

Board of Adjustments
Public Hearing Minutes
February 5, 2018
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman Rodney Olander presiding, and the following members present: Larry Hotard, John P. Davis, Wynord Thomas, Sr., Tanya Anderson, and Keith Lewis. Absent was Scott Berry.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed variance of property:

Capital Growth Buchalter, Inc. for a Variance to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;

-Parcel Id# 2474581001.00-Lot BD A W Etienne-A W Etienne-Pub Road-A W Etienne Acq. 45S 280511 &

-Parcel Id# 2474581002.00-Lot BD Teche-Luke and Senette-Hwy. 90 and Senette-Crochet Acq. 322 322895.

Mr. Olander read the request for Capital Growth Buchalter, Inc. for a Variance to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;

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Kirk Farrelly, representing Capital Growth Buchalter, Inc., appeared before the board to discuss a Variance request to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;

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Mr. Farrelly stated that he is a Civil Engineer working as the preferred developer for Dollar General. Mr. Farrelly explained that they want to redevelop two parcels, one owned by Alice Perret and the other by Jennifer Hinkle. The property owned by Mrs. Perret has a former grocery store located on it. The property owned by Mrs. Hinkle is a former mobile home park. Mr. Farrelly stated that the entire redevelopment would be 1.969 acres located in an unincorporated area of St. Mary Parish. Mr. Farrelly stated that they are also asking for a rezone of the above listed properties.

Mr. Farrelly stated that they intend to stay as close to the front of the property as possible due to the base flood elevation. Mr. Farrelly explained that they would relocate the existing drive way located on the western side of the property. The customer parking would be located in the front of the building with a row adjacent to Hwy. 182, a double floating row, and a row adjacent to the building. Mr. Farrelly stated that there would be a semi-circle arc in the back which would be used as a delivery truck turn around to prevent the delivery trucks from maneuvering through the customer parking lot. The delivery trucks would load at the Northwest corner of the building. The dumpster would also be located at the Northwest corner of the building.

Mr. Farrelly stated that the building would be 9100 sq. ft. The required parking spaces per sq. ft. are based on one (1) space per 250 sq. ft. which would be 36.4 parking spaces. The national standard is 30 parking spaces; therefore, Mr. Farrelly is requesting a Variance for 30 parking spaces in conjunction with limited frontage and maintaining a certain distance from Bayou Teche. Mr. Farrelly stated that he submitted a letter from Dollar General in support of the 30 spaces.

In response to Mr. Olander's inquiry, Mr. Farrelly stated that the current structure that is currently pictured on the map would not remain on the property.

In response to Mr. Olander's inquiry, Mrs. Luke explained that the property is two (2) separate parcels and one of them currently has a building that was once the old Sennette's store.

In response to Mr. Olander's inquiry, Mrs. Luke stated that a Rezone Request of the property went before the Planning and Zoning Commission. The Planning and Zoning Commission denied the rezoning request; however, the Parish Council has the final decision. Mrs. Luke stated that although the rezone has to be presented to the Parish Council the Board of Adjustments can still make a motion depending on the approval of the rezone.

In response to Mrs. Anderson's inquiry, Mr. Farrelly presented the board with the letter of support from Dollar General.

Mr. Farrelly explained that the lots are deeper rather than wider. The frontage is approximately 152 ft. and the depth approximately 560 ft. Mr. Farrelly stated that they want the development towards the front of the property due to the base flood elevation. Mr. Farrelly refers to the site plan to explain the reason for the buffer yard Variance. Mr. Farrelly stated that 45% of the total site would be developed and 55% would be open landscape.

Mr. Olander stated that he has concerns with the location being across the street from Centerville High School and on the side of Centerville Market which is a congested area.

There being no further business, Chairman Rodney Olander adjourned the Public Hearing.

S/G Rodney Olander

Rodney Olander, Chairman
St. Mary Parish Board of Adjustments