

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

RE: 3220 Longfellow Drive  
Parcel: 138H-0-46-019.000  
Legal Description: PT Guidon Toulme Claim, 46-8S-14W

HEARING DATE: May 13, 2026

I have reviewed the application for Special Exception submitted by Joel Lee. The property is located at 3220 Longfellow Drive and is zoned C-3 Highway Commercial.

Boat storage and warehouse storage are permitted uses by special exception in the C-3 Highway Commercial district. The applicant is requesting the following:

A special exception to allow boat storage and warehouse storage in the C-3 Highway Commercial district.

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

- In April 2023, the Bay St. Louis Zoning Ordinance was amended, changing the status of mini storage and warehouse-type developments in the C-3 Highway Commercial District from a permitted use to a use allowed only by special exception.
- The proposed boat storage and warehouse storage facility may not be compatible with surrounding properties and the existing development pattern within the area.
- The City has received letters in opposition from neighboring property owners regarding the proposed use.
- If this special exception is approved, the proposed development will still be required to undergo site plan review.
- Although the parcel is zoned C-3 Highway Commercial, many of the properties in the surrounding area are residential houses.
- The parcel's flood elevation would make it difficult to develop many commercial uses.

If I can be of any further assistance in this matter, please feel free to contact my office at (228) 466-5516.

Sincerely,

Jeremy L. Burke  
Zoning Administrator