

WISE  CARTER

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March 13, 2026

City of Bay St. Louis
Mayor Mike Favre
Members of the City Council
688 Highway 90
Bay St. Louis, Mississippi 39520

Re: Greystone Development Group, LLC: Appeal from Recommendation of Planning Commission

Dear Mr. Mayor and Members of the Council:

At its meeting on March 10, 2026, the Planning Commission declined to follow the recommendation of the Director of Planning to grant Greystone Development Group, LLC, a Special Use District, but voted instead 4-0 to recommend denying the request. Greystone respectfully asks you to follow the recommendation of the Planning Director and grant the requested Special Use District.

As you will see from the record, the property involved is currently zoned WF-1, which now allows condominium development *by right*. Greystone's requested Special Use District would allow 4 large single family homes to be built, to which no one objected. More importantly, and what seemed to be misunderstood by all, it would further *limit the number of condominiums* otherwise allowed to a significantly smaller number, as well as prohibit certain retail uses now allowed *by right* in the neighborhood. The opposition did not seem to understand that condominiums are allowed now *by right*; our request would serve to **reduce** the number of condominiums allowed.

We ask the City Council to accept the recommendation of the Planning Director and grant the Special Use District.

Respectfully submitted,


James C. Simpson, Jr.
Attorney for Greystone Development Group, LLC