

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