

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

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

HEARING DATE: October 14, 2026

I have reviewed the application submitted by FE AND SE INVESTMENTS LLC for a Planned Unit Development for a private subdivision, and for approval of the Sketch Plat. The applicant proposes seven parcels. Six parcels are for single-family homes, ranging from 13,154 square feet to 37,654 square feet. One parcel, totaling 31,032 square feet, will be a private recreation area with a pool, courts, and a private gathering house for the exclusive use of the property owners. The subdivision will also include a non-public park. Utilities will be private, and access will be by a private limestone drive.

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

Section 402: Planned Unit Development Projects, in the Bay St. Louis Zoning Ordinance sleeps out the requirements for planned unit development, which are allowed in any district. The residential lots proposed here are consistent with the R-1 and R-2 districts. Every parcel in the proposed subdivision is larger than the minimum: 12,000 square feet in R-1 and 10,500 square feet in R-2.

The Sketch Plat layout was already approved. Because this is a private subdivision, Section 327.1 of the Subdivision Regulations applies. That section allows private subdivisions only in a planned unit development and only with approval of the Administrator, the Commission, and the City Council. For that reason, it is best to approve the Sketch Plat again in the same motion as the Planned Unit Development.

Section 327.2.3 of the Bay St Louis Subdivision Regulations requires private streets to be built so emergency and service vehicles can get in at all times. The Bay St Louis Fire Chief has reviewed the private road and found it acceptable. The drive will be 20 feet wide, which is the minimum pavement width for a minor street in Table 3.1, and wide enough for the largest Bay St. Louis fire truck. A fire hydrant will be added on the private road.

The private subdivision, and the streets and utilities will be owned in common by a property owners association, as required by Sections 327.1.1 and 327.2.5. All utility and drainage easements the City needs will be recorded on the final plat. Section 327.2.2 also requires the final plat to give the City access for drainage and utility easements, meter reading, and other public services and inspections.

Approval of the Planned Unit Development and Sketch Plat would allow the applicant to proceed to the Preliminary Plat. Construction documents will be submitted to the City at that stage.

The administration recommends approval of the Planned Unit Development and the Sketch Plat.

- All parcels exceed the minimum lot size required in R-1 and R-2 zoning
- The private subdivision will be able to be protected by Bay St Louis Fire Department
- Streets and utilities stay private. Will have easements recorded on final plat to use by City of Bay St Louis

- Jeremy Burke