

Planning & Zoning Commission
Public Hearing Minutes
March 17, 2014
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Deborah Tabor presiding, and the following members present: Vice Chairman Margie Luke, Commissioners Barry Druilhet and James Bennett, Jr., Paul Gil and Dean DeMers. Absent was Jimmy Wiley.

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

Preliminary & Final Subdivision Approval Request for a Subdivision of Property for New 90, LLC in a High Density Residential Zoned District located at the Intersection of Hwy. 182 and Garden City Exit, Franklin, LA; Sec 11 T15S R10E; Parcel Id#2354524018.00; 58.46 Ac Tract por of Rem 529.72 Ac Tract situated in Sec 11 T15S R10E BD Williams in and Sterling Sugars Inc-Sutter-Et Al-Teche-Sutter Et Al Acq 184 303579.

Coastal RV, LLC for a Specific Use Request for a 96 Lot RV Park with A Bath House and Office in a Mixed Residential Zoned District located at 2601 Lake Palourde Rd., Amelia, LA; Sec.14 T16S R13E; Parcel Id#3524281119.00; 5.50 Ac Tract por of 17.00 Ac Tract BD D Daigle-Shell Rd-J Barras-Aucoin lying east of Lake Palourde Road and West of Amelia Road Acq 287 317913.

Preliminary Subdivision Approval Request for a Subdivision of Property for Coastal RV, LLC for a 96 Lot RV Park with Bath House/Office located in a Mixed Residential Zoned District at 2801 Lake Palourde Rd., Amelia, LA; Sec.14 T16S R13E; Parcel Id#3524281119.00; 5.50 Ac Tract por of 17.00 Ac Tract BD D Daigle-Shell Rd-J Barras-Aucoin lying east of Lake Palourde Road and West of Amelia Road Acq 287 317913.

Tony Booty represented by Crystal Booty for a Specific Use Request to Operate a Sexually Oriented Business in a Hevay Industrial Zoned District located at 8691 E. Hwy 182, Amelia LA; Sec.8 T16S R13E; Parcel Id# 3344301003.00; Sec. 8 T16S R13E; Lot BD Polaski-Greenwood Et Al-Hwy 90- Huth Const co Acq 55 285125.

Rezoning of Property by Alan Landry located at 19457 W. Hwy. 182, Sorrell, LA and Ruth Landry located at 19437 W. Hwy. 182, Sorrell, LA from Single Family (SR) Residential Zoned District to Highway Commercial (HC).

-**Alan Landry- 1935021003.00**-Sec.68 T13S R8E; Lot Tract 6 Homer Gonsoulin Part per plat 28C 210055 Acq 16D 143041 and

-**Ruth Landry-1935021005.00**- Sec.68 T13S R8E; Lot Tract 7 Homer Gonsoulin Part per plat 28C 210055 BD US 90- E Landry-M P R R R/W-A J Landry Acq 16D 143042 to allow for the development of a General Retail Store.

Chairman Deborah Tabor read the request for Preliminary & Final Subdivision Approval Request for a Subdivision of Property for New 90, LLC in a High Density Residential Zoned District located at the Intersection of Hwy. 182 and Garden City Exit, Franklin, LA; Sec 11 T15S R10E; Parcel Id#2354524018.00; 58.46 Ac Tract por of Rem 529.72 Ac Tract situated in Sec 11 T15S R10E BD Williams in and Sterling Sugars Inc-Sutter-Et Al-Teche-Sutter Et Al Acq 184 303579. Mrs. Deborah Tabor stated that the physical address issued by 911 is 120 Hwy. 3215, Franklin, LA.

Mr. David Hanagriff, St. Mary Parish Councilman, District 3 stated that in 2009, Mr. Frank Alkarez came before the Commission and Council to develop a gated community apartment complex but for various reasons, it did not come to fruition. Mr. Hanagriff's concern is that the public had inadequate notification. Mr. Hanagriff stated that the biggest concern is not being notified in a timely manner. Mr. Hanagriff also stated that he had discussions with Henry "Bo" LaGrange, CAO and Mr. Frank Fink, St. Mary Parish Economic Development regarding the matter. Mr. Hanagriff asked the Board Members to table or postpone the proposed request until more information may be obtained.

Chairman Deborah Tabor read the request for Coastal RV, LLC for a Specific Use Request for a 96 Lot RV Park with A Bath House and Office in a Mixed Residential Zoned District located at 2601 Lake Palourde Rd., Amelia, LA; Sec.14 T16S R13E; Parcel Id#3524281119.00; 5.50 Ac Tract por of 17.00 Ac Tract BD D Daigle-Shell Rd-J Barras-Aucoin lying east of Lake Palourde Road and West of Amelia Road Acq 287 317913.

Mr. Nolan Chaisson stated that he resides on the street where the proposed property is requesting to place 96 units of RV's with a bathhouse in a residential district. Mr. Chaisson stated that this will be a labor camp and that 96 RV lots is an abundance of RV's.

Chairman Deborah Tabor questioned the amount of people Mr. Nolan Chaisson was representing.

Mr. Nolan Chaisson stated that the residents could not attend the meeting but he is representing residents that reside on that street.

Chairman Deborah Tabor read the request for Preliminary Subdivision Approval Request for a Subdivision of Property for Coastal RV, LLC for a 96 Lot RV Park with Bath House/Office located in a Mixed Residential Zoned District at 2801 Lake Palourde Rd., Amelia, LA; Sec.14 T16S R13E; Parcel Id#3524281119.00; 5.50 Ac Tract por of 17.00 Ac Tract BD D Daigle-Shell Rd-J Barras-Aucoin lying east of Lake Palourde Road and West of Amelia Road Acq 287 317913.

Chairman Deborah Tabor read the request for Tony Booty represented by Crystal Booty for a Specific Use Request to Operate a Sexually Oriented Business in a Heavy Industrial Zoned District located at 8691 E. Hwy 182, Amelia LA; Sec.8 T16S R13E; Parcel Id# 3344301003.00; Sec. 8 T16S R13E; Lot BD Polaski-Greenwood Et Al-Hwy 90- Huth Const co Acq 55 285125.

Mrs. Crystal Booty appeared before the Commission requesting a Specific Use Variance to operate a gentleman's club at the proposed property.

Mrs. Crystal Booty stated that there was a previous gentleman's club in the building however, the building was destroyed by a fire. She is requesting to reopen the business.

Chairman Deborah Tabor questioned whether it is the building in the back and whether it will be a separate business from the one in the front.

Mrs. Crystal Booty stated that her request is for the building in the back and that it will be a separate business.

Chairman Deborah Tabor stated that the files show that the required sign notification was not rected in time to give proper notification. This item cannot be discussed at this meeting.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, informed Mrs. Crystal Booty to contact the Planning & Zoning office in order to obtain procedures to reapply to operate a sexually oriented business.

Chairman Deborah Tabor read the request for Rezoning of Property by Alan Landry located at 19457 W. Hwy. 182, Sorrell, LA and Ruth Landry located at 19437 W. Hwy. 182, Sorrell, LA from Single Family (SR) Residential Zoned District to Highway Commercial (HC).

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Mr. Ed Voltolina, representing Dorsey Development Companies, LLC appeared before the Board to answer any questions regarding the Rezoning of property by Alan Landry and Ruth Landry located at 19457 W. Hwy. 182 and 19437 W. Hwy. 182, Sorrell, LA .

Mr. Mark Clawdell stated that he resides next to the Yellow Bowl Restaurant. R. Clawdell's concern is that, with the exception of the Yellow Bowl Restaurant, the area is residential. Mr. Clawdell stated that he is opposed to the request for Rezoning of the proposed property. Mr. Clawdell stated that the Yellow Bowl is located in a 30 degree curve and that there have been numerous accidents in this area. The speed limit in that area is 55 m.p.h. Mr. Clawdell stated expressed his concern regarding the increase in traffic should a retail store locate to the area. Mr. Clawdell also expressed concerns regarding the potential loss of lives, etc. due to the heavy flow of traffic.

There being no further business, Chairman Deborah Tabor adjourned the Public Hearing.

s/g Deborah Tabor

Chairman Deborah Tabor

St. Mary Parish Planning and Zoning Commission