

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

RE: 0 Webster Street  
Parcel No. 149E-0-29-014.002  
PT 276 1ST WARD BSL

HEARING DATE: February 11, 2026

I have reviewed the application for Major Site Plan Review submitted by Forge & Field, LLC. The property in question is located at 0 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.

The proposed development consists of three (3) two-story buildings containing a total of twenty (20) condominium units.

The administration recommends denial of the Major Site Plan.

- Condominiums are allowed by-right in this zoning district
- The developer has submitted the drainage analysis for this site plan, but it has received three comments/questions that need to be addressed, as outlined in a letter dated 2/10/2026 from BSL City Engineering.
- No variances are being requested for this project
- The developer has been in communication with Public Works regarding improvements to the main drainage ditch to improve drainage upstream.

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

Jeremy L. Burke  
Zoning Administrator