

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

RE: 10160 Chapman Road
138H-0-46-028.000
Legal Description: PT GADON TOULME CLAIM PT SE 1/4 SEC 27-8S-14W

HEARING DATE: July 9, 2025

I have reviewed Rust Enterprises' application for Site Plan Approval for the property located at 10160 Chapman Road.

The developer received approval for a Special Use District in May 2025, allowing for the development of a Recreational Vehicle (RV) Park, as defined under Section 302.124 of the Bay St. Louis Zoning Ordinance.

The applicant has now submitted the required site plan for review, as outlined in Section 1008 of the Zoning Ordinance. According to the site plan, the RV Park will include:

- Paved interior roads and lighting
- Individual RV sites with a minimum of 1,500 square feet each
- Parking pads with minimum dimensions of 12 ft. x 30 ft.
- 300 parking spaces for the 200 RV sites
- An opaque screen along adjoining properties and hedge landscaping on the street-facing sides
- Full utility services, including electricity, water, sewer, and solid waste disposal
- A permanent building featuring six restrooms, showers, and laundry facilities
- Recreational amenities, including a swimming pool, lazy river, pickleball courts, and open space

Recommend **approving** the site plan.

- No permit will be issued until all construction documents and drainage plans have been submitted and approved, and the Bay St. Louis Building Department receives the large site permit from MDEQ.

Jeremy Burke
Bay St Louis Zoning Administrator