

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

**RE:** 947 Old Spanish Trail  
Parcel 137K-2-36-009.000  
PT FRACTIONAL SECTION 36

**HEARING DATE:** July 9, 2025

I have reviewed the application for Special Exception submitted by Lorenzo and Jessica Jackson. The property is located at 947 Old Spanish Trail. It is zoned R-1 Single Family Residential, where accessory dwellings are only allowed by special exception on parcels exceeding 15,000 square feet.

The applicant is requesting the following:

- 1) A special exception to allow an accessory dwelling on the parcel.

It is important to note that the property currently has two dwellings. In 2015, the dwelling in the rear was permitted by the Bay St. Louis Building Department; however, the prior owner did not obtain a special exception from the City Council, as required. This appears to have been an administrative oversight when the permit was issued in 2015.

The administration recommends approving the special exception.

- The property exceeds 2 acres in size, well above the 15,000 sq ft minimum
- The dwelling in the rear was properly inspected during construction and complies with building codes
- Approval will correct a procedural error made more than a decade ago and properly permit the dwellings for the current property owners

**Jeremy L Burke**  
Zoning Administrator