

Kevin & Lorry Maurigi
454 Ulman Ave & 437 Webster St
Bay St. Louis, MS 39520

February 4, 2026

Bay St. Louis Planning & Zoning Commission
P.O. Box 2550
Bay St. Louis, MS 39521

Re: Opposition to Proposed 20-Unit Condominium Development on Webster Street

Dear Members of the Planning & Zoning Commission,

I am writing to express my strong opposition to the proposed 20-unit condominium development on Webster Street. While I support responsible and well-planned growth in Bay St. Louis, this project raises several serious concerns that remain unaddressed and would negatively impact the surrounding neighborhood.

1. Unresolved Drainage Problems

The Webster Street area continues to experience significant drainage issues that have not been corrected. Adding a development of this size—with additional hard surfaces and increased runoff—would worsen existing flooding concerns and further strain an already inadequate drainage system. Approving new high-density construction before resolving current problems would be detrimental to nearby residents.

2. Roadway Limitations

Webster Street is effectively a single-lane road and is not designed to handle the traffic generated by 20 new units. This project could easily introduce 40 or more additional vehicles, creating congestion, safety hazards, and potential issues for emergency vehicle access.

3. Impact on St. Augustine Seminary

St. Augustine Seminary is a long-standing sanctuary space dedicated to quiet reflection, study, and spiritual life. A dense residential development directly adjacent to it would bring increased noise, activity, and disruption that is incompatible with the seminary's purpose and environment.

4. Short-Term Rental Concerns

There is also a legitimate concern that these units may be used as short-term rentals. This brings well-documented issues: increased noise, transient occupancy, parking overflow, late-night activity, and reduced neighborhood stability. Without clear restrictions and enforcement, this risk is substantial.

For these reasons, I respectfully request that the Commission deny the proposed development or require significant modifications that address drainage, traffic capacity, neighborhood compatibility, and short-term rental controls.

Thank you for your time and consideration. I appreciate your commitment to protecting the safety, character, and long-term wellbeing of our community.

Sincerely,

Keren Maurer
Keren Maurer