

Board of Adjustments Meeting  
Regular Meeting  
February 5, 2018  
6:00 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. Also in attendance was Parish President, David Hanagriff.

Mr. Davis pronounced the Invocation and the Pledge of Allegiance was led by Mr. Hotard.

Mr. Davis moved that the reading of the minutes of the monthly meeting, January 8, 2018 be dispensed with and that the same be approved. Mr. Hotard seconded the motion, which carried.

Mr. Olander read the request for Harold Junca Sr. represented by Mr. Woodard for a Lot Area Variance to deviate from the required 10 acres to 2.12 acres in an Agricultural (AG) Zoned District located at 4942 Hwy. 83, Glencoe, LA-Sec. 27 T14S R8E;  
-Parcel Id# 1634684034.00- 25.22 ac tract being por 93.77 ac tract 11 Hugh a Junca Sr. part per Plat 23n 187925 situated Sec. 27 T14S R8R Acq. 23n 187925. Improvement on the land of Junca Harold J Sr. Acq. 23n 187925.

In response to Mr. Olander's inquiry, Planning and Zoning Director, Mrs. Tammy Luke, stated that she did not receive the certified mail receipts.

Mr. Davis made a motion to approve the request for Harold Junca Sr. represented by Mr. Woodard for a Lot Area Variance to deviate from the required 10 acres to 2.12 acres in an Agricultural (AG) Zoned District located at 4942 Hwy83, Glencoe, LA-Sec. 27 T14S R8E;  
-Parcel Id# 1634684034.00- 25.22 ac tract being por 93.77 ac tract 11 Hugh A Junca Sr. part per plat 23N 187925 situated Sec. 27 T14S R8E acq. 23N 187925. Improvement on the land of Junca Harold J Sr. Acq. 23N 187925 upon receipt of the pending documents. Mr. Thomas seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

Yeas: Larry Hotard, John Davis, Wynord Thomas, Sr., and Tanya Anderson

Nays: None

Abstained: None

Absent: Scott Berry

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;  
-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.

Kirk Farrelly, representing Capital Growth Buchalter, Inc., appeared before the board to discuss for 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;

-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.

In response to Mr. Davis's inquiry, Mrs. Luke stated that she did not receive any questions or concerns in reference to the variance.

In response to Mr. Thomas's inquiry, Mr. Farrelly stated that he reached out to the DOTD to ask whether they would allow for a traffic light upgrade that would include a pedestrian crosswalk.

In response to Mr. Olander's inquiry, Mr. Sam Evans, real estate agent, stated that Dollar General gives them a point system for a location with a radius variance from the initial point. Mr. Evans explained that he looked into other properties; however, there were no available properties within the half a mile range from where Dollar General wants to be located.

Mr. Evans stated that Dollar General does not produce a heavy amount of traffic and explains that he did not foresee any issues due to the property previously being used as commercial property.

In response to Mr. Olander's inquiry, Mrs. Luke stated that the Planning and Zoning Commission had safety issues due to traffic congestion.

Mr. Farrelly explained that there is an existing mobile home park and grocery store in the area. Estimating the trips using the IT trip generation manual, which is the gold standard for traffic calculation, a mobile home park generates approximately 74 trips in a day. A grocery store, which was the previous use, would generate approximately 380 trips per day and the Dollar General would be approximately 583 trips per day. Mr. Farrelly stated that there would be an increase of 64 cars a day with the Dollar General. Mr. Farrelly explained that the Dollar General would be open for 14 hours a day which would be .7 trips per minute; therefore, every one and a half minutes there would be an entrance and an exit from that site.

Mr. Davis made a motion to approve the 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 pending the approval of the Rezone. Mr. Hotard seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

Yeas: Larry Hotard, John Davis, Wynord Thomas, Sr., and Tanya Anderson

Nays: None

Abstained: None

Absent: Scott Berry

There being no further business, Mr. Davis moved for adjournment. Mr. Thomas seconded the motion, which carried.

S/G Rodney Olander

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Rodney Olander, Chairman  
St. Mary Parish Board of Adjustments