

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

RE: 3300 Block of Longfellow Drive
Parcel: 138G-0-46-163.000
Legal Description: PT GUIDON TOULME CL 46-8-14

HEARING DATE: October 15, 2025

I have reviewed the application for Special Exception submitted by Kennon Sales. The property is located on the 3300 block of Longfellow Drive and is zoned C-3 Highway Commercial.

Boat storage is a permitted use by special exception in the C-3 Highway Commercial district. The applicant is requesting the following:

- A special exception to construct a boat storage facility in C-3 Highway Commercial district

The administration recommends denying the special exception request.

-In April 2023, the Bay St. Louis Zoning Ordinance was amended, changing the status of mini storage and warehouse-type developments in the C-3 Highway Commercial District from a permitted use to a use allowed only by special exception.

- This boat storage would likely be seen from HWY 603
- If this special exception is approved, the proposed development will still be required to undergo site plan review

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

Sincerely,
Jeremy L. Burke
Zoning Administrator