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Re: Concerns and Request for Additional Information Proposed Sunshine Crossing Subdivision

1 message

Marie Riccio <marie@officericcio.com>

Tue, May 5, 2026 at 4:31 PM

To: Jeremy Burke <jburke@baystlouis-ms.gov>, "cthompson@baystlouis-ms.gov" <cthompson@baystlouis-ms.gov>

jburke@baystlouis-ms.gov

Cc: cthompson@baystlouis-ms.gov

Subject: Concerns Regarding Sunshine Crossing Sketch Plat — Parcel 149N-0-30-238.001

[REDACTED]

May 5, 2026

Bay St. Louis Planning and Zoning Commission
City of Bay St. Louis
Bay St. Louis, Mississippi

Re: Concerns and Request for Additional Information
Proposed Sunshine Crossing Subdivision
Parcel No. 149N-0-30-238.001
600 Block of Third Street
Applicant: FE AND SE Investments LLC

Dear Members of the Planning and Zoning Commission:

I am writing to express concerns and questions regarding the sketch plat application submitted by FE AND SE Investments LLC for the proposed Sunshine Crossing subdivision on parcel number 149N-0-30-238.001, located on the 600 Block of Third Street. As I may not be able to appear on May 13, 2026 I wanted to make sure my questions are presented in writing, and included in your discussions, at least to the extent you think they are relevant.

My concern is not opposition to all development. My concern is that this particular sketch plat may create long-term impacts before the public has enough information to understand what is actually being approved. Approval at this stage may permanently affect drainage, traffic, privacy, buffering, development expectations, and neighborhood character. This request is one seeking further information – not an attempt to obstruct the project. I think approval or consideration should be continued until the questions are answered and then give the neighbors a change to weigh in.

As I understand the proposal, the applicant seeks sketch plat approval for a seven-parcel subdivision on approximately 5.75 acres, with proposed lot sizes ranging from approximately 13,154 square feet to 37,654 square feet. The property is zoned R-1 Single-Family Residential and R-2 Two-Family Residential.

My nearby residential lots are within 300 feet of the proposed subdivision. I have owned the property for two decades. Although my prior home there has not yet been built, I intend to construct a single-family residence on my property for my retirement to Bay St Louis. The homes around me are all single family residences so I believe my questions will probably be common to the other residents concerns as well. The fact that my home has not yet been constructed should not diminish the impact this proposal may have on my property rights, future use, drainage, privacy, access, quiet enjoyment, and the residential character of the area.

I am not opposed to responsible residential development. My concern is that this particular sketch plat appears premature and incomplete without additional information, safeguards, and clear conditions. Although the public materials identify the applicant, parcel number, total acreage, seven proposed lot sizes, general street layout, engineer, zoning districts, and certain ravine/easement references, they do not provide enough information regarding ownership control, contractor responsibility, home type and size, R-1/R-2 lot allocation, drainage calculations, traffic/access impacts, maintenance obligations, and long-term safeguards for nearby residential lots.

Before this sketch plat advances, I respectfully request that the Commission require the applicant to provide complete information and answer the following concerns on the record:

1. The applicant should identify the members, managers, principals, beneficial owners, and registered agent of FE AND SE Investments LLC. According to the Louisiana Secretary of State business filing records, FE AND SE Investments LLC is associated with Frank Schmidt and is managed by or through a Schmidt family member or brother. The applicant should be required to confirm on the record the full legal names of all members, managers, registered agents, beneficial owners, and affiliated persons or entities involved in this project.
2. The applicant should explain who is actually responsible for this subdivision, who will control the project, who will hire and supervise contractors, who will be responsible for drainage and infrastructure, who has authority to bind FE AND SE Investments LLC, and who will remain accountable after lots are sold.
3. The applicant should disclose whether Frank Schmidt, any Schmidt family member, any brother or related manager, or any affiliated LLC has developed, subdivided, owned, managed, or sold other residential subdivision projects in Mississippi or Louisiana.
4. The applicant should state whether any affiliated Schmidt family entities or related LLCs will later own, develop, sell, lease, or manage the lots. Rather is this to be re sold to a another company once built?
5. The applicant should state whether it has prior experience developing residential subdivisions. If so, it should identify those projects, including their locations, size, status, and whether there have been any drainage, infrastructure, road, maintenance, permitting, or compliance issues. Nearby property owners should not be left guessing whether this applicant has experience constructing and maintaining subdivision infrastructure.
6. The applicant should identify the contractor or contractors who will perform the road construction, grading, drainage work, utility installation, site preparation, and other infrastructure work.
7. The applicant should explain the intended use of each proposed lot. The public materials identify lot sizes, but do not clearly disclose the type or size of homes or structures to be built.
8. **The applicant should state whether the lots are intended for single-family detached homes only, duplexes, rental units, condominiums, short-term rentals, accessory dwelling units, guest houses, shared facilities, or another ownership or occupancy structure.**
9. If the applicant affirms it intends single-family homes only, **that limitation should be made an express condition of approval.**
10. The applicant should clarify whether this is a condominium project, a fee-simple single-family subdivision, an HOA development, or another form of common ownership.
11. The agenda appears to describe the project as a seven-parcel subdivision, not a condominium project. However, because the property includes R-2 Two-Family Residential zoning, the Commission should require the applicant to state clearly whether any duplexes, condominiums, shared facilities, rental structures, or common ownership arrangements are contemplated.
12. The sketch plat identifies proposed lot sizes and appears to show at least **one conceptual structure or gathering-house area**, but it does not clearly disclose the intended size, height, footprint, number of bedrooms, number of units, parking, lot coverage, or impervious surface for each proposed lot. Does this indicate a condominium project?
13. Seven large homes, seven duplexes, or seven rental structures would each have different impacts on traffic, drainage, parking, privacy, lighting, and neighborhood compatibility.
14. The applicant should identify which proposed lots are located in R-1 zoning and which are located in R-2 zoning.
15. The applicant should demonstrate that each proposed lot complies with the applicable zoning district's requirements for lot area, frontage, width, setbacks, use, access, height, parking, and lot coverage.

16. **The Commission should not approve a layout that blurs the transition between R-1 and R-2 zoning without clear safeguards for nearby single-family residential lots.**
17. The applicant should provide a complete drainage, stormwater, grading, and runoff analysis prepared by a qualified engineer.
18. The public materials reference ravine or drainage features, and the proposed subdivision will likely create new impervious surfaces. Although the plat indicates that a final drainage plan will be submitted with final construction documents, nearby property owners need assurance at this stage that runoff will not be redirected, concentrated, or intensified onto neighboring properties, including my lots where I intend to build a single-family home.
19. The applicant should provide detailed information about any easements, ravines, drainage areas, common areas, private roads, shared infrastructure, or maintenance obligations.
20. The Commission should require a clear explanation of who will own, maintain, inspect, repair, and pay for these features after the subdivision is approved and lots are sold.
21. The applicant should provide a traffic, access, parking, and emergency-access analysis.
22. The proposal appears to include new internal streets and infrastructure. A general statement that streets will meet City standards is not enough. The applicant should show that the proposed layout is safe for residents, emergency vehicles, delivery vehicles, utility vehicles, garbage collection, pedestrians, and surrounding property owners.
23. **The applicant should explain whether mature trees, natural drainage features, and open space will be preserved.**
24. If mature trees, natural drainage features, or open space will not be preserved, the applicant should explain the visual and other effect of clearing, grading, and increased impervious surface on stormwater, neighborhood character, heat, privacy, and the surrounding residential area.
25. The applicant should identify whether any other sites within the same R-1 or R-2 zoning categories are better suited for this type of subdivision.
26. The issue is not whether residential development is allowed somewhere in the zoning district. The issue is whether this specific seven-lot layout is appropriate for this specific property, given its proximity to planned single-family homes, drainage/ravine concerns, new internal street construction, easement questions, and the transition between R-1 and R-2 zoning.
27. Other similarly zoned sites may accommodate residential development with fewer adverse impacts.
28. The applicant should explain whether it considered less intensive alternatives, including fewer lots, larger buffers, single-family-only restrictions, no duplexes, no condominium conversion, reduced impervious surface, preservation of natural drainage areas, or a layout with fewer impacts on nearby residential properties.

If the Commission decides to allow the sketch plat to move forward, I respectfully request that any approval include the following conditions:

1. The development shall be limited to **single-family detached homes only**, unless a future change is separately noticed and approved after public hearing.
2. **No condominium conversion, duplex development, short-term rental use, accessory dwelling units, shared rental structures, or increased density shall be allowed without separate public notice and Commission review.**
3. The applicant shall identify the members, managers, registered agent, beneficial owners, and responsible construction and maintenance parties for FE AND SE Investments LLC.
4. The applicant shall identify the contractor or contractors responsible for infrastructure work and provide proof of Mississippi licensing, bonding, insurance, and qualifications.
5. The applicant shall provide engineer-stamped drainage, stormwater, grading, and runoff calculations before preliminary plat or final plat approval.
6. There shall be no increase in runoff, redirected drainage, or concentrated flow onto neighboring properties.
7. The applicant shall identify which lots are R-1 and which are R-2 and demonstrate full compliance with all applicable zoning requirements for each lot.
8. **The applicant shall disclose maximum home size, height, building footprint, lot coverage, impervious surface area, parking, and number of bedrooms for each lot.**
9. The applicant shall provide enhanced buffering, landscaping, and privacy screening along areas affecting nearby single-family residential lots.
10. Mature trees and natural drainage features shall be preserved where feasible.

11. Lighting shall be residential in character, shielded, downward-facing, and designed to avoid glare onto neighboring properties.
12. Construction hours shall be limited to reasonable daytime hours.
13. The applicant shall provide a traffic, access, emergency-vehicle, and street-design review before preliminary plat or final plat approval.
14. The applicant shall identify who will own, maintain, repair, and pay for roads, drainage infrastructure, easements, and any common areas.
15. No future variances from density, setbacks, height, parking, lot coverage, use, or frontage requirements shall be granted without separate mailed notice to nearby property owners and a new public hearing.

For these reasons, I respectfully request that the Commission require the applicant to provide complete information and enforceable safeguards before the sketch plat advances. At minimum, the applicant should be required to answer the questions and concerns above on the record before any approval is granted.

Respectfully submitted,

Marie Riccio