

Planning & Zoning Commission
Public Hearing Minutes
January 26, 2015
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Paul Gil presiding, and the following members present: Barry Druilhet, Deborah Tabor, Danny Lipari, James Bennett, Jr. and Kimberly Cossey Saucier. Absent was Jimmy Wiley.

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 Rebecca Hayes representing Shelia Tauriac, Diane Salone & Ada Pellerin Estate located at 879 Verdunville Rd., Franklin, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 4 T15S R10E; *Parcel Id# 2564561125.00- .68 Ac por Tract BD S Fuselier-Grand Lak A Verdun-Road lying South of Verdunville Rd Acq 35I 238428.*

Rezoning of Property by Hebert Management & Land Company, LLC (formally Grizzaffi Capital Holdings, LLC) located at 401 Arlington St., Bayou Vista, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Sec. 12 & 13 T16S R12E.
- 30114301027.00-.86 ac tract por of 5.00 ac Tract "BCDE" per Plat 11D 107188 Acq. 43O 271167,
- 3014301029.00- Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 13 T16S R12E Acq. 43O 271167 &
- 3014301030.00-Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 12 T16S R12E Acq. 43O 271167.

Rezoning of Property by Bargain Barn (Marnie Vaughan) located at 103 Big Bear Ln., Franklin, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Sec. 13 T14S R9E. *Parcel Id#2144801042.00-Lot 12 Junius Hebert Subd per Plat 15U 140823 Acq. 42A 264370 Improvements.*

Preliminary & Final Subdivision Approval for a Subdivision of Property for Jason Reitmeyer Represented by Nathaneal Clark, III and Ed Roe in a Single Family (SR) Residential Zoned District located at 280 Foxglove Dr., Patterson, LA. Sec. 20 T15S R11E; *Parcel Id#2864401198.00- Lot 8 Hedgerow Subd. Phase 2 Blk. G per Plat 197 305647 Acq. 29C 213879.*

Preliminary Subdivision /Development Approval for Coastal RV, LLC for a 90 Lot RV Park with A Bath House and Office in an Existing Neighborhood (EN) Zoned District located at 2801 Lake Palourde Rd., Amelia, LA; Sec.14 T16S R13E; *Parcel Id#3524281119.00- 5.50 Ac Tract por of 17.00 Ac Tract BD D Daigle-Shell Rd-J Barras-Aucoin lying east of Lake Palourde Road and West of Amelia Road Acq 287 317913.*

Chairman Paul Gil read the request for Rezoning of Property by Rebecca Hayes representing Shelia Tauriac, Diane Salone & Ada Pellerin Estate located at 879 Verdunville Rd., Franklin, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 4 T15S R10E; *Parcel Id# 2564561125.00- .68 Ac por Tract BD S Fuselier-Grand Lak A Verdun-Road lying South of Verdunville Rd Acq 35I 238428.*

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Mr. Jackie Hebert stated that he resides at 212 Yokely Rd. and that he is an owner in the subdivision. Mr. Hebert appeared before the board in opposition of the Rezone request by Bargain Barn (Marnie Vaughan) located at 103 Big Bear Ln., Franklin, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Mr. Hebert stated that the Bargain Barn originally obtained a permit for a storage building and that now Mrs. Vaughan intends to open a business in the building. Mr. Hebert stated that his concern is that there is no parking. Mr. Hebert stated that he owns part of the road that is used to access the trailer park and that due to liability purposes; he does not want any parking on the road. Mr. Hebert stated that there are two (2) existing businesses on Yokely Rd., the original Bargain Barn and a Snowball Stand. Mr. Hebert stated that there is no parking for these existing businesses except for the public right of way. Mr. Hebert stated that another concern is if the property is rezoned to Commercial and Mrs. Vaughn decides to sell the property, what are the requirements if someone wants to open a bar?

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

s/g Paul Gil
Chairman Paul Gil
St. Mary Parish Planning and Zoning Commission