

Planning & Zoning Commission
Regular Meeting
August 20, 2018
6:00 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: Danny Lipari, Jimmy Wiley, Kimberly Saucier and Jeremy Chesteen. Absent was Joshua Montgomery.

Mr. Lipari pronounced the Invocation and led the Pledge of Allegiance.

Nominations were opened for Chairman and Vice Chairman for the Planning & Zoning Commission.

Mr. Wiley moved that Barry Druilhet be nominated as Chairman for the Planning & Zoning Commission for the year 2018. Mr. Chesteen seconded the motion to appoint Mr. Druilhet as Chairman for the Planning & Zoning Commission for the year 2018 which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Jimmy Wiley, Danny Lipari, Kimberly Saucier and
Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery

Mr. Wiley moved that Kimberly Saucier be nominated as Vice-Chairman for the Planning & Zoning Commission for the year 2018. Mr. Chesteen seconded the motion to appoint Mrs. Saucier as Vice-Chairman for the Planning & Zoning Commission for the year 2018 which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Jimmy Wiley, Danny Lipari, Kimberly Saucier and
Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, July 16, 2018 be dispensed with and that the same be approved. Mr. Chesteen seconded the motion, which carried.

Rev. Craig Mathews appeared before the board to discuss the request for Specific Use Request for Cleveland Jackson Jr. to allow for a Church in an Existing Neighborhood (EN2) Zoned District located at 430 Big Four Corners Rd., Jeanerette, LA; Sec.5 T14S R8E;

-Parcel Id# 1844941052.00-Lot 15 St. Cyr Landry Subd. Acq 31E 222358,
-Parcel Id# 1844941053.00-Lot 16 St. Cyr Landry Subd. Acq. 31E 222358,
-Parcel Id# 1844941054.00-Lot 17 St. Cyr Landry Subd. Acq. 31E 222358, and
-Parcel Id# 1844941055.00-Lot 18 St. Cyr Landry Subd. Acq. 31E 222358.

Rev. Mathews stated that there are concerns about inadequate parking spaces due to the size of the property. Rev. Mathews stated that a portion of Big Four Corners Rd., that previously linked Hwy. 318 and Frontage Rd., has been abandoned due to the construction of the overpass on Hwy. 90. Rev. Mathews recommended that the organization asking for the specific use request should consider using the abandoned roadside as an additional parking area.

In response to Mr. Druilhet's inquiry, Rev. Mathews stated that the architect working on the proposed project expressed that the amount of space that would remain after the building being erected would not accommodate the appropriate number of spaces that are required for a commercial structure of that size. Rev. Mathews stated that they would need to utilize alternative parking options. Rev. Mathews explained that the abandoned roadway that he had mentioned previously could be an option for additional parking, and since the roadway has been abandoned it has been dedicated to the parish; therefore, he does not see any problems with utilizing it in that way.

Director of Planning and Zoning, Mrs. Tammy Luke, stated that according to the ordinance there should be one (1) space per six (6) seats in auditorium or one (1) space per 250 sq. ft. of floor area. The parking spaces would be based upon the sq. footage of the sanctuary. Mrs. Luke stated that she would double check this information before it is presented to the Board of Adjustments.

Mr. Cleveland Jackson Jr., pastor of New Direction Church, appeared before the board to discuss the request for Specific Use Request for Cleveland Jackson Jr. to allow for a Church in an Existing Neighborhood (EN2) Zoned District located at 430 Big Four Corners Rd., Jeanerette, LA; Sec.5 T14S R8E;

-Parcel Id# 1844941052.00-Lot 15 St. Cyr Landry Subd. Acq 31E 222358,
-Parcel Id# 1844941053.00-Lot 16 St. Cyr Landry Subd. Acq. 31E 222358,
-Parcel Id# 1844941054.00-Lot 17 St. Cyr Landry Subd. Acq. 31E 222358, and
-Parcel Id# 1844941055.00-Lot 18 St. Cyr Landry Subd. Acq. 31E 222358.

Mr. Jackson Jr. stated that they have been operating in the community for years and has been using West St. Mary Civic Center as their facility on Sundays. Mr. Jackson Jr. explained that with the continuation of growth they need to have their own building.

In reference to Mr. Lipari's inquiry, Mr. Jackson Jr. stated that the sq. footage of the entire building would be approximately 5,000 sq. ft. with the seating at approximately 200 seats. Mr. Jackson Jr. stated that the plans that were submitted to the board are not the final plans for the proposed building.

In response to Mrs. Luke's inquiry, Mr. Jackson Jr. stated that the building size would remain as shown on the plans; however, the interior plans may change.

In response to Mrs. Saucier's inquiry, Mr. Jackson Jr. stated that the lot size is smaller than an acre.

Mr. Druilhet read the request for Specific Use Request for Cleveland Jackson Jr. to allow for a Church in an Existing Neighborhood (EN2) Zoned District located at 430 Big Four Corners Rd., Jeanerette, LA; Sec.5 T14S R8E;

- Parcel Id# 1844941052.00-Lot 15 St. Cyr Landry Subd. Acq 31E 222358,
- Parcel Id# 1844941053.00-Lot 16 St. Cyr Landry Subd. Acq. 31E 222358,
- Parcel Id# 1844941054.00-Lot 17 St. Cyr Landry Subd. Acq. 31E 222358, and
- Parcel Id# 1844941055.00-Lot 18 St. Cyr Landry Subd. Acq. 31E 222358.

Based upon previous discussion Mr. Lipari made a motion to approve the request for the request for Specific Use Request for Cleveland Jackson Jr. to allow for a Church in an Existing Neighborhood (EN2) Zoned District located at 430 Big Four Corners Rd., Jeanerette, LA; Sec.5 T14S R8E;

- Parcel Id# 1844941052.00-Lot 15 St. Cyr Landry Subd. Acq 31E 222358,
- Parcel Id# 1844941053.00-Lot 16 St. Cyr Landry Subd. Acq. 31E 222358,
- Parcel Id# 1844941054.00-Lot 17 St. Cyr Landry Subd. Acq. 31E 222358, and
- Parcel Id# 1844941055.00-Lot 18 St. Cyr Landry Subd. Acq. 31E 222358. Mr. Chesteen seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari, Kimberly Saucier and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery

Mr. Druilhet read the request for Rezoning of property by Joseph Caprito III from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 101 Katy Bridge Approach Rd., Franklin, LA-Sec. 46 T14S R9E;

- Parcel Id# 2174801017.00- Lot tract "DCFED" per Plat 39C 253313 Tract A Acq. 365 329513.

Mr. Joseph Caprito II, representing Joseph Caprito III, appeared before the board to discuss the request for Rezoning of property by Joseph Caprito III from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 101 Katy Bridge Approach Rd., Franklin, LA-Sec. 46 T14S R9E;

- Parcel Id# 2174801017.00- Lot tract "DCFED" per Plat 39C 253313 Tract A Acq. 365 329513.

In response to Mrs. Saucier's inquiry, Mr. Caprito II stated that he did not receive any opposition from the adjacent property owners.

In response to Mrs. Luke's inquiry, Mr. Caprito II stated that the manufactured home would face Katy Bridge Approach Rd.; however, there is an existing driveway that connects to Chauvin Ln.

In response to Mr. Lipari's inquiry, Mr. Caprito II stated that there are several manufactured homes in the area.

Mr. Chesteen made a motion to approve the request for Rezoning of property by Joseph Caprito III from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 101 Katy Bridge Approach Rd., Franklin, LA-Sec. 46 T14S R9E;

- Parcel Id# 2174801017.00- Lot tract "DCFED" per Plat 39C 253313 Tract A Acq. 365 329513.

Mr. Wiley seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari, Kimberly Saucier and Jeremy Chesteen
Nays: None
Abstained: None
Absent: Joshua Montgomery

Mr. Druilhet read the request for a Rezoning of property by Capital Growth Buchalter, Inc. from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 457, 453, 451, and 449 Hwy. 317, Centerville, LA-Sec. 37 T15S R10E;
-Parcel Id# 2474541025.00-Lot por South 77.21 ft. No. 2E Diane Luke Nugent Et Al part per Drawing 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541055.00-.05 ac tract being por No. 22 Centerville Park Subd. Blk. 4 per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541021.00-.05 ac tract being por No. 23 Centerville Park Subd. Blk. 4 per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541020.00-.03 ac tract being South 18.39 ft. rem por No. 24 Centerville Park Subd. per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574.

Jason Garcille, representing Capital Growth Buchalter, Inc., appeared before the board to discuss the request for a Rezoning of property by Capital Growth Buchalter, Inc. from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 457, 453, 451, and 449 Hwy. 317, Centerville, LA-Sec. 37 T15S R10E;
-Parcel Id# 2474541025.00-Lot por South 77.21 ft. No. 2E Diane Luke Nugent Et Al part per Drawing 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541055.00-.05 ac tract being por No. 22 Centerville Park Subd. Blk. 4 per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541021.00-.05 ac tract being por No. 23 Centerville Park Subd. Blk. 4 per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541020.00-.03 ac tract being South 18.39 ft. rem por No. 24 Centerville Park Subd. per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574.

Mr. Garcille stated that they have moved their proposed project away from the school since the previous location was denied.

Mrs. Luke explained that the new location for the proposed Dollar General would be across the street from the school board office.

In response to Mr. Druilhet's inquiry, Mr. Garcille stated that the proposed structure to be erected at this location would be a Dollar General.

In response to Mr. Wiley's inquiry, Mrs. Luke stated that Capital Growth Buchalter Inc. is asking for the same request that was made at a previous meeting, but located in a different area

due to the first location being denied. Mrs. Luke explained that the layout concept would be the same, with the exception of a few minor adjustments, as the previously proposed drawings.

In response to Mr. Druilhet's inquiry, Mrs. Luke stated that she did not receive any opposition for the rezoning of property.

Mrs. Luke explained that there were parish councilmen who were actively involved with finding another location for the proposed Dollar General.

Mr. Lipari made a motion to approve the request for a Rezoning of property by Capital Growth Buchalter, Inc. from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 457, 453, 451, and 449 Hwy. 317, Centerville, LA-Sec. 37 T15S R10E; -Parcel Id# 2474541025.00-Lot por South 77.21 ft. No. 2E Diane Luke Nugent Et Al part per Drawing 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541055.00-.05 ac tract being por No. 22 Centerville Park Subd. Blk. 4 per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541021.00-.05 ac tract being por No. 23 Centerville Park Subd. Blk. 4 per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574,
-Parcel Id# 2474541020.00-.03 ac tract being South 18.39 ft. rem por No. 24 Centerville Park Subd. per Plat 3K 42437 also being por No. 2E Diane Luke Nugent Et Al Part per Dwg. 6661 Plat 27H 206574 acq. 27H 206574. Mr. Chesteen seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari, Kimberly Saucier and Jeremy Chesteen
Nays: None
Abstained: None
Absent: Joshua Montgomery

There being no further business, Mr. Wiley moved for adjournment. Mrs. Saucier seconded the motion, which carried.

S/G Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission