

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

RE: • 136N-1-37-025.001 (PT E CARVER CLAIM 37-8S-14W)
• 136N-2-42-085.001 (PT J B LARDASSE CLAIM 42-8S-14W)
• 136N-2-42-085.002 (PT J B LARDASSE CLAIM)

Meeting Date: May 13, 2026

I have reviewed the Sketch Plat application submitted by GREYSTONE DEVELOPMENT for a proposed subdivision located at 1839 Blue Meadow Road. The applicant proposes to create four (4) single-family residential parcels and three (3) condominium parcels within an existing Special Use District.

The subject property consists of the above-referenced parcels and lies entirely within a Special Use District that was approved in March 2026. The submitted Sketch Plat indicates that the proposed subdivision will comply with the standards established for the Special Use District.

The four proposed single-family residential parcels provide for:

- Minimum road frontage of 48.26 feet along Blue Meadow Road
- Minimum lot size of 12,893 square feet
- Front yard setback of twenty (20) feet
- Side yard setback of eight (8) feet
- Rear yard setback of twenty (20) feet

The three proposed condominium parcels provide for:

- Minimum road frontage of 69 feet along Blue Meadow Road
- Minimum lot size of 44,727 square feet
- Front yard setback of twenty (20) feet
- Side yard setback of eight (8) feet
- Main channel setback of twenty (20) feet
- Rear yard setback of zero (0) feet at man-made canals

It should be noted that approval of the Sketch Plat allows the applicant to proceed to the Preliminary Plat stage. At that time, a comprehensive and detailed review will be required to ensure compliance with the current Subdivision Ordinance and all applicable City of Bay St. Louis standards.

The administration recommends **approval** of the submitted Sketch Plat for the proposed Greystone Development subdivision.

Jeremy L. Burke
Zoning Administrator