

# **BAY ST. LOUIS RV RESORT**

Proposed Development Overview

## Location Overview

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10160 Chapman Road  
Bay St. Louis, MS

Planned Opening:  
Labor Day 2026

Ground Breaking:  
Summer 2025

Due to elevation and street width, the only feasible use of this parcel is a recreational vehicle area. Our intent is to construct a Class A high end luxury RV resort. This would be the highest quality use of the parcel pictured.



# Concept Overview

Sites: 200

Lot Sizes:

70x25 Back In (180)

100x25 Pull Through (20)

Paved Portions:

70x12 Back In (180)

100x12 Pull Through (20)

Trailer Portion:

45x12 Back In (180)

75x12 Pull Through (20)

Parking Portion:

25x12 (200)

Misc Parking Spaces



101 County Road 101, Suite A, MS 39207 (201)884-1112  
**bma**  
**BROWN, MITCHELL & ALEXANDER, INC.**  
 CONSULTING ENGINEERS  
101 County Road 101, Suite A, MS 39207 (201)884-1112  
101 County Road 101, Suite A, MS 39207 (201)884-1112

SEAL  
 PRELIMINARY  
 REV. DATE BY  
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**BAY ST. LOUIS RV PARK**  
**AJAX LLC**  
 BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI  
**CONCEPTUAL SITE LAYOUT PLAN**

SHEET  
**C-121**

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# HIGHLIGHTS

Planned Investment: \$5,000,000

This RV **Resort** will feature 200 full hookup sites, picnic tables, eastern red cedar trees throughout, a swimming pool with lazy river, beach, and hot tub, two pickle-ball courts, playground, dog park, green areas and more!

## Rules:

Quiet Hours between 9pm-9am

No Large Dog Breeds

No campers in disrepair

No debris or personal items in camping area

Recreational use only

No Manufactured Housing

Renderings:



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# COMMUNITY IMPACT

We already have plans to work closely with Bay Area Youth Soccer to provide discounted site rentals for traveling soccer teams as well as day pass use for our amenities to youth soccer teams to allow the cities youth league to begin hosting their own soccer tournaments.

Also planned are local food truck roundups and our participation in the Bay St. Louis parades and festivals.



# MY EXPERIENCE



Chandler Rust  
Owner/Operator/Developer



<https://www.linkedin.com/in/chandler-rust-343172145/>

Other Parks:

Valley View - Duncan, Arizona

Camp Bravo - Okeechobee, Florida

Park Lake - Okeechobee, Florida

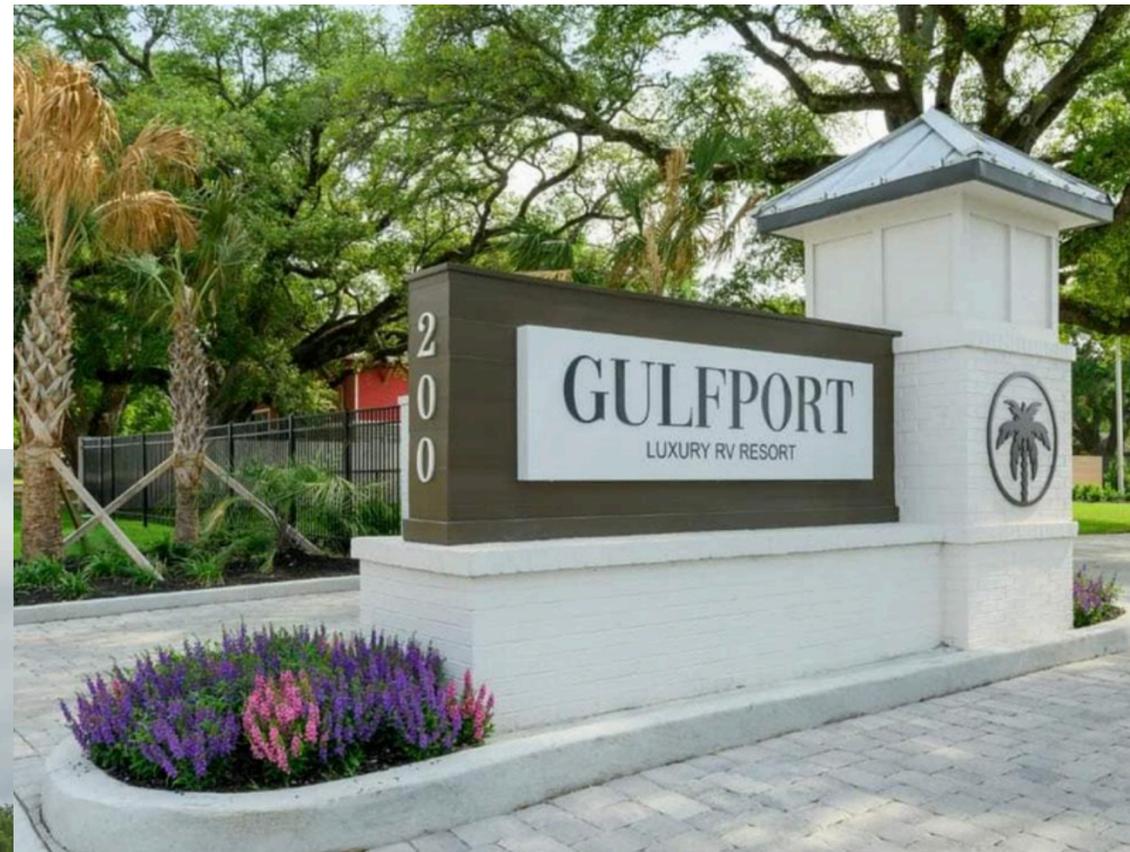
Big Mesquite - Three Rivers, Texas

Pine Meadows - Blytheville, Arkansas

Shearin - Blytheville, Arkansas

River Hill - Brownsville, Tennessee

# CLOSEST COMPARABLE



Previous Special Use Permit was approved for this parcel for the same use.

g) **ROBERT LAMB** – Application for Special Use District. The applicant is asking for approval of a Special Use District to be allowed to conduct a Recreational Vehicle Park which will be known as “Coast Village RV Resort”. The tract of land will consist of 200 sites. The property in question is located on Chapman Road; Parcel #138H-0-46-028.000, Proposed Green Space Coastal Gables Townhomes, Phase 1. Parcel #138H-0-46-043.000, 15 Coastal Gables Townhomes, Phase 1. Parcel #138H-0-46-057.000, 29 Coastal Gables Townhomes, Phase 1. Parcel #138H-0-46-069.000, 101 Coastal Gables Townhomes, Phase 1. Parcel #138H-0-46-132.000, 134 Coastal Gables Townhomes, Phase 1. Parcel #138H-0-46-297.000, Coastal Gables Townhomes Green Space/Drainage. The property is zoned R-1, Single Family District. These parcels of land are by and at large North, South, East, and West of the external boundaries of Parcels 138H-0-46-298.000 thru 138H-0-46-297.000, respectively. Recommend approval 7/0

Council Member Reed asked if anyone wanted to speak for or against the application. No one came forward.

*Motion to accept the recommendation of the Bay Saint Louis Planning and Zoning Commission and approve the application for property located on Chapman Road for a Special Use District*

Council Member Knoblock moved, seconded by Council Member DeSalvo, to accept the recommendation of the Bay Saint Louis Planning and Zoning Commission and approve the application for a Special Use District as requested by Robert Lamb, parcel #138H-0-46-028.000, parcel #138H-0-46-043.000, parcel #138H-0-46-057.000, parcel #138H-0-46-069.000, parcel #138H-0-46-132.000 and parcel #138H-0-46-297.000. These parcels of land are by and at large North, South, East, and West of the external boundaries of Parcels 138H-0-46-298.000 thru 138H-0-46-297.000, respectively.

A vote was called for with the following response:

VOTING YEA: DeSalvo, Zimmerman, Smith, Reed, Seal and Knoblock

VOTING NAY: None

ABSENT: Hoffman