

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

RE: Parcel No. 136N-1-37-025.001 / PT E Carver Claim 37-8S-14W
Parcel No. 136N-2-42-085.001 / PT J B Lardasse Claim
Parcel No. 136N-2-42-085.002 / PT J B Lardasse Claim 42-8S-14W
1839 Blue Meadow Road, Bay St. Louis, Mississippi

DATE: March 11, 2026

An application for a Special Use District has been submitted for approval by Greystone Development Group LLC. The properties in question are located at 1839 Blue Meadow Road and are identified as:

- Parcel Number 136N-1-37-025.001, Legal Description: PT E Carver Claim 37-8S-14W
- Parcel Number 136N-2-42-085.001, Legal Description: PT J B Lardasse Claim
- Parcel Number 136N-2-42-085.002, Legal Description: PT J B Lardasse Claim 42-8S-14W

The properties are currently zoned **WF-1 Waterfront Zoning District**.

The WF-1 Waterfront District requires a minimum lot size of three (3) acres and permits single-family dwellings and condominiums by right. The applicant is requesting approval of a Special Use District to allow a residential development consisting of four (4) single-family dwellings and three (3) condominium parcels located on the peninsula portions of the property.

Due to the minimum lot size requirements within the WF-1 District, the Special Use District process would provide a clearer and more straightforward development plan for the City of Bay St. Louis by specifically defining the intended residential configuration of the parcels.

The proposed Special Use District would waive certain otherwise permitted uses within the WF-1 District, including but not limited to: multi-family dwellings, zero lot subdivisions, bait shops, bars, bed & breakfast establishments, convenience stores, drug stores, outdoor flea markets, marina fueling docks, marinas, and restaurants. This restriction ensures the development remains strictly residential in character.

If the Special Use District is approved, the developer will be required to reconfigure the parcels in accordance with the following development standards:

Single-Family Parcels:

- Minimum road frontage: 48.26 feet along Blue Meadow Road
- Minimum lot size: 12,893 square feet
- Front yard setback: 20 feet
- Side yard setback: 8 feet
- Rear yard setback: 20 feet

Condominium Parcels:

- Minimum road frontage: 69 feet along Blue Meadow Road
- Minimum lot size: 44,727 square feet
- Front yard setback: 20 feet
- Side yard setback: 8 feet
- Main channel setback: 20 feet
- Rear Yard Setback: 0' at man-made canals

The Special Use District will allow the process to be more straightforward by clearly defining the permitted residential uses and development standards for the subject properties, ensuring consistency with the City's long-term waterfront planning objectives.

If I can be of any further assistance in this matter, please feel free to contact my office.

Jeremy Burke
Zoning Administrator