

TO: Planning and Zoning Board

City of Bay St. Louis

RE: 405 Webster Street

Parcel No. 149E-0-29-014.002

PT 276 1ST WARD BSL

HEARING DATE: October 14, 2026

I have reviewed the application for Major Site Plan Review submitted by Trifecta. The property in question is located at 405 Webster Street and is identified as parcel number 149E-0-29-014.002, with the legal description PT 276 1ST WARD BSL. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family District.

The proposed development consists of two (2) two-story buildings containing a total of fourteen (14) condominium units. One building will contain 6 units, and the other building will contain 8 units.

The administration recommends approval of the Major Site Plan.

- The proposed condominium development is allowed by right in the applicable zoning districts.
- No variances are being requested for this project.
- The submitted drainage plan complies with the Bay St. Louis Stormwater Ordinance, provided that no wetlands are present on the site.
- No wetlands are present on the site.
- The Bay St. Louis Fire Department will be able to provide fire protection for the buildings. The condominium buildings will be equipped with a fire suppression system.
- An NAI letter will be submitted before a construction permit is issued.

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

Jeremy L. Burke
Zoning Administrator