

MEMO

To: Bay St. Louis City Council
From: Jeremy Burke, Zoning Administrator
Planning and Zoning Meeting Date: August 13, 2025
Subject: Special Exception Request – EMO Square LLC

Property Details:

Parcel Number: 149D-3-29-003.000
Address: 707 Dunbar Avenue
Legal Description: 277C 1st Ward Bay St. Louis
Zoning: C-3 (Highway Commercial District)

Special Exception Application Request:

Application for special exception to the Zoning Ordinance submitted by EMO Square LLC. The applicant is requesting a special exception to allow boat storage and warehouse storage on property zoned C-3 Highway Commercial.

Administrative Recommendation: Deny

Planning and Zoning Commission Action: Approve the special exception

Motion to Approve: Commissioner Agee

Seconded By: Commissioner Romano

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

Public Hearing Speakers:

Representing the Application: Martin Miller III

In Favor: None

In Opposition: None

Note:

Martin Miller III committed to developing a 5,000 sq ft commercial developer on the front 1 acre of the property.

As part of the development, it will still be required to go before major site plan approval.

Therefore, the BSL City Council will vote on this project again.

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.