

Planning & Zoning Commission  
Regular Meeting  
March 17, 2014  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

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

Commissioner Barry Druilhet led the Invocation and the Pledge of Allegiance.

Vice Chairman Margie Luke moved to postpone the election of officers until the end of the meeting. Commissioner Barry Druilhet seconded the motion, which carried.

Commissioner Barry Druilhet moved that the reading of the minutes of the Regular Meeting, February 24, 2014 be dispensed with and that the same be approved. Commissioner Paul Gil seconded the motion, which carried.

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. Lamont Miller, Miller Engineer & Associates stated that New 90 LLC partly owned by Mr. Bailey, would like to subdivide a 50 plus acre tract of land beginning as a 10 acre tract fronting Hwy. 182 and Hwy. 3215. It is Mr. Lamont Miller understanding that deposits have been made and that there is a deadline to close on this property if it is not approved this date. This deadline is up before the next Planning & Zoning meeting and the next Parish Council meeting. All utilities are available, fire hydrants are available, drainage is available and it fronts a highway. Some things, if it does get developed, will have to be improved. The items include water service and sewer service, which are currently being discussed. Everything as far as infrastructure has been addressed.

Vice Chairman Margie Luke stated that the request is only for subdivision approval.

Mr. Lamont Miller stated that the request is only for a subdivision of land into a 10 acre tract.

Commissioner Paul Gil questioned whether there is any indication of what they plan to build on the proposed property.

Mr. Lamont Miller stated that they plan to build an upscale apartment complex/units.

Chairman Deborah Tabor stated that the proposed property was rezoned in 2009.

Mr. Lamon Miller stated that the entire 50 plus acres was rezoned in 2009.

Vice Chairman Margie Luke stated that when New 90 LLC begins construction they will have to follow procedures within conjunction with the permit office. Their request tonight is to subdivide the property.

Chairman Deborah Tabor stated that there are residents present that are concerned with what will be built on the property.

Vice Chairman Margie Luke stated that subdividing the property is not going to make the building happen. Subdividing the property will allow to see what they are going to build. You cannot protest what they are going to build if you do not know what they are going to build.

Mr. Lamon Miller stated that the current owner can begin building complexes (following the current codes) without even subdividing the property because the current zoning allows for apartments.

Mr. David Hanagriff stated that he was on the Planning & Zoning Board in the past and feels that a deadline does not justify rushing the process through. Mr. Hanagriff stated that the request for the subdivision is with the intent of this development moving forward. Mr. Hanagriff stated that he feels that there are so many questions that need to be answered and this starts the process but without having all the knowledge and information, proper decisions cannot be made.

Chairman Deborah Tabor stated that she agrees with Mr. David Hanagriff about the time line issue.

Mrs. Lynette Meranta stated that she bought property across the street that was part of the Francis Plantation and are in the process of building a home. Mrs. Meranta stated that her concern is that she was not notified until speaking with a neighbor.

Chairman Deborah Tabor questioned whether all the landowners were notified.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, explained that the subdivision requirements state that only adjacent property owners have to be notified, not property owners within 200 ft., which is why Mrs. Meranta was not notified. However, with the new Unified Development Code, this process will be changing.

Chairman Deborah Tabor stated that the new Unified Development Code was approved last Wednesday by the Parish Council.

Mrs. Roshonda Bourgeois stated that the deadline for the subdivision was before the Unified Development Code was on the Parish Council's Agenda.

Commissioner James Bennett, Jr. made a motion to postpone 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 120 Hwy. 3215, 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 until they get more information as far as the new ordinance. Commissioner Paul Gil seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Margie Luke, Barry Druilhet, Paul Gil and James Bennett, Jr. and Dean DeMers

Nays: None

Abstained: None

Absent: Jimmy Wiley

Chairman Deborah Tabor questioned whether everyone will be notified.

Mrs. Roshonda Bourgeois stated that with the new ordinance, property owners within 200 ft. will be notified. However, they will be notified for Preliminary & Final Subdivision Approval, which is the same request as tonight.

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. Jules Darden, Miller Engineer & Associates along with Mr. Lonnie Cornes and Greg Cornes of Coastal RV, stated that Coastal RV is proposing the development of a 96 lot RV Park with an office/showers/restrooms/common space of approximately 2000 square feet. Other amenities include recreational space (6500 sq. ft. which excludes the buffer zone along Aucoin Road). Everything either meets or exceeds the new Unified Development Code. The owner is considering the development in two (2) phases. First phase will consist of sites 1 thru 29 and sites 52 thru 74.

Chairman Deborah Tabor stated that phase one will be the side along the bypass road. Mrs. Tabor questioned whether phase one will include the bathhouse and office.

Mr. Jules Darden stated that the bathhouse and office will have to be developed in addition.

Commissioner Barry Druilhet questioned the availability of fire hydrants.

Mr. Jules Darden stated that a water main will extend every 500 feet or whatever the development code requires. If the requirement is every 500 feet, they will have three (3) hydrants within the site.

Chairman Deborah Tabor questioned the size of each site.

Mr. Jules Darden stated that the site plan indicates 25 feet wide by 74 feet long. The Unified Development Code requires a minimum 20 feet width by 40 feet long.

Chairman Deborah Tabor questioned why the site plan shows a buffer zone only on one side.

Mr. Jules Darden stated that the buffer zone is for the residential district. SLECA, a commercial business, is located on the north side.

Chairman Deborah Tabor stated that all 96 RV's can still be seen.

Mr. Jules Darden stated that there is an existing fence.

Chairman Deborah Tabor stated that the existing fence will not hide the RV's. Mrs. Tabor stated that it seems that the park will be more of a worker friendly camp than a RV Park since every tree on the lot has been bulldozed.

Mr. Monty Cornes stated that it is not intended to be a worker camp.

Chairman Deborah Tabor stated that she assumes that more workers will put their RV's in the park to live in and work in and out of our area.

Mr. Lonnie Cornes stated that he resides in Gonzales and work in Morgan City. Mr. Lonnie Cornes stated that he is a project engineer for Seacraft that lives in a RV. There are people that also have RV's on the side of him that are workers from out of town and some that are there to fish.

Chairman Deborah Tabor stated that Mr. Aucoin's RV camp is mostly workers also.

Mr. Lonnie Cornes stated that Mr. Aucoin's RV Park is very clean and very professional and that they plan to exceed that because they will be competing against Mr. Aucoin.

Mr. Greg Cornes stated that the request is for 96 spaces but it is not 96 RV trailers. They are intending to have 60-70 percent utilization.

Chairman Deborah Tabor asked whether they think that all they are going to utilize is 60-70 percent. Mrs. Tabor stated that Mr. Aucoin probably thought the same thing when he started and he asked for extensions to his RV Park.

Mr. Greg Cornes stated that most of the tenants will be workers, pulling their RV with their pickup truck, who would stay here five (5) days a week but on the weekend they would leave the RV and go back home with their family. Mr. Greg Cornes stated that there are two (2) trailer parks that are sprinkled with RV's on both side of SLECA and the proposed property. There are two (2) existing RV Parks in the area. The proposed project is a multi-million dollar project that will bring revenue to the area in the form of spending money in the restaurants, grocery stores and gas stations.

Vice-Chairman Margie Luke stated that the existing fence is a chain linked fence that will not hide the view of the RV Park.

Mr. Greg Cornes stated that they are only utilizing about 25 percent of that property and that's on the front half. The rest is empty field.

Chairman Deborah Tabor stated that the 96 RV campers will still be seen from the road. Mrs. Tabor stated that she believes that this will be a standup RV Park like the others, which were grandfathered in. What the board is trying to do today is to develop something that will look nice for the future. Many neighbors were not happy looking at a RV Park when they live in \$90,000 to \$100,000 homes either.

Mr. Greg Cornes stated that they are not opposed to installing a fence.

Commissioner Paul Gil questioned whether it is required to put up a fence on SLECA side.

Mr. Jules Darden stated to his knowledge, it is not required on SLECA side.

Mr. Greg Cornes stated that they are both from Morgan City and that Mr. Lonnie Cornes currently resides in a RV in Amelia. They just want it to look nice.

Chairman Deborah Tabor questioned what will happen to 96 RV's during hurricane season.

Mr. Greg Cornes stated that they are in the oil industry business and that they have to clear the gulf within 48 hours of a named storm and are required to come in shore and can move the RV's.

Chairman Deborah Tabor stated that the Unified Development Code states that landscaping and fencing along property boundaries shall be in accordance with Type E buffer yard per section 3.11.1.

Vice-Chairman Margie Luke questioned whether that statement applies to RV Parks.

Chairman Deborah Tabor stated that is it listed under Recreation Parks and Campgrounds listed as "C".

Commissioner Paul Gil questioned whether they are opposed to installing a fence.

Mr. Lonnie Cornes stated that they want to put up shrubs/trees and a fence for privacy and to make it more appealing.

Mr. Lonnie Cornes stated that the existing trees were scrap trees.

Chairman Deborah Tabor stated that she is not in favor of cutting trees; there were a lot of big oak trees.

Chairman Deborah Tabor stated that she is concerned with trash pickup.

Mr. Jules Darden stated that a dumpster services 25 units. Four (4) dumpsters will be needed.

Chairman Deborah Tabor questioned placement and access of the dumpsters.

Mr. Jules Darden stated that they will probably use a private company for trash service.

Commissioner Paul Gil made a motion to approve 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. Commissioner Dean DeMers seconded the motion which carried with the following 4-0-1-1 Roll Call Vote:

Yeas: Margie Luke, Barry Druilhet, Paul Gil and Dean DeMers

Nays: None

Abstained: James Bennett, Jr.

Absent: Jimmy Wiley

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.

Vice-Chairman Margie Luke questioned the Final Subdivision Request in reference to utilities, fire hydrants and garbage pickup requirements.

Mr. Jules Darden stated that the requirements will be addressed in the engineering phase.

Vice-Chairman Margie Luke made a motion to approve 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. Commissioner Dean DeMers seconded the motion which carried with the following 4-0-1-1 Roll Call Vote:

Yeas: Margie Luke, Barry Druilhet, Paul Gil and Dean DeMers

Nays: None

Abstained: James Bennett, Jr.

Absent: Jimmy Wiley

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

The files show that the required sign notification was not followed in time to give proper notification. Therefore, 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 cannot be discussed.

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).

**-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.

Mr. Ed Volantina stated that the intention is to place a Dollar General Store on the proposed property. Commercial property in the area is not available.

Chairman Deborah Tabor suggested contacting Mr. Frank Fink, Economic Director for St. Mary Parish.

Vice-Chairman Margie Luke questioned the proposed store size and parking lot size.

Mr. Ed Volantina stated that the proposed store will be 9,100 square foot store and that they would follow parking lot requirements.

Mrs. Pamela Frederick stated that she has lived in this area all her life, raised her children and now her grandchildren are residing in the area. Mrs. Frederick believes that there is not a need for a store in the area. Mrs. Frederick presented a petition of 60 residents who are against the request to 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). Mrs. Frederick stated that the Mithilde Plantation has recently sold lots along the bayou with the intent to build homes. These property owners are in the audience.

Vice-Chairman Margie Luke questioned the nearest store.

Mrs. Pamela Frederick stated that there is the truck stop on Highway 90, two (2) dollar stores in Baldwin along with Raintree Market and two (2) dollar stores in Jeanerette along with Robie's Grocery. All stores are within five (5) minutes away.

Mr. William Paul Frost stated that the nearest store(s) are located within 3.8 miles of property in which he just purchased and intends to build his home.

Mrs. Pamela Frederick stated that her concern is that the proposed store will bring crime to the area. The dollar store in Baldwin has been robbed several times. There are young families that have bought property with the intent build in the neighborhood to get away from the city life.

Mr. William Paul Frost stated that he recently purchased property on the bayou not far from the proposed property and that he is against the request for the 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. Mr. Frost stated that he purchased the property to raise his family in the rural country area. The concern is that there are two (2) dollar stores in Baldwin and two (2) dollar stores in Jeanerette. Mr. Frost's concern is that people will walk from their homes, which is dangerous and litter will become an issue. The Yellow Bowl has been in the area forever and he understands business, being a business man himself. However, this is a rural area for people to raise their families and there is no need for a store.

Mrs. Jane Babb stated she resides across from the proposed property. Mrs. Babb presented a newspaper clipping of a recent accident that resulted in one fatality. Mrs. Babb also spoke of the recent accident on Saturday. Mrs. Babb concern is that the store will present stop and go traffic that will create more accidents and that children in the neighborhood will want to walk to the store to buy candy or chips, which is dangerous. Mrs. Babb stated that there is no need for store in the area.

Commissioner James Bennett, Jr. made a motion to deny the Request for the 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. Commissioner Paul Gil seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Margie Luke, Barry Druilhet, Paul Gil and James Bennett, Jr. and Dean DeMers

Nays: None

Abstained: None

Absent: Jimmy Wiley

Vice-Chairman Margie Luke made a motion to elect Mr. Paul Gil for Chairman. Mr. Paul Gil accepted. Commissioner Dean DeMers seconded the motion, which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Margie Luke, Barry Druilhet, James Bennett, Jr. and Dean DeMers

Nays: None

Abstained: None

Absent: Jimmy Wiley

Commissioner Deborah Tabor made a motion to elect Mr. Barry Druilhet for Vice-Chairman. Mr. Barry Druilhet accepted. Commissioner Dean DeMers seconded the motion, which carried with the following 4-0-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Margie Luke, James Bennett, Jr. and Dean DeMers

Nays: None

Abstained: None

Absent: Jimmy Wiley

There being no further business, Vice-Chairman Margie Luke moved for adjournment. Commissioner Barry Druilhet seconded the motion, which carried.

s/g Deborah Tabor

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Chairman Deborah Tabor

St. Mary Parish Planning and Zoning Commission