

Planning & Zoning Commission
Public Hearing Minutes
January 22, 2018
5:45 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.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed Specific Use, Subdivision/Development and Rezoning of property:

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.

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.

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. 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.

Director of Planning and Zoning, Tammy Luke, stated that items A and B would be represented by Mr. Woodard. Mrs. Luke explained that Mr. Woodard would not be in attendance for the Public Hearing; however, Mr. Woodard contacted our office and confirmed that he would be present for the Regular Meeting at 6:00 p.m.

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. 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.

Mr. Joey Pillaro stated that he currently resides in Centerville on Hwy. 317. Mr. Pillaro explained that he has safety concerns about rezoning the property to Commercial. Mr. Pillaro's concern is the school that is located across the street from the proposed Rezone. Another concern is the busy intersection that is nearby. Mr. Pillaro stated that finding a Commercial Zoned piece of property would be better for the placement of a business rather than rezoning a Residential Zoned property.

Mrs. Mellisa Hebert stated that she resides in New Iberia, LA but she owns Centerville Market. Mrs. Hebert stated that she also has concerns about safety, and that the area is already congested.

Mr. Gil questioned whether Mrs. Hebert's concerns would be a conflict of interest due to the fact that she owns a business next to the proposed property.

Mr. Luke stated that Mrs. Hebert did not build the store; however, she purchased the store after it was in business for several years. Centerville Market was built prior to Zoning and Building Codes.

In response to Mr. Druilhet's inquiry, Mrs. Luke stated that Mrs. Hebert was grandfathered in.

There being no further business, Chairman William Gil adjourned the Public Hearing.

S/G William Gil

Chairman William Gil

St. Mary Parish Planning and Zoning Commission