

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: May 14, 2025

I reviewed Rust Enterprises' application for a Special Use District. The property is 10160 Chapman Road, located in the R-1A Single Family District.

The applicant is requesting approval for a Special Use District to allow the use of a Recreational Vehicle Park.

It is important to note that this property previously had a Special Use District overlay approved for a Recreational Vehicle Park under a former owner. However, the previous owner did not develop the park, and the overlay has since expired.

It is important to note that this property previously had a Special Use District overlay approved for an RV Park under a former owner. However, the park was never developed, and the overlay has since expired.

The proposed RV Park is defined under the Zoning Ordinance as follows:

- Section 302.124 – Recreational Vehicle Park: A recreational vehicle park primarily occupied by recreational vehicles, including seasonal tourist facilities.
- Section 302.123 – Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreation, camping, or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. This includes travel trailers, camping trailers, and motor homes. Recreational vehicles shall not be used as permanent dwellings and must be located in a designated RV park unless being stored on property that includes a primary dwelling.

According to the application, the proposed RV Park will include paved streets and lighting, as well as amenities like a swimming pool, lazy river, pickleball courts, and open space.

The developer has indicated that the investment to develop this RV Park will be approximately \$5,000,000. Engineering has begun. Following approval of the Special

Use District, the developer will return for Major Site Plan Review, with an anticipated opening for the project by Labor Day 2026. The project financing is in place.

In accordance with Section 1008 of the Bay St. Louis Zoning Ordinance, the applicant will be required to return for a Major Site Plan Review. At that time, a detailed site plan must be submitted demonstrating compliance with the following standards for RV Parks:

- RV Parks must remain distinct from Manufactured Home Parks.
- Each RV site must be at least 1,500 square feet in size, with no more than 15 sites per acre.
- Each site must be at least 15 feet wide and provide a 12 ft. x 30 ft. hard-surfaced or graveled parking pad.
- A minimum of 1.5 parking spaces must be provided per site, with at least one on-site space.
- A 12-foot-wide graveled path must connect the road to each pad.
- The park must include a 6-foot opaque screen along all adjoining uses and lower hedge landscaping along any street-facing sides.
- Utilities must include electric, water, sewer, and solid waste service. Common restroom and shower facilities are required for sites that allow RVs without internal facilities.
- The maximum occupancy for any RV site is 180 days.
- No permanent structures are to be installed at RV sites, aside from accessory structures for park management or recreational use.
- Any additional conditions deemed necessary by the City Council to ensure compatibility with the neighborhood may also be applied.

(SECTION 1008: RECREATIONAL VEHICLE PARKS BSL ZONING ORDINANCE)

- A resort RV Park is highest and best use of the property versus single family housing. The low elevation of this ground makes it prohibitive to typical single-family residential use.

- The proposed RV Park will enhance recreational use for the City of Bay St. Louis, mainly due to its proximity to the BAYS soccer fields and a 9-acre property of Hancock County, both of which are public and recreational in nature.
- The project will increase property tax revenues in the area, converting the property from its current annual tax base of \$1,583 to a much higher taxable value upon completion.
- Longfellow Road will provide traffic access, located within a commercial district and will not impact residential neighborhoods, keeping the character of neighboring residential neighborhoods intact.

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

- Jeremy Burke