

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

RE: Application for Sketch Plat Approval
Shieldsboro Subdivision – Phase 2B

APPLICANT: BAY ST. LOUIS HOMES & PROPERTIES, LLC

PARCELS:

- 137R-0-44-051.000 (Pt. 203, 4th Ward, Bay St. Louis, 79 AA38-63/66)
- 137R-0-44-050.000 (Pt. 196, 4th Ward, Bay St. Louis)
- 137R-0-44-049.000 (Pt. 166, 167 & 195, 4th Ward, Bay St. Louis)

HEARING DATE: March 11, 2026

I have reviewed the Sketch Plat application submitted by **BAY ST. LOUIS HOMES & PROPERTIES, LLC** for Phase 2B of the Shieldsboro Subdivision. The applicant proposes to reconfigure three (3) existing parcels of land into sixty-three (63) new single-family residential parcels and one (1) designated detention area.

The subject property is located in the general area of the existing Shieldsboro Subdivision, along Old Spanish Trail between St. Charles Street and Spanish Acres Drive. The property lies within areas zoned R-2 (Two-Family Residential) and R-3 (Multi-Family Residential), and is further governed by a Special Use District overlay.

The submitted Sketch Plat indicates that the proposed subdivision will comply with the standards of the Special Use District. These standards allow for:

- Single-family dwellings
- Minimum lot width of seventy (70) feet at the building line
- Front yard setback of fifteen (15) feet
- Side yard setbacks of five (5) feet
- Rear yard setback of ten (10) feet
- Maximum lot coverage of sixty-five percent (65%)

The proposed development represents a continuation of the existing Shieldsboro Subdivision and is consistent with the development pattern previously established within the Special Use District.

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. This review will include utilities, drainage, roadway design, and other necessary infrastructure improvements, and will involve Public Works, City Engineering, the Building Department, and any other appropriate professionals.

The administration recommends approval of the submitted Sketch Plat for Phase 2B of the Shieldsboro Subdivision.

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

Respectfully submitted,

Jeremy L. Burke
Zoning Administrator