

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

RE: Tax Parcels 138H-0-46-028.000 Through and including Parcel 138H-0-46-297.000
LOTS 1-266 COASTAL GABLES TOWNHOMES subdivision

HEARING DATE: July 10, 2024

AJAX LLC requests an Amendment to the Official Zoning Map for parcels:

138H-0-46-028.000 138H-0-46-029.000 138H-0-46-030.000 138H-0-46-031.000
138H-0-46-032.000 138H-0-46-033.000 138H-0-46-034.000 138H-0-46-035.000
138H-0-46-036.000 138H-0-46-037.000 138H-0-46-038.000 138H-0-46-039.000
138H-0-46-040.000 138H-0-46-041.000 138H-0-46-042.000 138H-0-46-043.000
138H-0-46-044.000 138H-0-46-045.000 138H-0-46-046.000 138H-0-46-047.000
138H-0-46-048.000 138H-0-46-049.000 138H-0-46-050.000 138H-0-46-051.000
138H-0-46-052.000 138H-0-46-053.000 138H-0-46-054.000 138H-0-46-055.000
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138H-0-46-060.000 138H-0-46-061.000 138H-0-46-062.000 138H-0-46-063.000
138H-0-46-064.000 138H-0-46-065.000 138H-0-46-066.000 138H-0-46-067.000
138H-0-46-068.000 138H-0-46-069.000 138H-0-46-070.000 138H-0-46-071.000
138H-0-46-072.000 138H-0-46-073.000 138H-0-46-074.000 138H-0-46-075.000
138H-0-46-076.000 138H-0-46-077.000 138H-0-46-078.000 138H-0-46-079.000
138H-0-46-080.000 138H-0-46-081.000 138H-0-46-082.000 138H-0-46-083.000
138H-0-46-084.000 138H-0-46-085.000 138H-0-46-086.000 138H-0-46-087.000
138H-0-46-088.000 138H-0-46-089.000 138H-0-46-090.000 138H-0-46-091.000
138H-0-46-092.000 138H-0-46-093.000 138H-0-46-094.000 138H-0-46-095.000
138H-0-46-096.000 138H-0-46-097.000 138H-0-46-098.000 138H-0-46-099.000
138H-0-46-100.000 138H-0-46-101.000 138H-0-46-102.000 138H-0-46-103.000
138H-0-46-104.000 138H-0-46-105.000 138H-0-46-106.000 138H-0-46-107.000
138H-0-46-108.000 138H-0-46-109.000 138H-0-46-110.000 138H-0-46-111.000
138H-0-46-112.000 138H-0-46-113.000 138H-0-46-114.000 138H-0-46-115.000
138H-0-46-116.000 138H-0-46-117.000 138H-0-46-118.000 138H-0-46-119.000
138H-0-46-120.000 138H-0-46-121.000 138H-0-46-122.000 138H-0-46-123.000
138H-0-46-124.000 138H-0-46-125.000 138H-0-46-126.000 138H-0-46-127.000
138H-0-46-128.000 138H-0-46-129.000 138H-0-46-130.000 138H-0-46-131.000
138H-0-46-132.000 138H-0-46-133.000 138H-0-46-134.000 138H-0-46-135.000
138H-0-46-136.000 138H-0-46-137.000 138H-0-46-138.000 138H-0-46-139.000
138H-0-46-140.000 138H-0-46-141.000 138H-0-46-142.000 138H-0-46-143.000
138H-0-46-144.000 138H-0-46-145.000 138H-0-46-146.000 138H-0-46-147.000
138H-0-46-148.000 138H-0-46-149.000 138H-0-46-150.000 138H-0-46-151.000
138H-0-46-152.000 138H-0-46-153.000 138H-0-46-154.000 138H-0-46-155.000
138H-0-46-156.000 138H-0-46-157.000 138H-0-46-158.000 138H-0-46-159.000
138H-0-46-160.000 138H-0-46-161.000 138H-0-46-162.000 138H-0-46-163.000
138H-0-46-164.000 138H-0-46-165.000 138H-0-46-166.000 138H-0-46-167.000
138H-0-46-168.000 138H-0-46-169.000 138H-0-46-170.000 138H-0-46-171.000
138H-0-46-172.000 138H-0-46-173.000 138H-0-46-174.000 138H-0-46-175.000
138H-0-46-176.000 138H-0-46-177.000 138H-0-46-178.000 138H-0-46-179.000
138H-0-46-180.000 138H-0-46-181.000 138H-0-46-182.000 138H-0-46-183.000
138H-0-46-184.000 138H-0-46-185.000 138H-0-46-186.000 138H-0-46-187.000

138H-0-46-188.000 138H-0-46-189.000 138H-0-46-190.000 138H-0-46-191.000
 138H-0-46-192.000 138H-0-46-193.000 138H-0-46-194.000 138H-0-46-195.000
 138H-0-46-196.000 138H-0-46-197.000 138H-0-46-198.000 138H-0-46-199.000
 138H-0-46-200.000 138H-0-46-201.000 138H-0-46-202.000 138H-0-46-203.000
 138H-0-46-204.000 138H-0-46-205.000 138H-0-46-206.000 138H-0-46-207.000
 138H-0-46-208.000 138H-0-46-209.000 138H-0-46-210.000 138H-0-46-211.000
 138H-0-46-212.000 138H-0-46-213.000 138H-0-46-214.000 138H-0-46-215.000
 138H-0-46-216.000 138H-0-46-217.000 138H-0-46-218.000 138H-0-46-219.000
 138H-0-46-220.000 138H-0-46-221.000 138H-0-46-222.000 138H-0-46-223.000
 138H-0-46-224.000 138H-0-46-225.000 138H-0-46-226.000 138H-0-46-227.000
 138H-0-46-228.000 138H-0-46-229.000 138H-0-46-230.000 138H-0-46-231.000
 138H-0-46-232.000 138H-0-46-233.000 138H-0-46-234.000 138H-0-46-235.000
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 138H-0-46-240.000 138H-0-46-241.000 138H-0-46-242.000 138H-0-46-243.000
 138H-0-46-244.000 138H-0-46-245.000 138H-0-46-246.000 138H-0-46-247.000
 138H-0-46-248.000 138H-0-46-249.000 138H-0-46-250.000 138H-0-46-251.000
 138H-0-46-252.000 138H-0-46-253.000 138H-0-46-254.000 138H-0-46-255.000
 138H-0-46-256.000 138H-0-46-257.000 138H-0-46-258.000 138H-0-46-259.000
 138H-0-46-260.000 138H-0-46-261.000 138H-0-46-262.000 138H-0-46-263.000
 138H-0-46-264.000 138H-0-46-265.000 138H-0-46-266.000 138H-0-46-267.000
 138H-0-46-268.000 138H-0-46-269.000 138H-0-46-270.000 138H-0-46-271.000
 138H-0-46-272.000 138H-0-46-273.000 138H-0-46-274.000 138H-0-46-275.000
 138H-0-46-276.000 138H-0-46-277.000 138H-0-46-278.000 138H-0-46-279.000
 138H-0-46-280.000 138H-0-46-281.000 138H-0-46-282.000 138H-0-46-283.000
 138H-0-46-284.000 138H-0-46-285.000 138H-0-46-286.000 138H-0-46-287.000
 138H-0-46-288.000 138H-0-46-289.000 138H-0-46-290.000 138H-0-46-291.000
 138H-0-46-292.000 138H-0-46-293.000 138H-0-46-294.000 138H-0-46-295.000
 138H-0-46-296.000 138H-0-46-297.000

These 270 tax parcels made up the Coastal Gables Townhomes subdivision. The subdivision was allowed to be abandoned from the Hancock County Chancery Court order in May 2023. The Coastal Gables Townhomes subdivision no longer has 270 parcels; the lots were abandoned and are now five large parcels. The Hancock County geoportal website has not updated the changes as of June 2024.

The applicant asks for the map amendment to change Parcel 134Q-0-40-102.000 and 139B-0-40-001.000 Tax Parcels 138H-0-46-028.000 Through and including Parcel 138H-0-46-297.000 zoning district from R-1 Residential Single Family to R-1A Residential Single Family.

AJAX LLC wants a zoning change to draw lines less than 12,000 square feet and less than 100' wide. The minimum lot size for R-1A parcels would be at least 50' and 5,000 square feet. AJAX has included an exhibit with their submittal of lots being 92' wide. Even with 100' wide

The zoning change will allow the development to return before BSL Planning & Zoning and BSL City Council with a sketch plat with complying parcels.

The administration recommends denial of the zoning change

- 1) R-1A will only allow one single-family home on the property.

- 2) If the zoning was changed to R-2, the lots could be required to be 75' wide and 10,500 square feet, but duplexes would be allowed.
- 3) The outline of a subdivision already exists because the parcels already have public streets. If the property stays R-1, 100' wide lots and 12,000 square feet would be required. Some of the parcels are only 79' deep from street to street. Therefore, the parcel would be 152' wide to meet the 12,000 square-foot requirement.
- 4) The developer has indicated that the lots in the subdivision will be approximately 90' wide, but even with 100' wide lots, the parcels will not be 12,000 square feet.
- 5) The developer must submit a sketch plat for approval to Bay St Louis Planning & Zoning and Bay St Louis City Council.
- 6) Without the zoning change, the developer would likely be required to apply for a lot size and/or width variance to every parcel during the sketch plat.
- 7) This property was granted to be an S-1 Special Use District, but the only requested special use was RV Park. The developer may request the use of smaller parcels.

If I can further assist, please call my office at 228-466-5516.

Sincerely,
Jeremy L Burke
Zoning Administrator