

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

**RE:** 9700 Block of Highway 603  
Parcel: 138G-0-46-161.000  
Legal Description: PT GUIDON TOULME CL 30 & 34 N OF HW

**HEARING DATE:** October 15, 2025

I have reviewed the application for Special Exception submitted by Robert J. Boudin Jr. The property is located on the 9700 block of Highway 603 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 the 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.

-The proposed boat storage facility would likely be visible from Highway 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