

Planning & Zoning Commission
Regular Meeting
January 22, 2018
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman William Gil presiding, and the following members present: Barry Druilhet, Jimmy Wiley, Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen. Also in attendance was Parish President, David Hanagriff.

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

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, December 18, 2017 be dispensed with and that the same be approved. Mr. Wiley seconded the motion, which carried.

Director of Planning and Zoning, Tammy Luke, stated that due to President's Day falling on February 19, 2018 the next Planning and Zoning meeting will be held on February 26, 2018.

Mr. Gil stated that he had been in Puerto Rico where they do not enforce the Zoning and/or Building Codes. Due to building permit not being enforced a lot of the people were unable to receive federal aid. Mr. Gil stated that St. Mary Parish is fortunate to have the protection and advice of the Planning and Zoning Board.

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Harold Junca Sr. 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 R8E Acq. 23N 187925. Improvement on the land of Junca Harold J Sr. Acq. 23N 187925.

Allen Woodard, representing Harold Junca Sr., appeared before the Board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Harold Junca Sr. 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 R8E Acq. 23N 187925. Improvement on the land of Junca Harold J Sr. Acq. 23N 187925.

Mr. Woodard stated that the Junca family intends to subdivide 2.12 acres of cane land in order for a family member to place a house, a garden, and a tractor shed. Mr. Woodard stated that all utilities are available for the subdivision.

Mrs. Luke explained that Mr. Woodard attended the Board of Adjustments meeting for a Lot Area Variance to deviate from the required 10 acres to 2.12 acres in an Agricultural Zoned District. The necessary documents for that meeting were not submitted; therefore, the variance will go before the Board of Adjustments again on February 5, 2018.

Mr. Druilhet made a motion for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Harold Junca Sr. 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 R8E Acq. 23N 187925. Improvement on the land of Junca Harold J Sr. Acq. 23N 187925. Mr. Wiley seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Hayes in an Existing Neighborhood (EN1) Zoned District located at 2702 Chitimacha Trail, Charenton, LA-Sec. 14 T13S R8E;

-Parcel Id# 2175021042.00- Lot tract "ABCDEFGHJKLMNA" per Plat 18P 159598 Acq. 358 328545 (779) improvements. Improvement on the land of Hayes David.

Mr. Allen Woodard, representing David Hayes, appeared before the Board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Hayes in an Existing Neighborhood (EN1) Zoned District located at 2702 Chitimacha Trail, Charenton, LA-Sec. 14 T13S R8E;

-Parcel Id# 2175021042.00- Lot tract "ABCDEFGHJKLMNA" per Plat 18P 159598 Acq. 358 328545 (779) improvements. Improvement on the land of Hayes David.

Mr. Woodard stated that the plat shows a subdivision of property which creates a front lot to be used as an additional Residential Lot on record. The subdivided lot would be in compliance with the rules and regulations. All of the necessary utilities are present and there are no encroachments.

In response to Mrs. Saucier's inquiry, Mrs. Luke stated that Mr. Woodard maintained a Right of Way to the rear of the property.

Mrs. Saucer made a motion for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Hayes in an Existing Neighborhood (EN1) Zoned District located at 2702 Chitimacha Trail, Charenton, LA-Sec. 14 T13S R8E;

-Parcel Id# 2175021042.00- Lot tract "ABCDEFGHJKLMNA" per Plat 18P 159598 Acq. 358 328545 (779) improvements. Improvement on the land of Hayes David. Mr. Montgomery seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Gil read the request for Rezoning of property by Capital Growth Buchalter, Inc. in a Single Family Residential (SR) Zoned District to 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.

Jason Garcille, representing Capital Growth Buchalter, Inc., appeared before the Board to discuss the request for Rezoning of property by Capital Growth Buchalter, Inc. in a Single Family Residential (SR) Zoned District to 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.

Mr. Garcille proposed the Rezoning of the lot located to the west of Centerville Market which is currently zoned Residential. Mr. Garcille stated that the site plan presented to the Board shows the required setbacks and a truck turnaround located in the rear portion of the property. The truck turnaround would be used in order to eliminate the delivery truck from backing out onto Hwy. 182. Mr. Garcille stated that DOTD has given preliminary approval for the curb cut. On-street parking will not be available for this location; everything will be within the site. Mr. Garcille stated that they are proposing 30 parking spaces, but if necessary they could make changes.

In response to Mr. Gil's inquiry, Mrs. Luke stated that Alice Perret's property is located in a Single Family Residential (SR) Zoned District even though there was a supermarket on the property for years. Mrs. Luke stated that the building was no longer operating when zoning was taking place.

In response to Mr. Gil's inquiry, Mrs. Luke stated that the old Mobile Station is also located in a Single Family Residential (SR) Zoned District. Mrs. Luke stated that during the Zoning in 2002 they did a blanket zone of the area.

Mr. Gil stated that there is also a library in the area.

Mrs. Luke stated that a Library is allowed in a Single Family Residential (SR) Zoned District with a Specific Use.

In response to Mrs. Saucier's inquiry, Mr. Garcille stated that they chose the property across the street from the school because the Dollar General identifies strategic points for a location and then Mr. Garcille looks for available land within the designated area. Dollar General wants to place a store near the intersection.

Mr. Garcille stated that the developmental company purchases, develops, builds and owns the property. Dollar General would be the tenant, and then ultimately be the owners.

Mrs. Luke questioned the criteria of Dollar General when choosing a location.

Mr. Garcille stated that he could not provide all of the metrics that Dollar General uses to choose a location.

Mrs. Luke questioned the reasoning for Dollar General choosing that particular location.

Mr. Garcille explained that Dollar General stated that the number of people living in a geographical area and the location connecting two (2) towns is why they chose this location.

In response to Mrs. Luke's inquiry, Mr. Garcille stated that Dollar General does not calculate its placement by the mile radius between other Dollar General stores. Mr. Garcille stated that they have built them approximately a mile from one another in certain areas. Dollar General is a successful business with 14,000 locations across the United States. Dollar General does not close stores; therefore, they do not go into markets that would not be successful for them and the community.

Jeremy Chesteen questioned what could Mr. Garcille (as the contractor) do to insure that Dollar General would use the turnaround once they begin to operate the facility.

Mr. Garcille stated that they could discuss any stipulations regarding traffic concerns. The lots that they develop these stores on are generally wider. This location is a relatively narrow lot; therefore, the reason for the turnaround in the rear of the property creates a way for the delivery trucks to always drive forward, never backwards.

In response to Mr. Montgomery's inquiry, Mr. Garcille stated that Dollar General's GIS Department decides the developmental area. Mr. Garcille stated that Dollar General does not look on a lot by lot basis, that would be the contractor's job. Dollar General identifies trade area which happened to be the intersection of the two (2) highways.

In response to Mr. Druilhet's inquiry, Mr. Garcille stated that Dollar General has three (3) different prototypes of building size. 7,500 sq. ft., 9,100 sq. ft., and plus stores that are 10,640 sq. ft. 9,100 sq. ft. being the size that is used the most frequent. The proposed store is slightly more upgraded.

Mr. Wiley made a motion to approve the request for the Rezoning of property by Capital Growth Buchalter, Inc. in a Single Family Residential (SR) Zoned District to 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. Mr. Druilhet seconded the motion which carried with the following 2-4-0-0 Roll Call Vote:

Yeas: Barry Druilhet and Jimmy Wiley

Nays: Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Abstained: None

Absent: None

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

S/G William Gil

Chairman William Gil

St. Mary Parish Planning and Zoning Commission