

TO: Planning and Zoning Board

City of Bay St. Louis

RE: 450 Webster Street

Parcel No. 149E-0-29-014.002

PT 276 1ST WARD BSL

HEARING DATE: September 9, 2026

I have reviewed the application for Major Site Plan Review submitted by Trifecta. The property in question is located at 450 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 two (2) two-story buildings containing a total of fourteen (14) condominium units. One building will have 6 units the other building will have 8 units.

The administration recommends table 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 as of 9/3/2026, the drainage plan is under review
- 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.
- No wetland are present on the site
- 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