

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

RE: Application for Sketch Plat Approval
FE AND SE INVESTMENTS LLC
149N-0-30-238.001 (PT 214, 4th Ward, Bay St. Louis)

HEARING DATE: May 13, 2026

I have reviewed the Sketch Plat application submitted by FE AND SE INVESTMENTS LLC for a proposed seven (7)-lot subdivision. The applicant proposes to subdivide the subject property into seven (7) residential parcels ranging in size from approximately 13,154 square feet to 37,654 square feet.

The subject property is located in the 600 Block of Third Street and is identified as Parcel No. 149N-0-30-238.001, legally described as PT 214, 4th Ward, Bay St. Louis. The property is currently zoned R-1 (Single-Family Residential) District and R-2 (Two-Family Residential) District.

It should be noted that the City of Bay St. Louis Subdivision Regulations do not permit private streets within subdivisions. However, the developer has expressed interest in maintaining the proposed streets as private roads. The Planning and Zoning Commission could approve the Sketch Plat with a recommendation that the developer construct all streets and infrastructure to City standards while allowing the streets to remain private. In that case, the property owners would be responsible for maintaining the streets and utilities, and they would have the authority to restrict access to the roads.

Approval of the Sketch Plat would allow the applicant to proceed to the Preliminary Plat stage. At that time, a construction document will be submitted to Bay St Louis.

The administration recommends **approval** of the submitted Sketch Plat.

- All parcels are excess the minimum parcel size
- All streets are to be private, but easements to the City of Bay St Louis are recorded on the final plat

Please do not hesitate to contact my office with any questions or requests for additional information.

Respectfully submitted,

Jeremy L. Burke
Zoning Administrator