

Planning & Zoning Commission
Public Hearing Minutes
January 23, 2017
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman William Gil presiding, and the following members present: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Kimberly Saucier. Absent was Joshua Montgomery. Also in attendance were Councilmen Glen Hidalgo, Rev. Craig Mathews, Dale Rogers and Parish President David Hanagriff.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed Specific Use, Subdivision/Development and Rezoning of property:

Rezoning of Property by Adolphe B LLC located at 10100 Hwy. 182, Franklin, LA from Agricultural (AG) Zoned District to Single Family Residential (SR) Zoned District. Sec. 11 T15S R10E; Parcel Id#-2354524148.00- 13.00 Ac Tract por of Rem 518.58 Ac Tract situated in Sec. 11 T15S R10E BD Williams in and Sterling Sugars Inc.-Sutter Et Al-Teche-Sutter Et Al Acq. 315044.

Rezoning of Property by Jason J. Licciardi located at 9699 Hwy. 182, Amelia, LA from Heavy Industrial (HI) Zoned District to Highway Commercial (HC) Zoned District to operate a Sexually Oriented Business. Sec. 42 T16S R13E; Parcel Id#3434241008.00- 1.458 Ac Being Por of 40.00 Ac R R-Rhodes-Bouef-R R Situation In Sec 42 T16S R13E 160.37 Ac R R-Ditch-Douef-Rhodes Less Separate Assessments Designated as Leased Lots Acq 27U 208939.

Specific Use Request by Jason J. Licciardi to Operate a Sexually Oriented Business in Highway Commercial (HC) Zoned District located at 9699 Hwy. 182, Amelia, LA. Sec. 42 T16S R13E; Parcel Id#3434241008.00- 1.458 Ac Being Por of 40.00 Ac R R-Rhodes-Bouef-R R Situation In Sec 42 T16S R13E 160.37 Ac R R-Ditch-Douef-Rhodes Less Separate Assessments Designated as Leased Lots Acq. 27U 208939.

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for 1401 Barrow St. LLC - Hoang Minh Nguyen represented by Andrew Gros, Jr. in an Existing Neighborhood (EN2) Zoned District located at 1405 Barrow St., Amelia, LA; Sec.23 T16S R13E; Parcel Id# 3524241074.00- Lot 17 Thibodaux Subd. Acq. 261 314321.

Rezoning of Property by Highlister Real Estate represented by James Beranek and Emory Morgan located at 911 Joel Fletcher St., Franklin, LA-Sec. 62 T14S R9E; Parcel Id# 2174701148.00- Lot Tract "ABCD" per Plat 420 266657 Acq. 328 323770 from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District.

Rezoning of Property by Conquiste Global Enterprise, LLC d.b.a Provost Bros. represented by Charles Matthews located at 262 Desonier Rd., Sorrell, LA from Agricultural (AG) Zoned District to Heavy Industrial (HI) Zoned District. Sec. 68 T13S R8E; Parcel Id# 1905021008.00-9.50 Ac Bd Jones - Pub Road _ Decuir - Trappey Acq 9P 97004 Improvements on the Land of Provost Alfred Acq 9P 97004 Improvements on the Land of Provost Alfred 557 Acq 9P 97004.

Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Parcel Id#2354524164.00; Sec.11 T15S R10E; 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Raymond August located at 19907 Hwy. 182 Jeanerette, LA-Sec. 68 T13S R8E; Parcel Id# 1905041142.00- Lot 3 and West 1/2 No. 2 Kobleur Subd BD Hwy. 90 - M Start & Troth - PVT Rd - PVT Rd Acq. 45E 278010 Improvements.

Mr. Gil read the request for Rezoning of Property by Adolphe B LLC located at 10100 Hwy. 182, Franklin, LA from Agricultural (AG) Zoned District to Single Family Residential (SR) Zoned District. Sec. 11 T15S R10E; Parcel Id#-2354524148.00- 13.00 Ac Tract por of Rem 518.58 Ac Tract situated in Sec. 11 T15S R10E BD Williams in and Sterling Sugars Inc.-Sutter Et Al-Teche-Sutter Et Al Acq. 315044.

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Mr. Gil read the request for Rezoning of Property by Highlister Real Estate represented by James Beranek and Emory Morgan located at 911 Joel Fletcher St., Franklin, LA from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 62 T14S R9E; Parcel Id# 2174701148.00- Lot Tract "ABCDA" per Plat 420 266657 Acq. 328 323770.

Mrs. Alice Freeman appeared before the board to express concern regarding the request for a Rezoning of Property by Highlister Real Estate represented by James Beranek and Emory Morgan located at 911 Joel Fletcher St., Franklin, LA from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 62 T14S R9E; Parcel Id# 2174701148.00- Lot Tract "ABCDA" per Plat 420 266657 Acq. 328 323770.

Mrs. Freeman stated that she owns property on Hebert Street.

Mr. Gil questioned Mrs. Freeman's address.

Mrs. Freeman stated that the property is currently an empty lot. Mrs. Freeman stated that this item was brought before the board a few months ago and it was denied.

Mr. Gil read the request for Rezoning of Property by Conquiste Global Enterprise, LLC d.b.a Provost Bros. represented by Charles Matthews located at 262 Desonier Rd., Sorrell, LA from Agricultural (AG) Zoned District to Heavy Industrial (HI) Zoned District. Sec. 68 T13S R8E; Parcel Id# 1905021008.00-9.50 Ac Bd Jones - Pub Road _ Decuir - Trappey Acq 9P 97004 Improvements on the Land of Provost Alfred Acq 9P 97004. Improvements on the Land of Provost Alfred 557 Acq 9P 97004.

Mr. Gil read the request for Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Sec.11 T15S R10E; Parcel Id#2354524164.00 - 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Jeffery Daigle appeared before the board to express concern in reference to the request for a Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Sec.11 T15S R10E; Parcel Id#2354524164.00 - 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Daigle stated that the majority of the residences in the area are against the property being developed. Mr. Daigle explained that he does not see a need for the development. Mr. Daigle stated that he went to the Chamber of Commerce on January 23, 2017 and obtained a list of all the rentals located in St. Mary Parish and there are 168 rentals that are homes, apartments and trailers. The list does not include trailer spaces or those such as realtors or private individuals that do not subscribe with the Chamber of Commerce. Mr. Daigle stated that the first phase of the proposed development would be approximately 138 apartments and the second phase would be an additional 138. Mr. Daigle stated that renter do not pay property taxes, however, homeowners do. Mr. Daigle stated that the parish needs to have Single Family Residential in order to collect taxes. Mr. Daigle explained that he wanted to go on record stating that he was against the development and that he believes a lot of others are against it as well.

Mr. Lynn Klutts appeared before the board to express concern in reference to the request for a Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Sec.11 T15S R10E; Parcel Id#2354524164.00 - 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Klutts stated that he owns property across the street from the proposed development located at 10240 Hwy. 182 and that he does not see a need for the development. Mr. Klutts explained that development has not begun and it keeps being delayed. Mr. Klutts stated that 300 plus apartments located there are not necessary. Mr. Klutts stated that he wanted to go on record stating that none of the landowners want this development.

Mr. Gil questioned Mrs. Luke whether taxes would be paid on the property if apartment complexes were constructed.

Mrs. Luke stated that she was unable to answer the question because she has no control over what is taxable. Mrs. Luke explained that what she understands is that the assessor goes out and taxes the property for what is physically on the property no matter what it is zoned. Mrs. Luke stated that perhaps Mr. Fink could answer that question better than she could.

Mrs. Saucier stated that in the past they were told that there was a seven (7) year tax deferral.

Mr. Gil questioned whether Mr. Fink had any comments referring to the taxing of the property.

Mr. Frank Fink, Director of Economic Development, appeared before the board to discuss concerns in reference to the request for a Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Sec.11 T15S R10E; Parcel Id#2354524164.00 - 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Fink stated at one time the parish had passed a seven (7) year property tax exemption that lasted until December 31, 2015. The ordinance has expired; therefore the parish would have to reinstate that ordinance. Since the ordinance is expired the property tax would have to be paid by the owner of the apartment complex.

Mr. Dale Rogers, St. Mary Parish Councilman that represents District No. 3, appeared before the board to discuss concerns in reference to the request for a Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Sec.11 T15S R10E; Parcel Id#2354524164.00 - 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Rogers stated that the subdivision would be located within District No. 3. Mr. Rogers explained that he wanted to confirm Mr. Daigle's statement. Mr. Rogers stated that when he ran for office he went door to door in that area and that there was an overwhelming response towards not wanting the development in that area. The landowners would prefer a subdivision for Single Family homes where people could purchase their property and invest into the community.

Mr. Lloyd Harris appeared before the board to discuss the request for a Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Sec.11 T15S R10E; Parcel Id#2354524164.00 - 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Harris stated that he is the owner of the Garden City site and that he was here last year with the litigation and other things in the economy. Mr. Harris explained that there is still a need for the development and that he had spoken to the USDA Office located in Alexandria and that they will support the project. Mr. Fink sends out a newsletter that supports the uptake, workload and need. Mr. Harris stated that he hopes the board would support the project.

Mr. Lipari questioned Mr. Fink about the need for the apartments.

Mr. Fink stated that obviously the oil field has been hurt and we have lost over 2,000 workers; with that being said the apartment list sold this year were actually below 2,000 for the first time. There has been a low in the market. Currently people are much more optimistic about the price of oil. If the price of oil gets up to around 60-65 dollars we should see some improvement. If these apartments are approved tonight Mr. Harris would have one (1) year to finish his engineering work. Mr. Fink stated that the prognosticators are saying 60-65 so if certain things happen this is an international market.

Mrs. Saucier stated that on Mr. Fink's report as of this year there was a need in 2013 and as of now the housing need has almost flat lined in 2016. Mrs. Saucier questioned how much it needs to come up from that flat line for this to be a plausible project

Mr. Fink stated that by the end of this coming year we should see a big difference in apartment demand only because of the price of oil. If the price of oil stays low then we will not see as much as we would think. Mr. Fink stated that he is not a forecaster of oil prices or an economist but based on our own economy since 2003; the better the oil prices are the more difficult it is to find housing. The big issue here is when business professionals are being hired they come to our parish and they want to bring their families but they don't have an apartment that they would like to live in so they end up starting out in other parishes and we lose them forever.

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Raymond August located at 19907 Hwy. 182 Jeanerette, LA-Sec. 68 T13S R8E; Parcel Id# 1905041142.00- Lot 3 and West 1/2 No. 2 Kobleur Subd BD Hwy. 90 - M Start & Troth - PVT Rd - PVT Rd Acq. 45E 278010 Improvements.

Mrs. Luke stated that this item would need to be tabled until the next Planning and Zoning meeting because not all proper procedures were followed.

There being no further business, Chairman William Gil adjourned the Public Hearing.

S/G William Gil

Chairman William Gil
St. Mary Parish Planning and Zoning Commission