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**Proposed Sunshine Crossing subdivision -- Some questions and potential concerns**

1 message

**Brian Savoie**  


TO: Planning and Zoning Commission, City of Bay St. Louis, c/o C. Bourgeois and J. Burke

RE: Proposed Sunshine Crossing subdivision, #149N-0-30-238.001

My wife, Sabine, and I have been part-time residents since March 2005. Our home is at 399 Ramonda Street, at the corner of Third Street, adjacent to the proposed development. We have seen a lot of change (some good, some not) in the last 20 years, and we have seen many proposals for development.

I like the overall concept of Sunset Crossing:

- A family development of 5.8 acres. To me, BSL is about family; so it could be a good, if this is developed and kept as a family property.
- 7 parcels ranging in size from 0.3 to 0.85 acre, plus street, greenspace, setbacks, etc.
- 6 single-family homes and a "gathering house" with tennis courts and swimming pool.

I do have some questions and potential concerns about the details, so please add these to the record:

1. The proposal seems to include 6 houses, plus a "gathering" house, 2 tennis courts and swimming pool. Is this correct?
2. What laws apply to a "gathering house"? – Is it a residence, a private club, a house of worship, a garconiere, etc.? What laws will apply?
3. How can they build a new, full-sized "private street" 10 feet from our rear property line? This puts our home into an "alley" between two streets, one to which we have no access. FYI, we have a driveway on Third St that would be very close to this proposed street. The location of their proposed street seems rather awkward and tight. If it truly is to be family compound, then I think they should have only a driveway. If their diagrams showed the actual homes and other elements that already exist on Ramoneda Street, I think you would get a better representation of how the proposed develop fits or does not fit.
4. This road provides direct, easy access to our back fence – creating noise, car lights, rainwater management and security issues.
5. The amount of land coverage could be a problem, based on BSL's current requirements for land coverage and the fact that driveways and parking areas currently DO NOT COUNT as coverage. What will prevent flooding from more hardscape such as new roadway and large concrete foundations, driveways, parking areas, etc?
6. What allowances for drainage will be made?
7. Will they be allowed to raise the level of the natural ground? I hope not. If a few feet of elevation are needed, then they should raise the houses a few feet, not the ground under them.
8. FYI, some kind of natural underground drainage runs from the FE & SE lot along the beach-facing side of our lot to the Ramoneda ditch. It is always wet there.
9. Need to make sure that no further subdividing is allowed.
10. Will this truly be a family property and how long do we know that it will stay this way?
11. No short-term rentals should be allowed. The potential of some group renting out the whole development is a bit frightening.

I will not be able to attend the meeting on 5/13 at 5:30 pm.

Thanks for your consideration.

Brian

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