

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

**RE:** 707 Dunbar Avenue  
Parcel: 149D-3-29-003.000  
Legal Description: 277C, 1st Ward, Bay St. Louis

**HEARING DATE:** August 13, 2025

I have reviewed the application for Special Exception submitted by EMO Square LLC. The property is located at 707 Dunbar Avenue and is zoned **C-3 Highway Commercial**.

Boat and warehouse storage are permitted uses by special exception in the C-3 Highway Commercial zoning district. The applicant is requesting the following:

- A special exception to allow boat storage and warehouse storage on the parcel.

The administration recommends denying the special exception request.

- EMO Square LLC previously applied for a variance and site plan approval for a similar project in 2023. However, no building permit was obtained within the specified time frame. As a result, both the site plan and variance approvals have lapsed.
- In April 2023, the Bay St. Louis Zoning Ordinance was amended, changing the status of mini storage/warehouse developments in the C-3 Highway Commercial District from a permitted use to a use allowed by special exception.
- If this applicant gets approved, the project will still need to go through the site plan approval process.
- The administration would like to see retail space on the site

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