

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

**RE:** Parcel No. 149N-0-30-238.001 / PT 214, 4th Ward, Bay St. Louis  
600 Block of Third Street  
Bay St. Louis, Mississippi

**DATE:** August 12, 2026

An application for a Special Use District has been submitted for approval by **FE AND SE Investments LLC**. The property in question is located in the 600 block of Third Street and is identified as:

- **Parcel Number:** 149N-0-30-238.001
- **Legal Description:** PT 214, 4th Ward, Bay St. Louis

The property is currently zoned **R-1 Single-Family Residential District** and **R-2 Two-Family Residential District**.

The applicant is requesting approval of a Special Use District to allow a private seven-cottage residential development on property that will be likely will be recorded on a condominium plat.

The proposed development consists of seven detached residential cottages designed to function as a unified residential community. The condominium form of ownership will allow individual ownership of the cottages while providing shared ownership and maintenance of the common areas and infrastructure through a condominium association.

The Special Use District process provides a clear framework for the proposed residential development by establishing the permitted use and ensuring the project is developed in accordance with a unified site plan rather than through conventional subdivision standards.

The proposed Special Use District would limit the property to the approved seven-cottage residential development and associated residential amenities, thereby eliminating the potential for other residential or nonresidential uses otherwise permitted within the underlying zoning districts unless subsequently approved by the City.

If the Special Use District is approved, the applicant will be required to return for Major Site Plan Review. At that time, the developer must submit a detailed site plan, including but not limited to:

- Building setbacks and separation requirements.
- Parking and internal circulation.
- Landscaping, buffering, and screening.
- Stormwater drainage and utility infrastructure.
- Emergency access

- Any additional conditions deemed necessary by the Planning and Zoning Board and City Council to ensure compatibility with the surrounding residential neighborhood.

The proposed cottage development provides an alternative residential housing option while maintaining a scale and character compatible with the surrounding neighborhood. Recording the development as a condominium will allow for coordinated maintenance of the common areas while preserving private ownership of the individual residential cottages.

The Special Use District will provide a clear development framework for the property, ensuring the residential character of the project is maintained while promoting quality infill development consistent with the City's long-term planning objectives.

If I can be of any further assistance in this matter, please feel free to contact my office.

**Jeremy Burke**  
Zoning Administrator