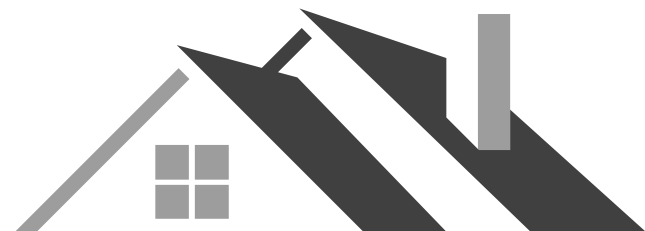
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MONTJOY PAVILION

FLOOR PLAN

|                   |                  |
|-------------------|------------------|
| LIVING AREA:      | -                |
| UNDER BEAM:       | 366 SQFT         |
| 4.1               |                  |
| SCALE:            | 1/4" = 1'-0"     |
| DRWN BY: COLT LEE | DATE: 07/24/2026 |



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DESIGN • BUILD • INTERIORS

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MONTJOY PAVILION

355 MAIN ST., BSL, MS 39520

BETSY MONTJOY

REVISIONS

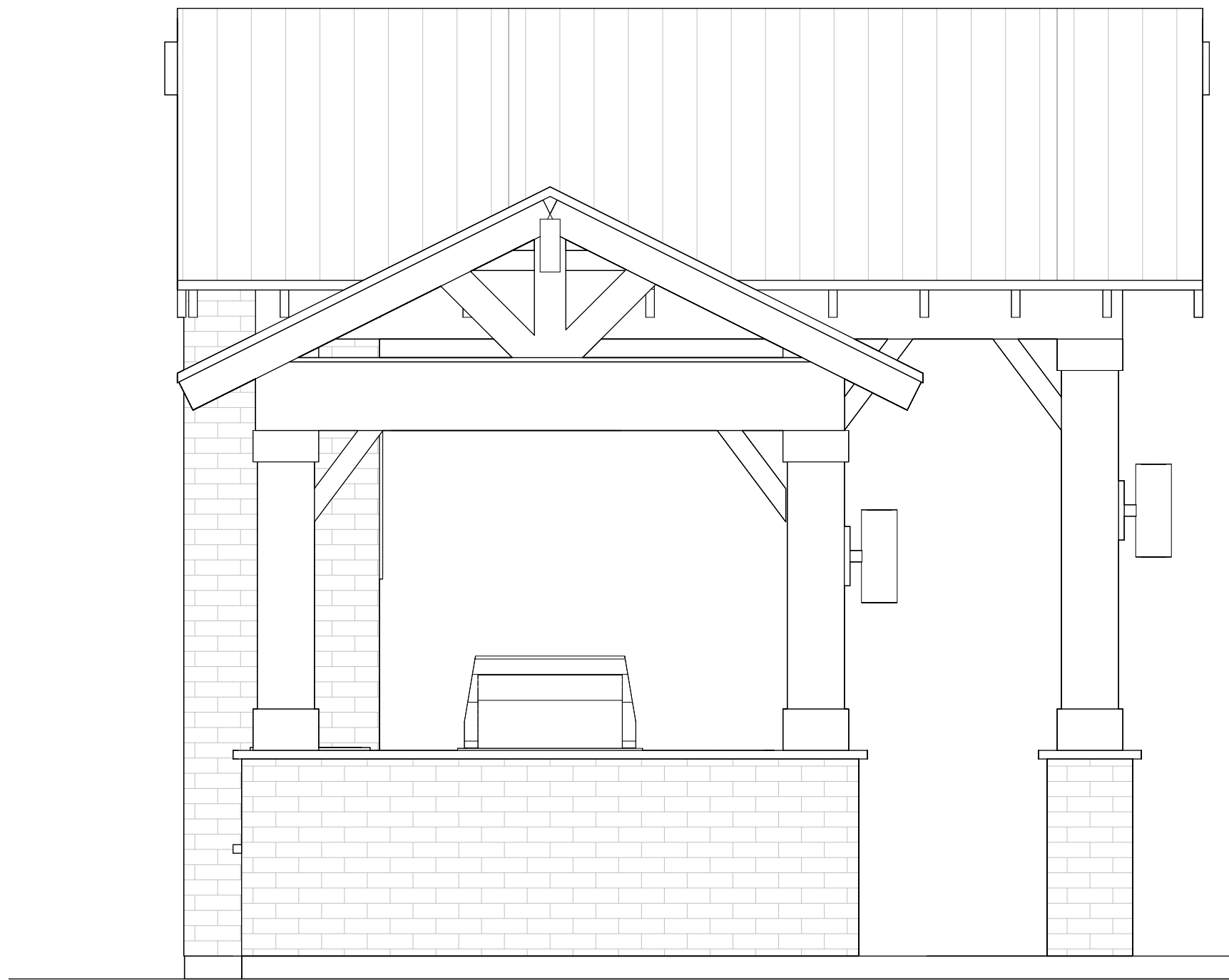
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MONTJOY PAVILION

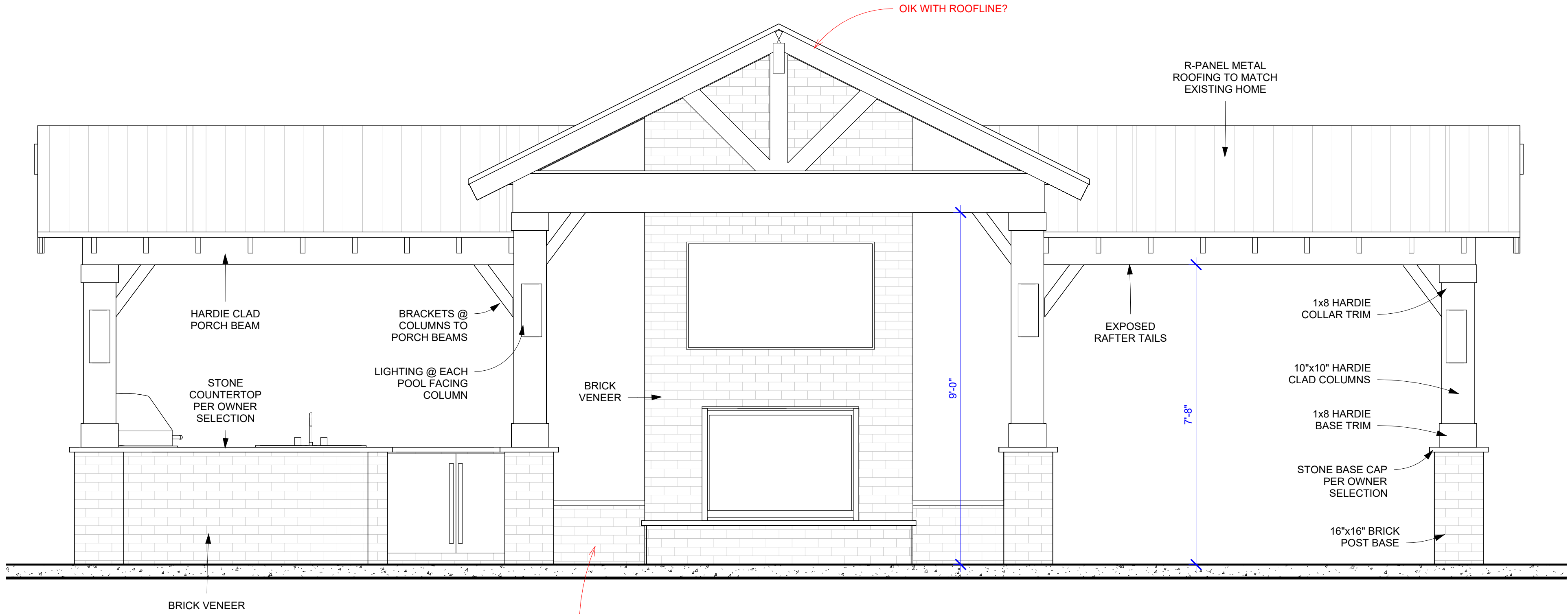
ELEVATIONS

|                   |                  |
|-------------------|------------------|
| LIVING AREA:      | -                |
| UNDER BEAM:       | 366 SQFT         |
| 6.1               |                  |
| SCALE:            | 1/2" = 1'-0"     |
| DRWN BY: COLT LEE | DATE: 07/24/2026 |

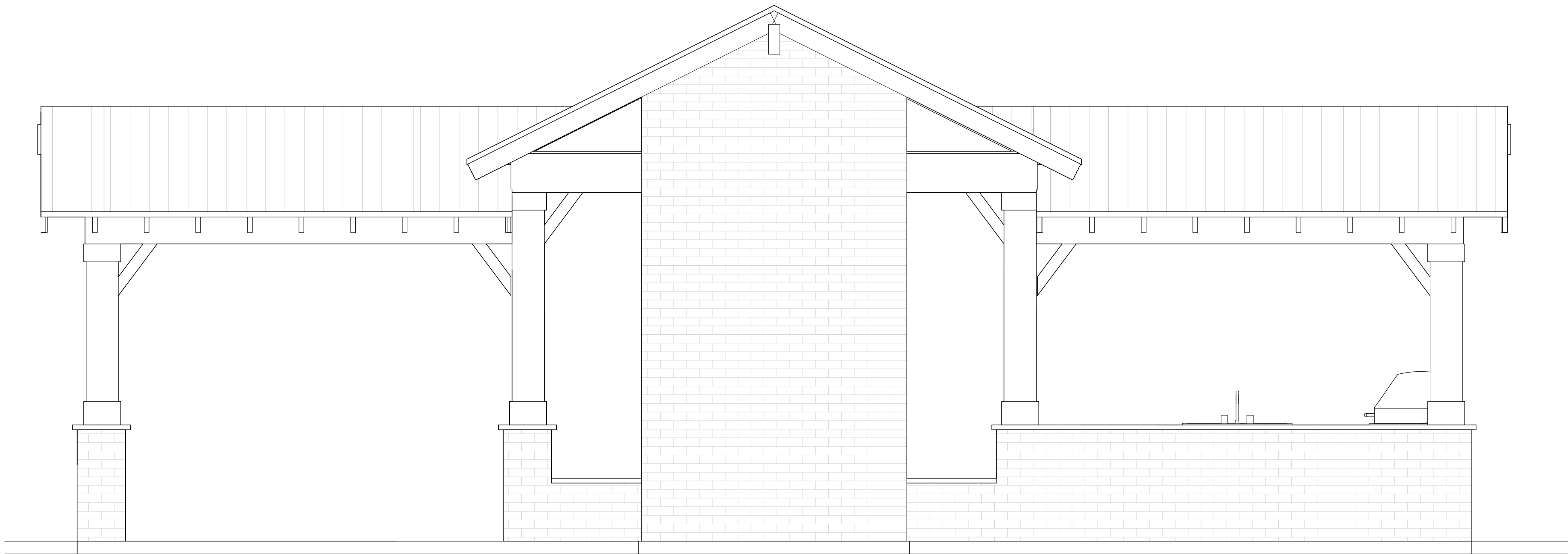
2 LEFT ELEVATION  
1/2" = 1'-0"



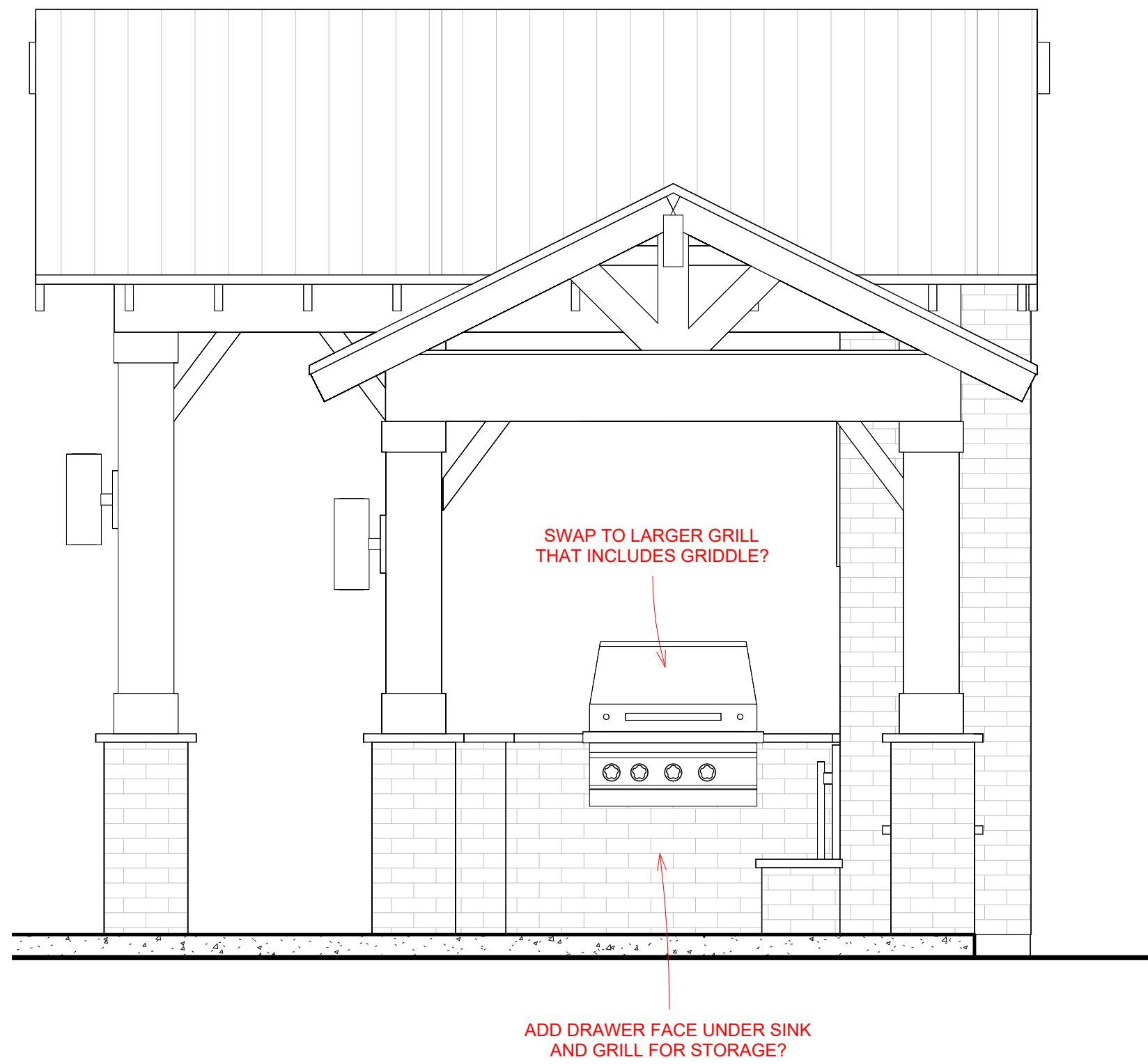
1 FRONT ELEVATION  
1/2" = 1'-0"

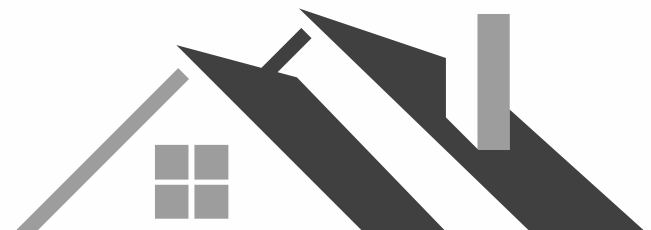


3 REAR ELEVATION  
1/2" = 1'-0"



4 RIGHT ELEVATION  
1/2" = 1'-0"





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355 MAIN ST., BSL, MS 39520  
BETSY MONTJOY

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MONTJOY PAVILION

3D

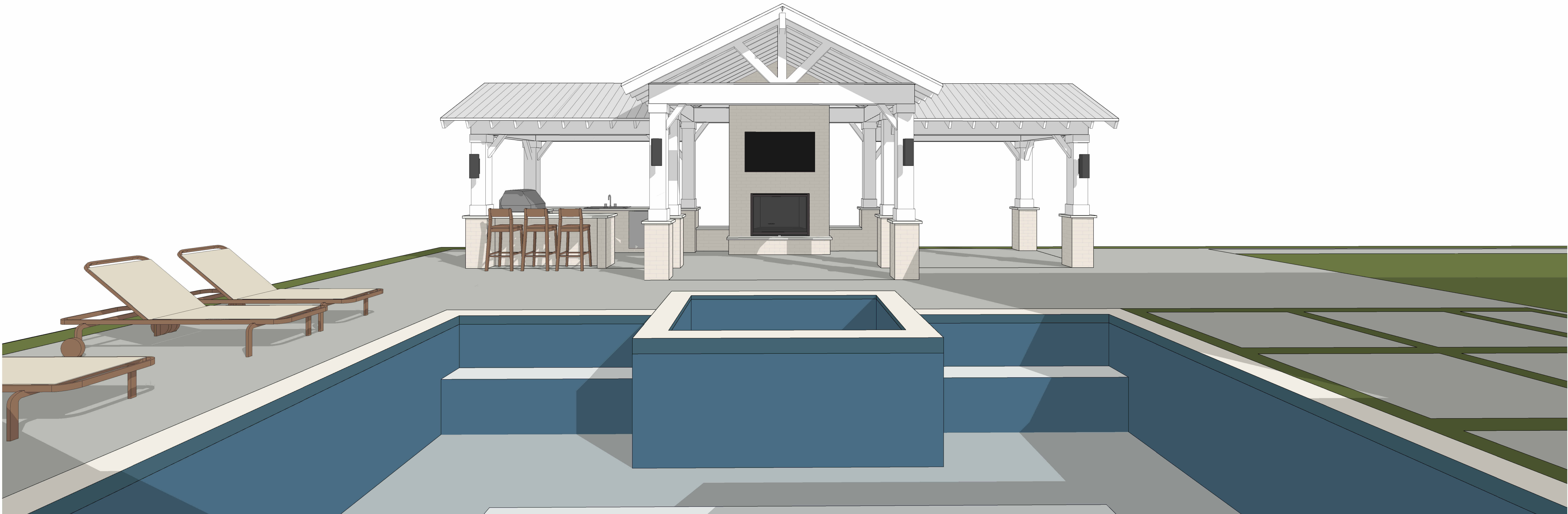
LIVING AREA: -

UNDER BEAM: 366 SQFT

9

SCALE:

DRWN BY: COLT LEE | DATE: 07/24/2026



- CEILING OPTIONS:
- KEEP VAULTED CEILINGS EVERYWHERE W/ EXPOSED RAFTERS AND DECORATIVE ROOF DECKING AS SHOWN. (LEAVES ANY POTENTIAL WIRING EXPOSED)
  - KEEP VAULTED CEILINGS EVERYWHERE BUT COVER RAFTERS WITH HARDIE/DECORATIVE BOARD FINISH (CAN HIDE WIRING)
  - KEEP EITHER VAULTED CEILING OPTION OVER THE LIVING AREA BUT SWAP TO A FLAT CEILING OVER THE DINING AND KITCHEN AREAS.

