

Planning & Zoning Commission
Public Hearing Minutes
February 22, 2016
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Vice-Chairman Barry Druilhet presiding, and the following members present: Deborah Tabor, Danny Lipari and Kimberly Saucier. Absent were Jimmy Wiley and William Gil.

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 Hollie Robicheaux Blanchard representing Gary Robicheaux located at 135 Oak Dr., Centerville, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 3 T15S R10E; *Parcel Id# -2474561081.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 37 T15S R10E Acq. 37S 247966 & -2474561082.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 8 T15S R10E Acq. 37S 247966.*

Rezoning of Property by Grant Luke located at 1650 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701192.00- Lot 13-D Diane Luke Nugent ET AL Part per DWG #6356-1 per Plat 27H 206574.*

Rezoning of Property by Dianne Luke Nugent, June Luke, Charlotte Luke Hay, David Luke, Gary Luke, Grant Luke, Joel Luke, John Luke, Jr., Elaine Luke Young, Leila Luke Deslatte, Melinda Luke Yoshida, Charles Luke & Laura Luke Zuniga located at 1668 Iberia St., Franklin from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701194.00- LOT TRACT D-E-F-G-H-D PER PLAT 40M 258487 ACQ 24M 192689.*

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Cheryl Higgins in a Light Industrial (LI) Zoned District located at 19135 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R3E; *Parcel Id# 1965001018.00- Lot Tract 4 per Plat 121 295070 Acq. 45X 281407 Improvements.*

Rezoning of Property by Frank Thomas Luke located at 1608, 1630, 1664 & 1680 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec 2 T14S R9E; *Parcel Id# -2204701184.00-Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq.41Z 264237, -2240701185.00- Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq.41Z 264237, -2204701189.00-0.786 AC Tract R-S-T-U-V-R Earl Luke Et Al Part. Tracts shaded in green per Plat 24M 192689 Acq. 41Z 264267,*

-2204701190.00-1.672 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358,

-2204701191.00-4.697 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq. 43V 272358,

-2204701193.00-0.340 AC Tract J-K-L-Q-J Luke Part. Tracts shaded in green per Plat 24M 192689 Acq. 43V 272358 &

-2204701195.00-0.208 AC being that por of 0.407 AC Tract C-D-H-I-C Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358.

Rezoning of Property by CC's Seafood & Grill, LLC (Chandra Chauvin) located at 15830 Hwy. 182, Franklin, LA from to Single Family (SR) Residential Zoned District to General Commercial (GC) Zoned District. Sec.13 T14S R9E; *Parcel Id# 2174801014.00- Lot BD Old U S 90 - Falzon - New U S 90 - Markerson per Plat 16W 147937 In Sec. 13 T14S R9E Acq. 140 297708 Improvements.*

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Joe Al S. Berry to be acquired by William R. Newberry in a Single Family (SR) Residential Zoned District located at 3808 Hwy. 182, Patterson, LA. Sec. 17 T15S R11E;

- 2774421009.00-4.09 AC por Tract a per Plat 308 320823 being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427,

-2774421010.00-2.11 AC por Tract A per Plat 308 320823 lying in grassline area being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427 &

-2774421011.00-0.37 AC por Tract a per Plat 308 320823 lying in Road R/W being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per plat 25R 198825 Acq. 312 321427.

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater & Benjamin Drinkwater located at 10789 Hwy. 182, Franklin, LA in an Agricultural (AG) Zoned District, Sec. 13 T15S R10E

-*Parcel Id#-2234524040.00-4.00 AC Tract "QRSEFGTPO" per Plat 44L 274870 Acq. 44L 274869 & 10787 Hwy. 182 in Franklin, LA located in a Single Family (SR) Residential Zoned District &*

- *Parcel Id#2234524024.00-Lot Tract "RBCDESR" per Plat 44L 27487 Acq. 43T 271964.*

Mr. Barry Druilhet read the request for Rezoning of Property by Hollie Robicheaux Blanchard representing Gary Robicheaux located at 135 Oak Dr., Centerville, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 3 T15S R10E; *Parcel Id#*

-2474561081.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 37 T15S R10E Acq. 37S 247966 &

-2474561082.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 8 T15S R10E Acq. 37S 247966.

Mr. Barry Druilhet read the request for Rezoning of Property by Grant Luke located at 1650 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701192.00- Lot 13-D Diane Luke Nugent ET AL Part per DWG #6356-1 per Plat 27H 206574.*

Mr. Grant Luke stated that he is requesting to rezone the property to residential with the intent to sell.

Mr. Luke stated that he is representing Frank Thomas Luke for the rezone request of property located at 1608, 1630, 1664 & 1680 Iberia St., Franklin. Mr. Luke also stated that his sister, Dianne Luke Nugent is present to request the rezone of property located at 1668 Iberia St., Franklin.

Mr. Luke stated that at one time a farm operated on the properties. Therefore, he believes this is why the property is zoned Light Industrial. However, the property owners are requesting to rezone it to residential with the intent to sell.

Mr. Barry Druilhet read the request for Rezoning of Property by Dianne Luke Nugent, June Luke, Charlotte Luke Hay, David Luke, Gary Luke, Grant Luke, Joel Luke, John Luke, Jr., Elaine Luke Young, Leila Luke Deslatte, Melinda Luke Yoshida, Charles Luke & Laura Luke Zuniga located at 1668 Iberia St., Franklin from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701194.00- LOT TRACT D-E-F-G-H-D PER PLAT 40M 258487 ACQ 24M 192689.*

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Cheryl Higgins in a Light Industrial (LI) Zoned District located at 19135 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R3E; *Parcel Id# 1965001018.00- Lot Tract 4 per Plat 121 295070 Acq. 45X 281407 Improvements.*

Mr. Barry Druilhet read the request for Rezoning of Property by Frank Thomas Luke located at 1608, 1630, 1664 & 1680 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec 2 T14S R9E; *Parcel Id# -2204701184.00-Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq.41Z 264237, -2204701185.00- Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq.41Z 264237, -2204701189.00-0.786 AC Tract R-S-T-U-V-R Earl Luke Et Al Part. Tracts shaded in green per Plat 24M 192689 Acq. 41Z 264267, -2204701190.00-1.672 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358, -2204701191.00-4.697 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq. 43V 272358, -2204701193.00-0.340 AC Tract J-K-L-Q-J Luke Part. Tracts shaded in green per Plat 24M 192689 Acq. 43V 272358 & -2204701195.00-0.208 AC being that por of 0.407 AC Tract C-D-H-I-C Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358.*

Mr. Barry Druilhet read the request for Rezoning of Property by CC's Seafood & Grill, LLC (Chandra Chauvin) located at 15830 Hwy. 182, Franklin, LA from to Single Family (SR) Residential Zoned District to General Commercial (GC) Zoned District. Sec.13 T14S R9E; *Parcel Id# 2174801014.00- Lot BD Old U S 90 - Falzon - New U S 90 - Markerson per Plat 16W 147937 In Sec. 13 T14S R9E Acq. 140 297708 Improvements.*

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Joe Al S. Berry to be acquired by William R. Newberry in a Single Family (SR) Residential Zoned District located at 3808 Hwy. 182, Patterson, LA. Sec. 17 T15S R11E;

*- 2774421009.00-4.09 AC por Tract a per Plat 308 320823 being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427,
-2774421010.00-2.11 AC por Tract A per Plat 308 320823 lying in grassline area being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427 &
-2774421011.00-0.37 AC por Tract a per Plat 308 320823 lying in Road R/W being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per plat 25R 198825 Acq. 312 321427.*

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater & Benjamin Drinkwater located at 10789 Hwy. 182, Franklin, LA in an Agricultural (AG) Zoned District, Sec. 13 T15S R10E

*-Parcel Id#-2234524040.00-4.00 AC Tract "QRSEFGTPO" per Plat 44L 274870 Acq. 44L 274869 & 10787 Hwy. 182 in Franklin, LA located in a Single Family (SR) Residential Zoned District &
- Parcel Id#2234524024.00-Lot Tract "RBCDESR" per Plat 44L 27487 Acq. 43T 271964.*

There being no further business, Vice - Chairman Barry Druilhet adjourned the Public Hearing.

S/G Barry Druilhet

Vice - Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission