

TO: Planning and Zoning Board

City of Bay St. Louis

RE: Parcel 137J-0-44-220.000  
Old Spanish Trail Unit A  
Lot 298K, 3rd Ward, Bay St. Louis

HEARING DATE: March 12, 2025

I have reviewed the application for a Special Exception to the Zoning Ordinance submitted by Varinder Arora. The property in question is located at 501 Old Spanish Trail Unit A, Bay St. Louis, MS 39520. The property is zoned C-2, Neighborhood Commercial District.

The applicant is asking for a Special Exception to the Zoning Ordinance to allow the operation of a wine and liquor store for off-premise consumption of alcohol on the property.

**The administration recommends denying the special exception.**

- The liquor store is located in close proximity to a playground
- Will have a negative impact on the surrounding residents

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