

Via email to Caitlin Bourgeois

City of Bay St. Louis
Planning and Zoning
688 Highway 90
Bay St. Louis, MS 39520

Re: Planning Commission Meeting Agenda March 11, 2026
Special Use District Request by Greystone Development Group, LLC

Commissioners,

We have owned the property located at 1845 Blue Meadow Rd. For over 20 years and feel the proposed development of the adjacent properties as requested By Greystone Development Group, LLC will negatively impact us as well as all current property owners in this area near the end of Blue Meadow Road.

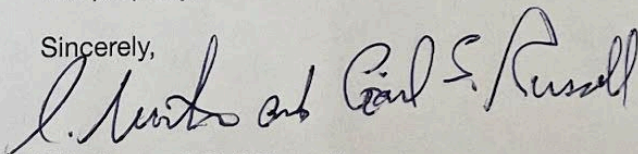
We do not oppose the four (4) single family units proposed, but strongly oppose the reduced lot size of the three (3) condo sites that will have a total of twenty-eight (28) residential units for the following reasons.

1. Blue Meadow Road is a relatively narrow, dead end road with limited capacity and constrained shoulders with storm water ditches. Other than access to the residential properties, people use it for jogging, pet walking and bicycling. Recreational use of the road will be curtailed due to increased vehicle traffic from the 28 units, The additional traffic has the potential to congest the normal flow of vehicles and impact emergency response to locations further down Blue Meadow Road.
2. Organic compounds in the soil of typical yards retard the movement of common household hazardous chemicals such as pesticides, herbicides and petroleum products. Reduction in lot size at the condo sites will increase the concentration of storm water contaminants entering Watts Bayou and Saint Louis Bay impacting surface water, sediment and marine life.
3. Each of the twenty-eight (28) residential units at the condo sites will include a boat slip thus increasing local boat traffic. For waterfront home owners this means additional erosion and potential boat damage from more wakes. Additional boat traffic will impact current recreational use (fishing, skiing, paddle boarding and kayaking) and wildlife in Watts Bayou and Saint Louis Bay.

While development is expected in growing communities such as ours, development must remain consistent with established zoning principles rather than reshape them through exception-based approaches. We feel that if this development is allowed it will completely change the character of our community.

For the above reasons we respectfully request the Commission deny the requested reduced lot size for the three (3) condo sites and insist on adequately spaced single family dwellings for this property.

Sincerely,



Winston and Gail Russell