

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
November 2, 2023
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

POSTPONED CASES:

- 1 **2023-12-R** requested by **Arthur and Barbara Blue** for a change of zoning from C-2 to R-3 on Lots M-1, M-2, and M-3, Tracts 8, 9, and 10, Elkinsville Subdivision, **near the intersection of Turtle Creek Lane and Adams Drive, St. Rose.** Council District 5. **Requires Planning Commission recommendation and Parish Council approval.**

- 9 **2023-15-MIN** requested by **Lorna Bourgeois for BMB Real Estate, LLC** for a resubdivision of two lots into four, **10362 Airline Drive, St. Rose.** Zoning District M-1. Council District 5. **Requires Planning Commission approval and supporting resolution from the Parish Council.**

NEW CASES:

- 19 **2023-21-HOP** requested by **Daretta Wilson & Kevin Joseph** for a home occupation – “Daretta Catering on Wheels” – at **509 Mockingbird Lane, St. Rose.** Council District 5. **Requires Planning Commission approval.**

- 27 **2023-15-R** requested by **3 C Riverside Properties, LLC** for a change of zoning from O-L to M-2 on approximately 317.13 acres across portions of Lot B-1, a property designated Lot A, and Parcels H-3, and L-3, near **18545 River Road, Killona.** Council District 1. **Requires Planning Commission recommendation and Parish Council approval.**

- 39 **2023-1-REV** requested by **Bunge North America, Inc. and Bunge Chevron AG Renewables, LLC** for the revocation of Jonathan Street, Modoc Street, and portions of Pelican Street, Amie Street, and Jean Street, Destrehan. Council District 2. **Requires Planning Commission recommendation and Parish Council approval.**

**UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES – (October 12, 2023)
ADJOURN-**



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-12-R

APPLICATION INFORMATION

- **Submittal Date:** 7/19/23
- **Applicant / Property Owner**
Arthur and Barbara Blue
12 Shadow Lane
Destrehan, LA 70047
504.473.2541; acblue2@cox.net
- **Request**
Change of zoning from *C-2, General Commercial-Retail Sales* to *R-3, Multi-family Residential*

SITE INFORMATION

- **Location**
Lots M-1, M-2, and M-3, Tracts 8, 9 and 10, Elkinsville Subdivision; approximately 960 ft. north of improved First Street, near the intersection of Turtle Creek Lane and Adams Drive, St. Rose.
- **Size:** approximately 31,233 sq. ft. (0.71 acres)
- **Current Use:** vacant and wooded
- **Surrounding Zoning**
R-1A zoning is adjacent to the Turtle Creek Lane side; R-1A(M) zoning is adjacent to the First Street and Normandy Drive sides.
- **Surrounding Uses**
Single family houses are adjacent to the Turtle Creek Lane side; undeveloped, wooded properties are located to the First Street and Normandy Drive sides. The Canadian National Railroad is located to the Adams Drive side.
- **Zoning History**
The C-2 district resulted from a 1982 rezoning from R-1A(M) (PZR-82-27, Ord. No. 82-11-12).
- **Future Land Use Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre).

Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: A99
2013 Digital Flood Insurance Rate Map: AE +5.5.

Both maps show the property in a Special Flood Hazard Area requiring flood insurance for a federally-backed mortgage. The minimum building elevation is either +5.5 ft (NAVD 88 Datum) or 1 ft. above the centerline of the nearest street. The nearest paved street is Adams Drive.

▪ **Traffic Access**

The subject lots were platted in 1982 and finally approved by the Planning Commission and Parish Council four years later (86-11-5). There was not a street with hard surface providing access when the lots were subdivided. At the time of writing this report it is unclear how vehicles would access the site; neither First Street nor Adams Drive is developed to provide frontage.

▪ **Utilities**

Parish GIS shows public sewer and water located along the south side of the Canadian National Railway.

Drainage ditches are located on each side of the undeveloped portion of First Street, but drainage review would need to occur prior to any development in the area as per parish engineers.

Director of Wastewater stated that sewer would need to be tied in on Turtle Creek Lane.

Similar to access, there is not a clear path regarding how the necessary utilities will be provided to this site, as they must either be run through undeveloped right-of-way or adjacent, separately owned property. This would be an issue regardless of the zoning.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[VIII.] *R-3. Multi-family residential:*

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) All uses allowed in the R-2 district.
 - (2) Multi-family dwellings.
 - (3) Boarding and lodging houses.
 - (4) Townhouses (see Section VII for Supplemental Use and Performance regulations).
 - b. Special exception uses and structures: As approved by the Planning and Zoning Commission only:
 - c. Special permit uses and structures:
 - (1) Supplemental C-1 and C-2 uses.
 - (2) *Reserved.*
 - (3) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet; minimum width - sixty (60) feet; two thousand five hundred (2,500) square feet per family.
 - b. Minimum yard requirements:
 - (1) Front - twenty (20) feet
 - (2) Side - ten (10) feet
 - (3) Rear - twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Maximum land coverage: Eighty (80) percent (twenty (20) percent green space).
 - d. Accessory buildings:
 - (1) Accessory buildings shall be of one story construction not to exceed sixteen (16) feet in height.
 - (2) Accessory buildings shall be located on the same parcel of land as the main structure.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - e. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
3. Transportation System: Servitude of access, local, or collector street.
4. Special Provisions:
 - a. Where any multi-family residential district (R-3) abuts any residential zoning district or use, a six-foot-high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.

Appendix A. Section XV. - Amendment procedure

- D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:
1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.

3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE & CRITERIA EVALUATION

1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The proposed R-3 zoning does not conform to the *Low-to-Moderate Residential* FLUM designation, which encourages residential uses of lesser intensity as permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The designation does account for some density in the form of duplexes, patio/zero-lot line homes and townhomes, but not at the density permitted under R-3 zoning, and specifically on this site (up to 12 units / 17 units per acre). The request is a spot zone since this would confine the proposed R-3 zoning to a single small site. **The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The existing C-2 district was established by a rezone from R-1A(M) in 1982 (PZR-82-27, Ord. No. 82-11-12). The purpose of the rezone was to permit an apartment complex. The existing zoning is still reasonable since R-3 uses can be permitted under C-2 zoning upon approval from the Planning Commission and Parish Council as a Special Permit Use. **The request does not meet the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The subject site is located on an unimproved portion of First Street, and properties with frontage along this portion are undeveloped and wooded. Development in the area includes a park and the single family neighborhoods of Preston Hollow and Elkinsville. Single family houses within Preston Hollow abut to the rear of the subject site. While R-3 uses would be incompatible if developed within those neighborhoods, the site is relatively isolated and clearly separated from those developed areas. The lack of a defined neighborhood character along this unimproved portion of First Street provides room for the proposed zoning to be considered, especially since the current zoning permits certain commercial uses by right or R-3 uses as a special permit use. Representatives from the Departments of Waterworks and Wastewater stated that a development potential of 10-12 units would not overburden existing infrastructure, but how connections to the nearest available public facilities will occur is unclear. This would be an issue regardless of zoning or development type. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Denial, due to only meeting one of the three rezoning criteria.

This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

2023-12-R

Permit/Case #:	
Receipt #:	12755912
Application Date:	7/19/23
Zoning District:	C-2
FLUM Designation:	
Date Posted:	

**APPLICATION FOR ZONING MAP AMENDMENT
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Arthur C. Blue and Barbara G. Blue
 Home address: 12 Shadow Lane, Destrehan, LA 70047
 Mailing address (if different): Same
 Phone #s: 504-473-2541 Email: acblue2@cox.net
 Property owner: First Evangelist Community Outreach Development Corp.
 Municipal address of property: _____
 Lot, block, subdivision: Lots M-1, M-2, & M-3, Section 39, T13S, R9E, St. Rose, LA.
 Change of zoning district from: C-2 to: R3
 Future Land Use designation of the property: Multi-Family Dwelling
 (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.
 Describe how you plan to use the property if the rezoning is granted: To build townhouses, duplexes, or apartments.

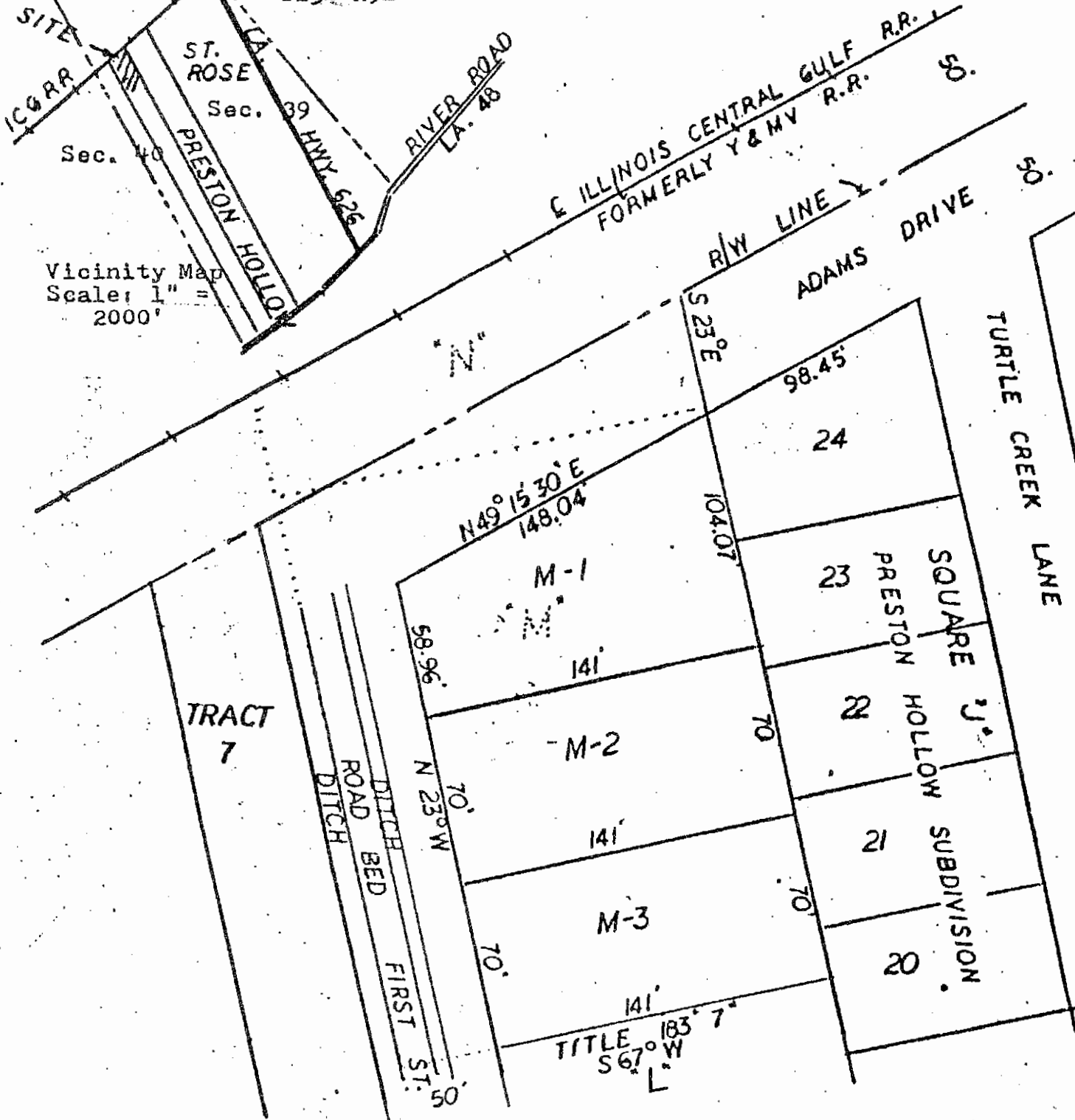
What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
North Side - I. C. G. Railroad
South Side and West Side - Undeveloped Wooded Area
East Side - Single Family Homes (Preston Hollow Sub.)

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
The lots are currently zoned C-2 General Commercial District - Retail Sales.

How does your proposed use of the property comply with the Future Land Use designation for the property?
Right now the property is zoned C-2 Commercial; R-3 would be moving closer to what the Land Use designation currently is.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.
Right now the neighborhood is a Residential Area, with the new zoning of Residential it will continue the Residential trend in that area.

T12S R9E
T13S R9E



Vicinity Map
Scale: 1" = 2000'

Approval/Disapproval

Arthur Blue, Jr.
Planning Comm. Chairman

6/5/86
Date

Resubdivision of lot "M" of a partition of tracts 8, 9, & 10 of Elkinsville subdivision into lots M-1, M-2, & M-3 in section 39, T13S R9E, St. Rose, La. by Arthur Blue, # 71 Mary St., Norcross, La. 70079

Approved:

[Signature]
Council Chairman

11-17-86
Date

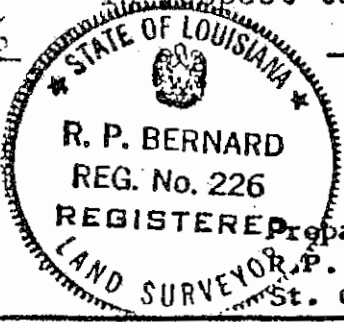
This plat is made in accordance with La. RS 33:5050, et. seq., & all regulations governing platting and comply fully with the zoning requirements of the R-1A district in respect to area & width

Approved:

[Signature]
Parish President

11/18/86
Date

SCALE : 1" = 60'
DATE : August 30, 1982
O : Denotes iron rods set

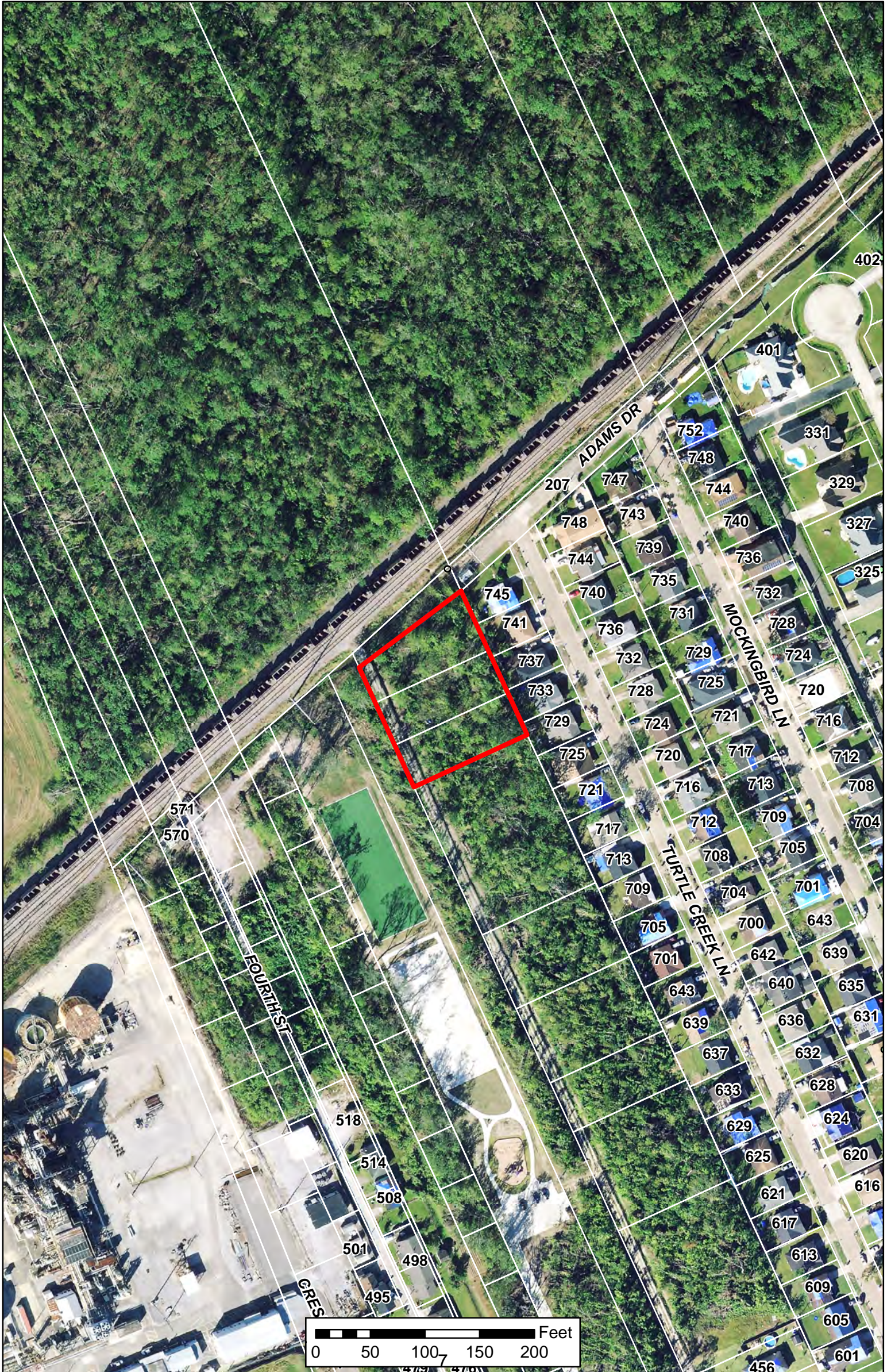


R. P. Bernard
SURVEYOR

Prepared by the office of
R. P. Bernard Inc., Boutte,
St. Charles Parish, La.

1119






2023-12-R
C-2 to R-3

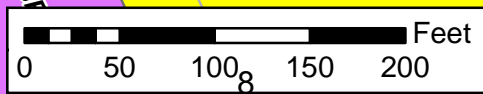
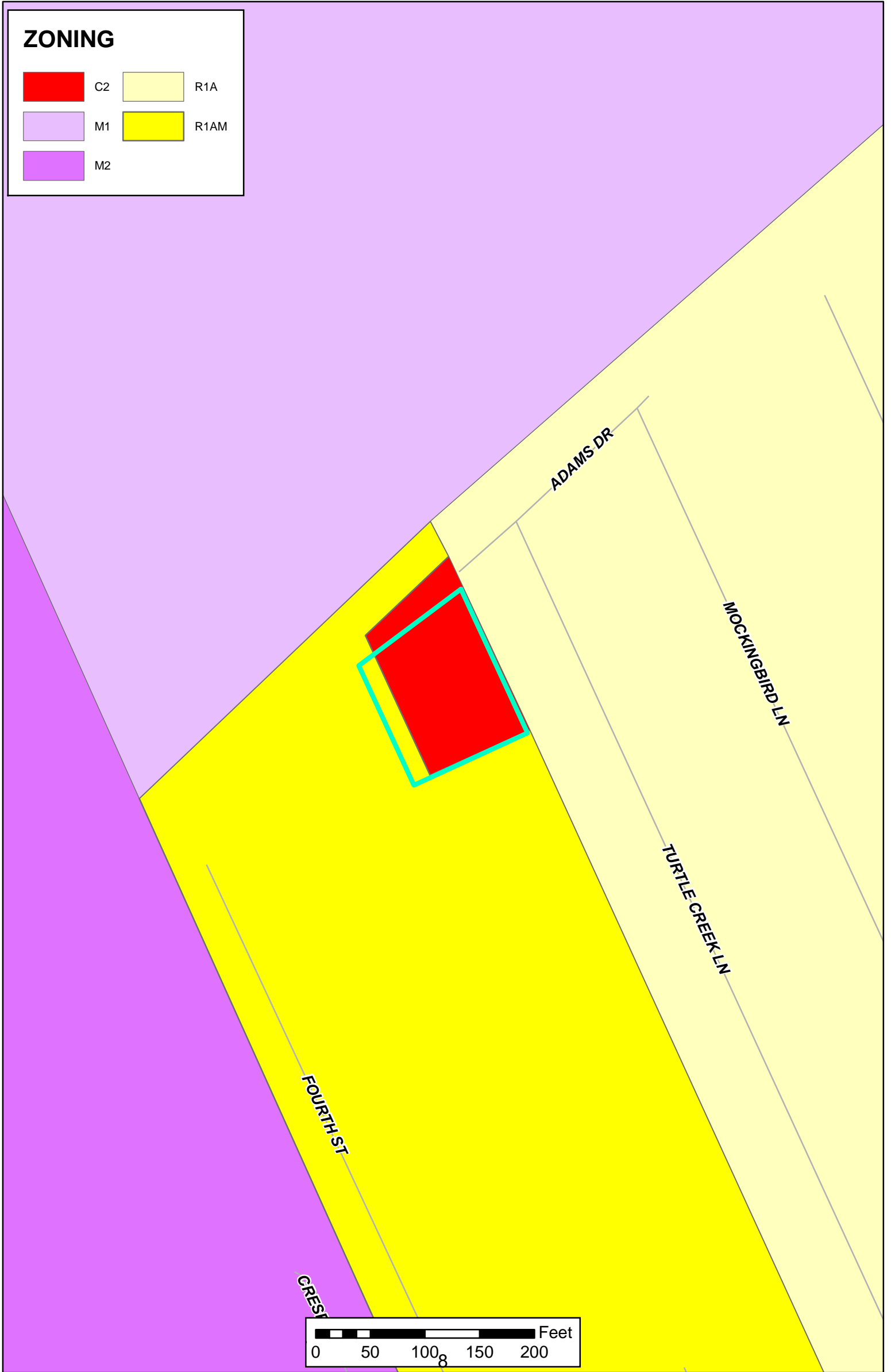


2023-12-R
C-2 to R-3



ZONING




	C2		R1A
	M1		R1AM
	M2		

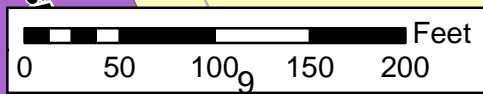
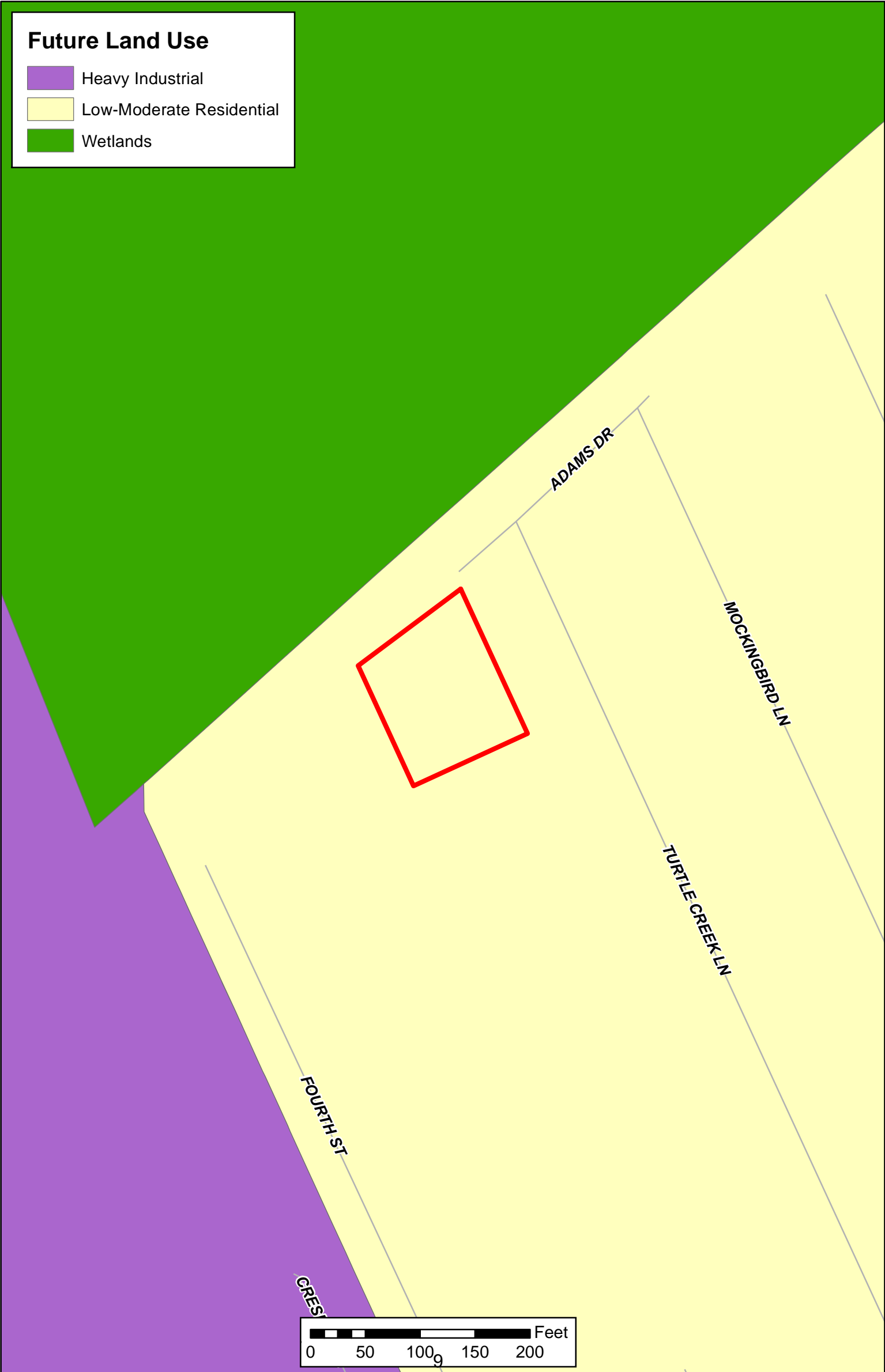


2023-12-R
C-2 to R-3



Future Land Use

-  Heavy Industrial
-  Low-Moderate Residential
-  Wetlands





Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-15-MIN

APPLICATION INFORMATION

- **Submittal Date:** 8/22/23
- **Applicant / Property Owner**
Lorna Bourgeois
BMB Real Estate
P.O. Box 339
St. Rose, LA 70087
504.469.1272; lorna@qualityfab.com
- **Request**
Resubdivision of Lots D-1 and D-2AA, Fairview Plantation into Lots D-1-A, D-2AA-1, D-2AA-2, and D-2AA-3 with a waiver from the Subdivision Regulations, Section III.B.3 Arrangement.

SITE INFORMATION

- **Location:** 10362 Airline Drive, St. Rose
- **Size of Proposed Lots**
 - Lot D-1-A: 653,402.28 sq. ft. (15 acres); 300 ft. wide
 - Lot D-2AA-1: 52,111.56 sq. ft. (1.2 acres); 168.68 ft. wide
 - Lot D-2AA-2: 261,363.66 sq. ft. (6 acres); 395.27 ft. wide
 - Lot D-2AA-3: 1,620,601.57 sq. ft. (37.20 acres); 416.49 ft. to 712.5 ft. wide
- **Current Zoning:** M-1, Light Manufacturing and Industry
- **Current Use**
Lot D-1 was developed with the St. Rose Drive Range which has recently been demolished (Permit No. 46665). D-2AA is occupied by a paintball business.
- **Surrounding Zoning**
The surrounding area primarily consists of M-1 zoning, which is located to each side and across Airline Drive. C-3 zoning is present to the west side and around Airline Drive. W, Wetland zoning is also adjacent to the west side and the rear.
- **Surrounding Uses**
Surrounding development is focused around the front of the subject site along Airline Drive and consists of a mix of commercial and industrial uses. This includes a Taco Bell and Waffle House restaurants between proposed lots D-1-A and D-2AA-1. Riverbend Truck Stop and Palace Casino is adjacent to the east side and Empire Truck Sales is under development on the west side. United Rentals, Hy-Tech Roofing Services and Choice Supply Solutions are located across Airline Drive. The majority of adjacent properties in the direction of the hurricane protection levee to the north are undeveloped and partially wooded.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: A99
2013 Digital Flood Insurance Rate Map: X

Minimum building elevation is 1 ft. above the centerline of the street.
- **Plan 2030 Recommendation**
Business Park: This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary

uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.

▪ **Traffic Access**

Existing Lots D-1 and D-2AA have driveway access to Airline Drive through their 168.68 ft. and 300 ft. of frontage respectively. Proposed lots D-1-A and D-2AA-1 will maintain this existing frontage and access.

Lots D-2AA-2 and D-2AA-3 will be landlocked. The resubdivision survey shows access provided via a 50 ft. Utility and Access Servitude. The servitude starts at Airline Drive, where driveway access is provided to existing Lot D-2AA, and through Lots D-2AA-1, D-1-A, and D-2AA-2, terminating at D-2AA-3.

▪ **Utilities**

Per a representative from the Department of Waterworks the nearest water line is located on the opposite side of Airline Drive from the subject site.

The nearest sewer line terminates approximately 175 ft. to the east of Lot D-1. Per the Director of Wastewater, existing development on and adjacent to the subject site obtain sewer access via private lines which connect to the force main referenced above. He also stated this force main may not be adequately sized to handle the new development that could result from this resubdivision.

▪ **Development History**

The subject site has undergone multiple resubdivisions resulting in the layout consisting of existing Lots D-1 and D-2AA, including:

- PZS-1999-89, resubdivision of Parcel D into Parcels D-1 and D-2, as shown on the resubdivision survey by Richard B. Edwards, PLS dated August 4, 1999.
- PZS-2010-23, resubdivision of Parcel D-2 into Parcels D-2A and D-2B as shown on the resubdivision survey by Richard B. Edwards, PLS dated July 6, 2010.
- PZS-2017-14, resubdivision of Parcel D-2A into Parcels D-2AA and D-2A-1 as shown on the resubdivision survey by Richard B. Edwards, PLS dated March 1, 2017.

The following have been identified as previously or currently operating within the boundaries of the subject site:

- Parcel D-2AA:
 - Sixty Acres construction debris landfill. Closed in 1994 (met requirements regarding final closure with the Department of Environmental Quality).
 - Big Easy Off Road Mud Track (Permit No. 24358) from 2011-2013.
 - NOLA Paintball (Permit No. 44580) since 2022 (Phill's Paintball operated in the same space since 2016).
- Parcel D-1 was developed with the St. Rose Driving Range in 2004 (Permit No. 17384). It was demolished in 2023.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] *M-1 Light manufacturing and industry district:*

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
 - a. A building or land shall be used only for the following purposes:
 - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
 - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
 - (3) Agriculture and other general farming uses.
 - (4) Warehousing and storage of nonhazardous material.
 - (5) Assembly plants.
 - (6) Bottled gas sales and/or service.
 - (7) Food processing plants.

- (8) Cellophane products manufacturing.
 - (9) Cold storage or refrigerating plants.
 - (10) Electrical parts manufacturing and assembly.
 - (11) Fiber products manufacturing (previously prepared fiber).
 - (12) Garment manufacturing.
 - (13) Glass products manufacturing.
 - (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
 - (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
 - (16) Leather products manufacturing (previously prepared leather).
 - (17) Commercial vehicle and heavy equipment sales and service.
 - (18) Millwork.
 - (19) Paint mixing and treatment (not employing a boiling process).
 - (20) Paper products manufacturing (previously prepared material).
 - (21) Plastic products manufacturing (previously prepared material).
 - (22) Sheet metal products manufacturing (light).
 - (23) Sign manufacture.
 - (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
 - (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
 - (26) Television and radio broadcasting transmitters.
 - (27) Textile products manufacturing.
 - (28) Toy manufacturing.
 - (29) Well drilling services.
 - (30) Wood products manufacturing (assembling work and finishing).
 - (31) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.
- b. Special exception uses and structures (variation):
- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
- c. Special permit uses and structures include the following:
- (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council (Ord. No. 98-4-17, § IV, 4-20-98). Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.
 - (5) *Towing yard.* Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.

- (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
 - (6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
 - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
2. Spatial Requirements:
- a. Minimum lot size: Ten thousand (10,000) square feet.
Minimum width: One hundred (100) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty-five (25) feet
 - (2) Side - fifteen (15) feet
 - (3) Rear - twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
3. Transportation System: Arterial, rail, water.
4. Special Provisions:
- a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.
 - b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip.
 - c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

Appendix C. Section II. Subdivision Procedure

C. Minor Resubdivisions.

- 1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
- 2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
- 3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
- 4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information;
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.

- d. Existing property lines and lot numbers, including names and width of adjoining streets.
- e. Proposed property lines and revised numbers of proposed lots.
- f. Location and dimensions of existing buildings.
- g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
- h. Existing lakes and ponds.
- i. North arrow and scale.
- j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
- k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
- l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

Appendix C. Section III. Geometric Standards B. Blocks

- 3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

Appendix C. Section V. Administrative B. Variations and Exceptions

- 1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

This minor resubdivision proposes dividing two (2) lots into four (4).

Each proposed lot meets the minimum area and width requirements for the zoning district, and Lots D-1-A and D-2AA-1 meet geometric standards.

Lots D-2AA-2 and D-2AA-3 do not meet Geometric Standards, specifically item III.B.3. Arrangement, which states:

- *All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.*

Lots D-2AA-2 and D-2AA-3 are shown as landlocked lots, with no frontage on a street.

The applicant has requested a waiver from this requirement, citing the use of an existing driveway and aggregate drive running through the west side of the subject site to provide access to the landlocked lots.

The Department does not support the waiver request.

The depth of the subject site coupled with its divided and relatively narrow frontage on Airline Drive limits how it may be resubdivided, at least in a way that allows all parcels to possess the required frontage on a street. But the department cannot endorse a resubdivision resulting in landlocked lots.

The most appropriate way to further divide this site while ensuring Parish requirements and development standards are met is through the extension and dedication of adequate infrastructure through the Major Subdivision process.

DEPARTMENT RECOMMENDATION

Denial.

If the Planning Commission approves this request and the waiver, it will be forwarded to the Parish Council for consideration of a supporting resolution on the waiver.

Name: LORNA BOURBOIS

Address: 10308 AIRLINE HIGHWAY, ST. ROSE, LA.

Case Number: 2023- 15 -MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

EXISTING ROAD EXISTS ON WESTERN SIDE
OF SUBDIVISION, IT IS TO BE UTILIZED FOR ACCESS
TO PROPERTY. EXISTING ACCESS DRIVEWAY
ON U.S. 61 EXISTS AND WAS CONSTRUCTED
AND APPROVED BY LADOTD.

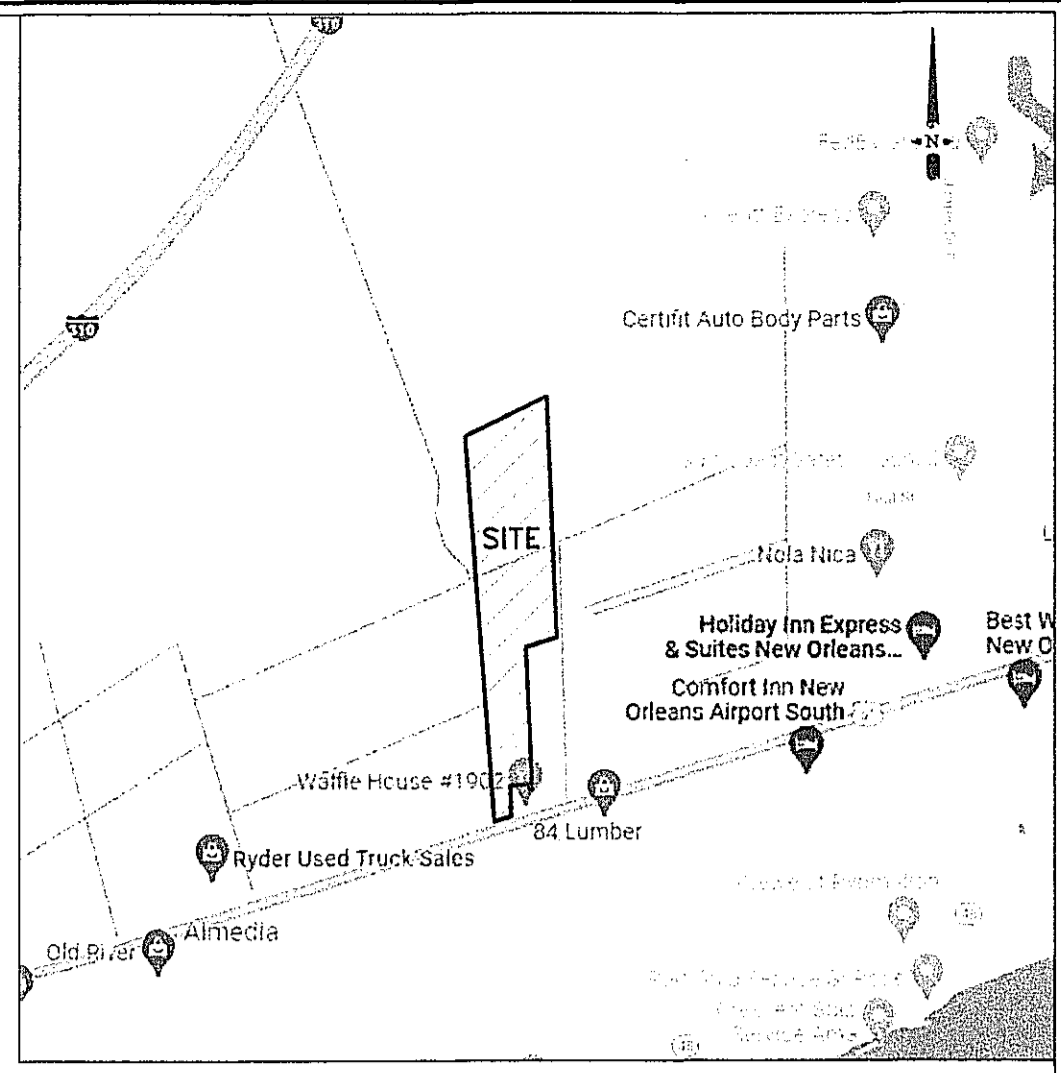
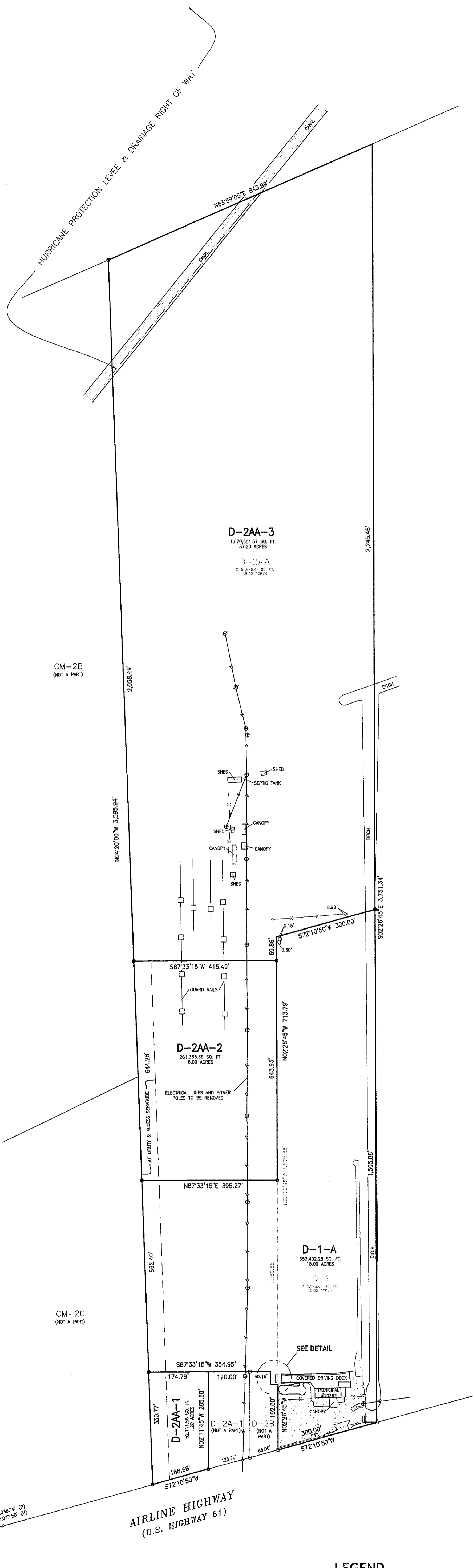
Please consider this waiver request with my application.

Thank you.

Applicant Signature: 

Date: 9/19/23

LAKE PONTCHARTRAIN (SIDE)



VICINITY MAP (NOT TO SCALE)

DEVELOPERS

BMB REAL ESTATE, LLC. 10308 AIRLINE HIGHWAY, SUITE F ST. ROSE, LA, 70087 (504) 487-3119

APPROVALS

CHAIR, PLANNING AND ZONING COMMISSION DATE

CHAIR, ST. CHARLES PARISH COUNCIL DATE

PARISH PRESIDENT DATE

RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH, LOUISIANA ON THE DAY OF 20 INSTRUMENT NUMBER

"ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE."

SURVEY REFERENCE

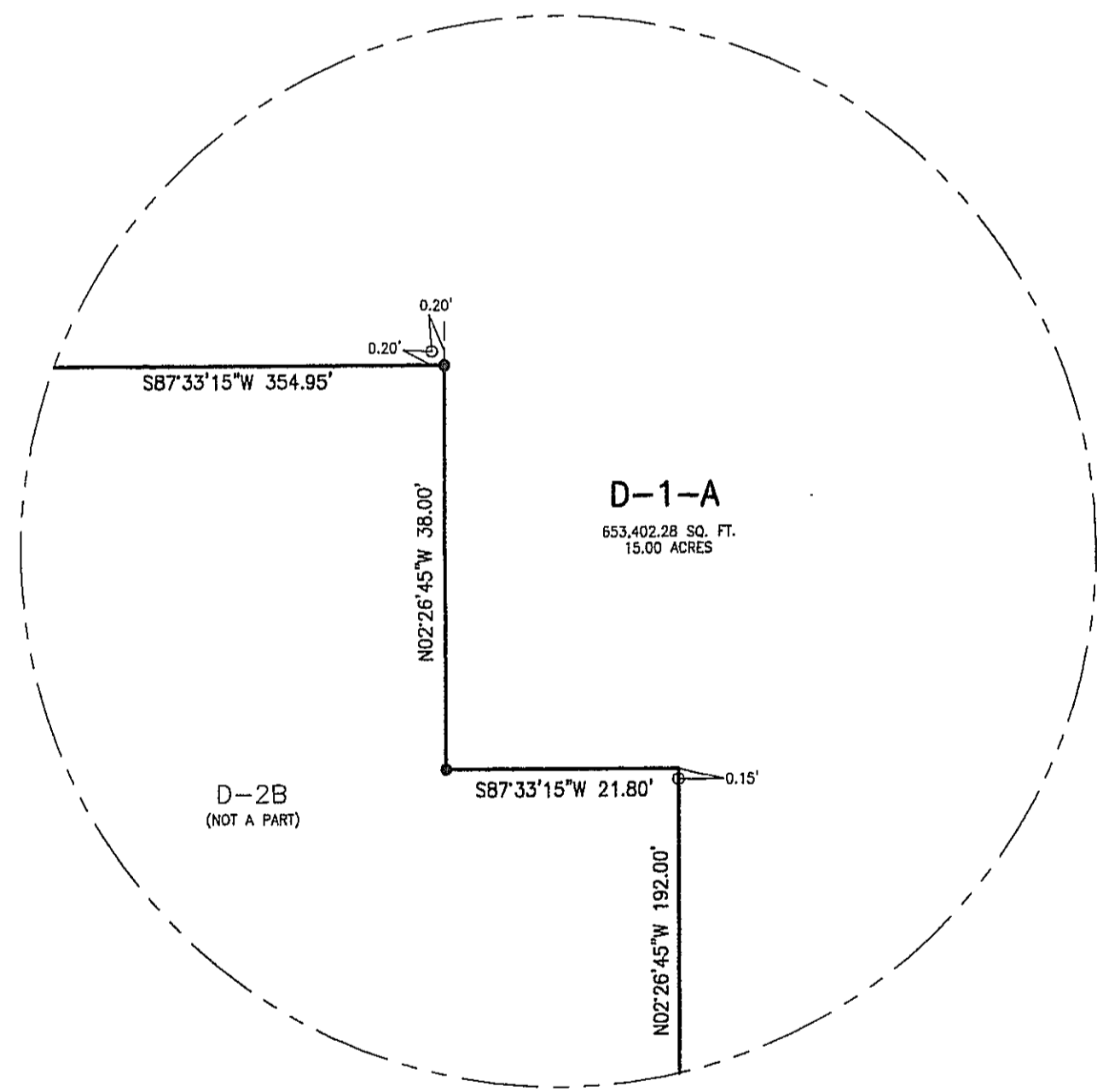
- 1. RESUBDIVISION OF PARCEL D-2A INTO D-2AA AND D-2A-1, FAIRVIEW PLANTATION BY MADNLE - EDWARDS SURVEYING, DATED MARCH 1, 2017.
2. RESUBDIVISION OF CM-1A, 5.487 ACRE PORTION OF CM-2A, 6.873 ACRE PORTION OF CM-2A, & THE REMAINING PORTION OF CM-2A INTO LOTS CM-1B, CM-2B & CM-2C FAIRVIEW PLANTATION BY CODY A. DIMARCO, P.L.S., DATED FEBRUARY 16, 2022.
3. LAKE PONTCHARTRAIN LEVEE DISTRICT, REACH 1B, RIGHT OF WAY MAP BY R.P. FONTCUBERTA, JR., R.L.S., DATED APRILL 1999.

BASIS OF BEARING

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G NETWORK SOLUTION ON 12-19-2022 NAVD 88/NAD 83 GEOID 12A.

GENERAL SURVEY NOTES

- 1. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
2. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.



DETAIL SCALE: 1" = 100'

SECTION 40 ALMEDIA PLANTATION SECTION 39 FAIRVIEW PLANTATION

FOX PLACE (SIDE)

CM-2B (NOT A PART)

CM-2C (NOT A PART)

AIRLINE HIGHWAY (U.S. HIGHWAY 61)

D-2AA-3 1,620,261.27 SQ. FT. 37.20 ACRES

D-2AA-2 261,383.69 SQ. FT. 6.00 ACRES

D-1-A 653,402.28 SQ. FT. 15.00 ACRES

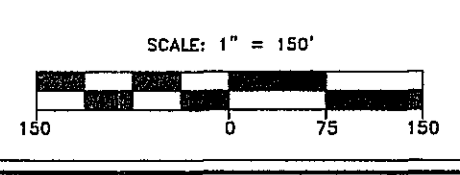
D-2AA-1 50,114.56 SQ. FT. 1.15 ACRES

D-2A-1 (NOT A PART) 182,000 SQ. FT. 4.15 ACRES

LEGEND

- (P) = PLAN
(A) = ACTUAL
● = 1/2" IRON ROD SET
○ = IRON ROD FOUND
⊕ = UTILITY POLE
⊙ = LIGHT POLE
— = CHAIN LINK FENCE
— = OVERHEAD UTILITY LINE
■ = CONCRETE

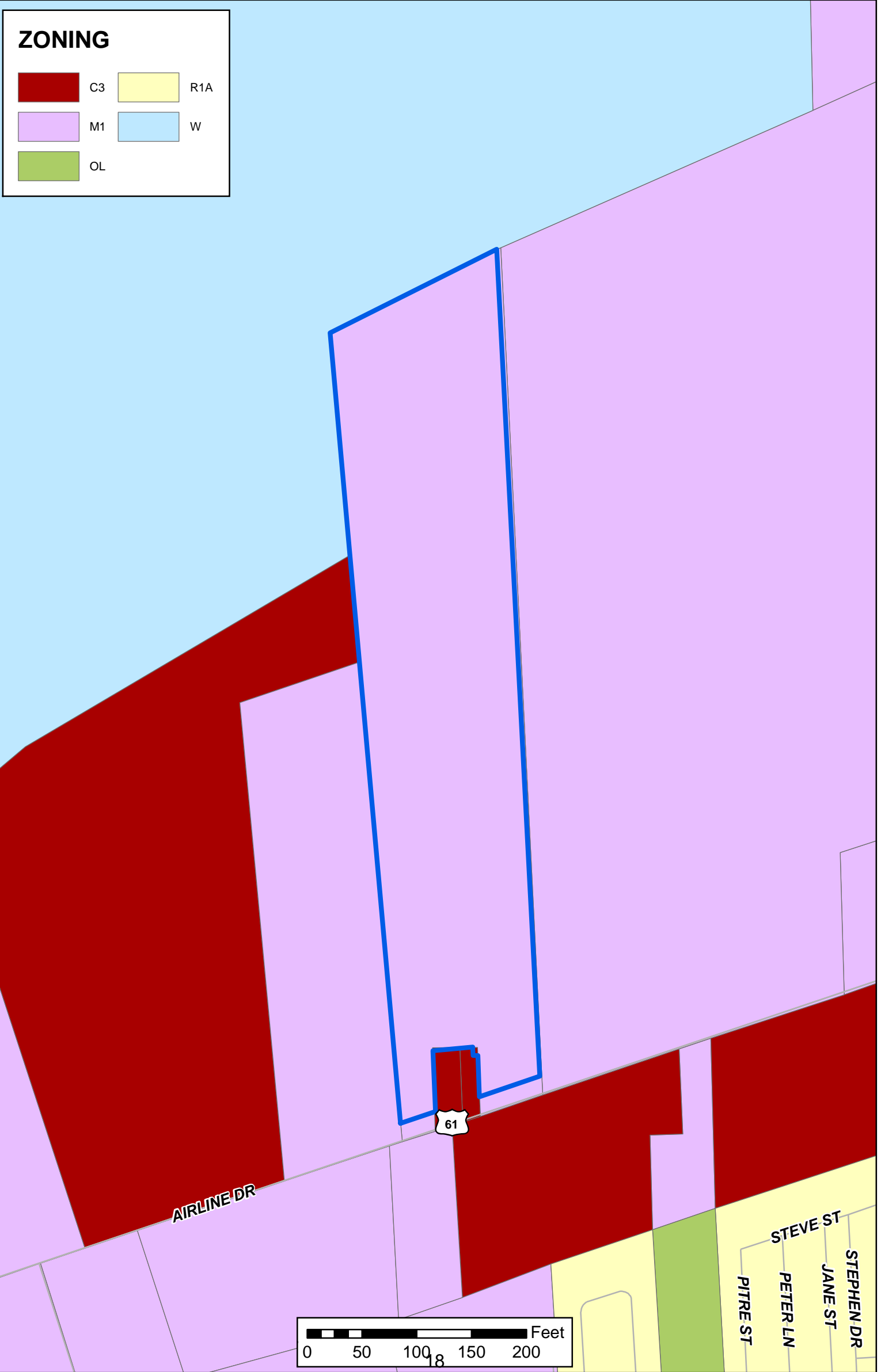
Professional surveyor's block containing title, description, certifications, developer information, and a table with columns for DATE, SCALE, DRAWN BY, CHECKED BY, JOB NO., and SHEET.



2023-15-MIN

Minor Resubdivision: 2 lots into 4

N






2023-15-MIN

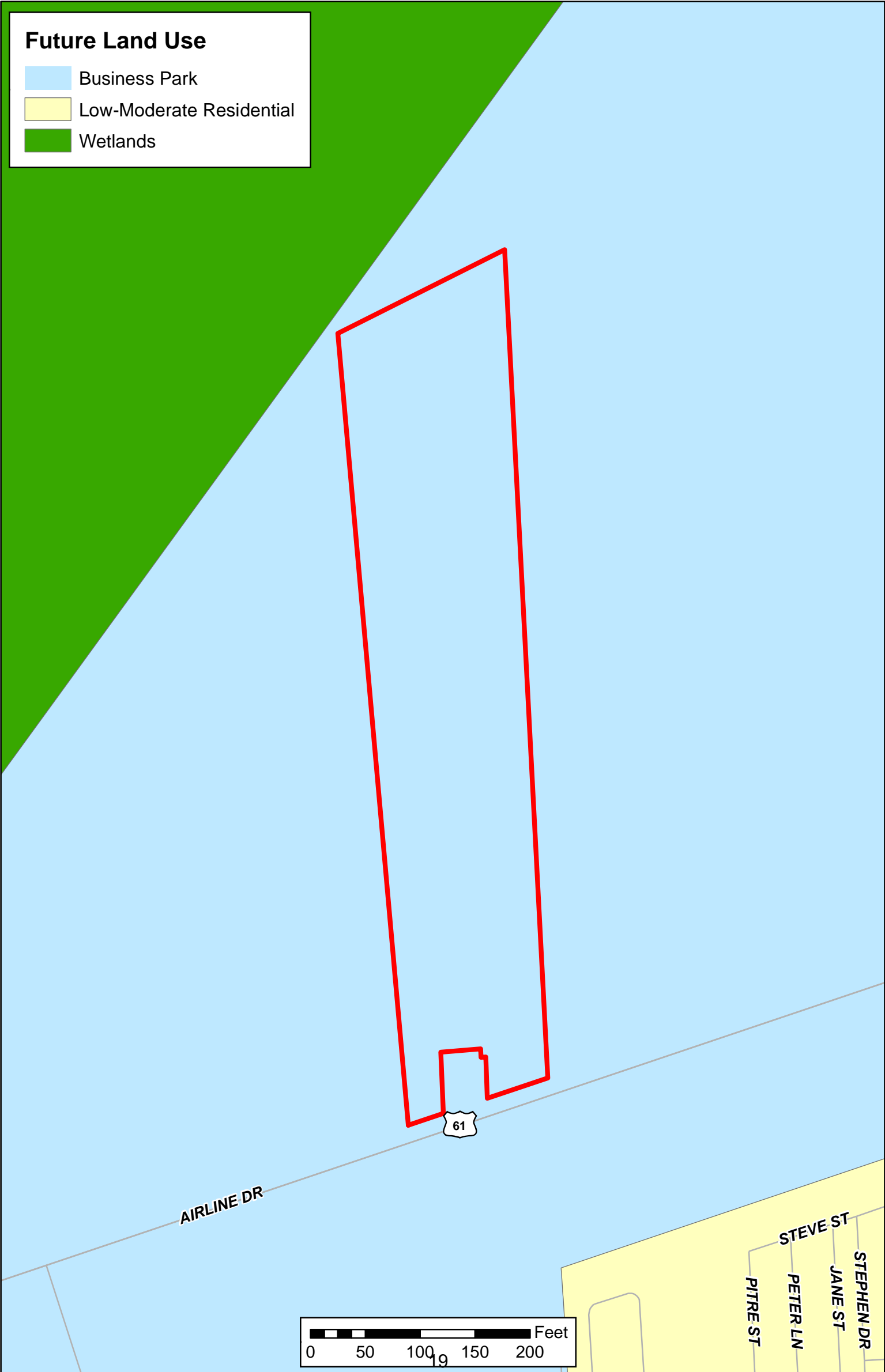
Minor Resubdivision: 2 lots into 4

N



Future Land Use

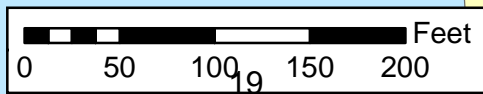
-  Business Park
-  Low-Moderate Residential
-  Wetlands



AIRLINE DR

61

STEVE ST
STEPHEN DR
JANE ST
PETER LN
PITRE ST





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-21-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Daretta Wilson
509 Mockingbird Lane
St. Rose, LA 70087
504.232.1062 darettaacartering@gmail.com

BUSINESS INFORMATION

- **Name & Description**
Daretta Catering on Wheels; food truck
- **Licensing & Permits**
Permit to operate a Mobile Food Establishment from the Louisiana Department of Health (LDH)
- **Vehicles & Equipment**
Chevy P30 truck equipped with kitchen facilities.

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-1A; the house is located in a developed single-family residential neighborhood.
- **Traffic Access & Parking**
The house is developed with driveway access to Mockingbird Lane. The driveway occupies a portion of the front yard and runs along the side of the house into the backyard.

The applicant intends to store the food truck at the residence. The driveway arrangement allows for parking of the food truck in a zoning compliant manner while still providing the required two (2) parking spaces for a single family dwelling.

- **Utilities**
Per the Parish GIS standard utilities are available along Mockingbird Lane.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational

- regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
 5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to requiring a permit to operate a Mobile Food Establishment (MFE) from the Louisiana Department of Health (LDH).

The business utilizes a Chevy P30 truck as the MFE. The owner has arranged the use of a commissary at Mr. Zion Community Church, 107 Magnolia Ridge Road, Boutte as required by LDH for the storage of product and cleaning of the MFE.

The applicant intends to store the food truck at the residence when not in use. The residence is developed with a driveway extending along the side of the home and into the rear yard. The food truck can be parked out of sight within the side yard and the two (2) required parking spaces for a residence can be maintained. If something impedes the food truck from being parked at the residence in a zoning compliant manner, it must be stored off-site in a zoning compliant location.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner.

DEPARTMENT RECOMMENDATION

Approval, with the following conditions:

- **Food preparation shall not take place at the residence.**
- **Food sales shall not take place at the residence.**
- **The food truck must be parked in a zoning compliant location.**



**St. Charles Parish
Department of Planning & Zoning**

14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
Phone (985) 783-5060 • Fax (985) 783-6447
www.stcharlesparish-la.gov

Permit/Case #: 2023-21-HOP
Receipt #: 12876933
Application Date: 10/2/23
Zoning District: R-1A
FLUM Designation: Low-mod
Date Posted: _____

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: **\$25**
State or Federal Permits/Licenses Required: **\$200**

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Doretta Wilson + Kevin Joseph
Home address: 509 Mockingbird Lane St. Rose LA 70087
Mailing address (if different): P.O. Box 151 Norco LA 70079
Phone: 504-232-7062 Email: doretta@akring@gmail.com
Property owner: Kevin Joseph
Name of proposed business: Doretta Catering on Wheels
Are state or federal permits/licenses required for your proposed business? YES / NO
If yes, please list the agency/office involved: St. Charles Parish Planning + Zoning

Description of proposed business/business-related activities: _____
See executive summary

How many people will be employed by the proposed business? 2-3

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.
White Chevy 1992 P-30,

What materials and equipment will be used in the proposed business? Where will these items be stored?
Kitchen equipment will be used for our business.
See pictures

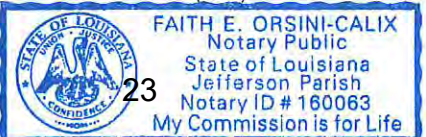
If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

Kevin Joseph _____
(Property owner - Signature) (Date) 10/1/23

Kevin Joseph _____
(Property owner - Print Name)

Faith E. Orsini-Calix _____
(Notary signature & seal) (Date) 10-1-2023

Permit/Case #: 2023-21-HOP



Mt. Zion Community Church

A CHURCH TRAINING DISCIPLES TO MAKE DISCIPLES

REV. CHARLES JOHNSON, SR. - PASTOR
REV. MARILYN DIGGS - ASSISTANT PASTOR

July 2, 2019

TO WHOM IT MAY CONCERN:

I am writing on behalf of Daretta Wilson (Daretta's Catering). Ms Wilson will be using the Mount Zion Baptist Church kitchen as a commissary kitchen for cooking, storing, dry good and frozen foods. The Mt Zion Baptist Church Board gives permission for her to use the facility.

If you have any questions, please call Marilyn Diggs at 504-615-1375.

Sincerely,

Sterling LaBranch
Sterling LaBranch

Trustee Board President



Created With Tiny Scanner

107 MAGNOLIA RIDGE ROAD, PO BOX

BOULTE, LA 70039

(985) 785-8395

MTZIONB@BOULTE.CYANOC.COM







Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-15-R

APPLICATION INFORMATION

- **Submittal Date:** 10/2/2023
- **Applicant / Property Owner**

Harry R. Coleman, III 3C Riverside Properties, LLC 1249 Lincoya Drive Vestavia Hills, AL 35216 901-848-7941 rcoleman3c@gmail.com	Louis G. Authement 13919 River Road, Suite 300 Luling, LA 70070 985-785-8481 louis@lgalaw.com
---	---
- **Request**

Change of zoning from *O-L, Open Land District* to *M-2, Heavy Manufacturing and Industry*

SITE INFORMATION

- **Location**

Lots B-1, “A”, and Parcels H-3 and L-3 as shown on the surveys by James R. Webb, PLS dated July 15, 2014 and Michael D. Bernard, PLS dated March 15, 2001.

Located in Killona between River Road and the Union Pacific Railroad and just over one-half mile upriver from Highway 3141. The nearest associated address is 18545 River Road.
- **Size:** approximately 317 acres
- **Current Use**

The site was used for the extraction of borrow material upon approval by the Planning Commission on June 3, 2010 (PZSPU-2010-02). Extraction operations have ceased.
- **Surrounding Zoning:** M-2
- **Surrounding Uses**

The surrounding area primarily consists of vacant or undeveloped and wooded land, or is developed for agricultural purposes. A landfill is located on the opposite side of the Union Pacific Railroad from the subject site.
- **Zoning History**

A change from M-2/M-3 to the existing O-L zoning was approved by the Parish Council on June 21, 2010 (Ordinance No. 10-6-9; PZR-2010-08). This corresponded with the approval of PZSPU-2010-02 allowing for the extraction of borrow material.

A portion of the above referenced O-L zoning reverted back to M-2 upon Parish Council approval on January 6, 2014 (Ordinance No. 14-1-3; PZR-2013-24).
- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: X and AE 5
2013 Digital Flood Insurance Rate Map: X and AE5
- **Future Land Use Recommendation**

Wetlands: Constrained lands due to wetlands and flood zones. Allowable land uses in areas designated as wetlands are limited to low impact uses, such as eco-tourism and recreation (e.g., boating, hiking, hunting, fishing), wildlife observation, environmental education, environmental research, compatible agriculture (e.g., periodic haying and grazing), managed timber harvest, and other uses that may be permitted by special exception or special permit by the Louisiana Department of Natural Resources, the

U.S. Army Corps of Engineers or the St. Charles Parish Coastal Zone Advisory Council.

Recommended Zoning Districts: W (wetland district)

- **Traffic Access:** River Road (LA18)
- **Utilities**
The Parish GIS map shows public water and drainage facilities along River Road. Sewer facilities are not shown within the vicinity of the subject site.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] *M-2. Heavy manufacturing and industry:*

1. Use Regulations:
 - a. A building or land shall be used for the following purposes:
 - (1) All uses permitted in the M-1 district (and subject to M-1 regulations)
 - (2) Petroleum refining and/or chemical processing
 - (3) Solid fuel handling, transfer, and storage facilities not associated with energy generation facilities
 - (4) Energy generating facilities
 - (5) *Reserved*
 - (6) Any other similar manufacturing or industry establishment which shall adhere strictly to all state and federal mandates whereby, therefor, normal operations will not be injurious to employees and the general public because of health and safety factors.
 - (7) Concrete mixing or batching plants.
 - (8) Accessory uses.
 - (9) Junkyards.
 - (10) *Reserved*.
 - b. Special permit uses and structures:
 - (1) Type II and Type III Landfills, upon review and approval of the Planning Commission and supporting Resolution of the Parish Council:
 - a. Permit Required. Notwithstanding any other provisions of this Ordinance no landfill shall hereafter be constructed, enlarged, altered, or placed into operation until a special permit use for said landfill has been heard by the Planning and Zoning Commission and then approved by ordinance of the Parish Council.
 - (1) The Commission shall schedule and hold a public hearing to consider the application. The Department of Planning and Zoning shall post a sign on the affected property which calls attention to the public hearing at least ten (10) days prior to that hearing date. All applications will be advertised at least three (3) times in the official journal of the Parish on three (3) separate and at least Fifteen (15) days shall elapse between the first publication and the date of the hearing. All property owners within five hundred (500) feet of the subject property shall be notified by certified mail of the public hearing.
 - (2) The Special Permit Use shall be valid for a period of one calendar year. If after one calendar year, the applicant has not received a permit by LDEQ, the applicant shall file a new Special Permit Use application if an extension is needed.
 - (3) A completed application form and three sets of the required supplemental application requirements data as set forth in the following section:
 - (a) The site plan shall show: the area dedicated to the landfill; identify the total site acreage and amount of acreage that will be used for processing and disposal; show all vehicular access points to the site; identify and buffer areas; describe any landscaping, or fencing proposed.
 - (b) A drainage plan prepared by a Louisiana licensed engineer shall be submitted to the parish. At a minimum, the plan shall show the drainage-flow patterns, show all major drainage systems and indicate the point of discharge. The Parish Engineer may require additional drainage information.
 - (c) If located in a floodplain, it must be demonstrated that the facility will not restrict the flow of the 100-year base flood or significantly reduce the temporary water-storage ability of the floodplain integrity.
 - (d) The types, maximum quantities (wet tons/week), and sources (percentage of the on-site or off-site generated waste to be received) of the waste to be processed or disposed by the facility.
 - (e) Identify the geographic area to be serviced by the facility.
 - (f) Indicate the days of operation per week and hours per day.
 - (g) Identify the maximum expected height of the waste pile.
 - (h) Describe provisions that will be employed to control dust, litter and odor.
 - (i) Provide the projected year of final closure and include a discussion of the long-term use of the facility after closure as anticipated.
 - (j) The site shall be screened with fencing, planting or other methods as approved, to block onsite views from the public. A

landscape/screening plan shall be submitted with the Special Permit Use application and approved by the Planning Commission.

- (4) Additional Procedural Requirements:
 - (a) Provide the Planning Department a copy of the official order to proceed issued by the LDEQ.
 - (b) Upon issuance of the permit by the Louisiana Department of Environmental Quality (LDEQ), a copy shall be submitted to the Planning Department. This includes all permits issued by the LDEQ to the site, (i.e., waste, water, air, etc.). The permit shall include the final approved site plan by LDEQ. This shall also include any necessary federal or state approvals from agencies other than LDEQ.
 - (c) The owner shall submit to the parish's planning department a copy of the solid waste annual report that is submitted to the LDEQ, Office of Management and Finance. The report shall be submitted to the planning department on August 1st of each year.
 - (5) The Parish Planning and Zoning Department, Planning Commission and/or the Parish Council may require additional data where deemed necessary before taking final action or issuing a permit. Conditions of approval may be placed on the Special Permit Use by either the Planning Commission or the Parish Council.
- (2) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council. (Ord. No. 98-4-17, § V, 4-20-98) Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) Notwithstanding any other provisions of law, these regulations shall have no force or effect on any truck terminal with video poker gaming facilities which have received a Special Permit Use prior to the effective date of this ordinance.
 - (5) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (6) Towing Yards. Towing yards upon review and approval by the Planning Commission and supporting Resolution of the Parish Council shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten-foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.
 - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
2. Spatial Requirements:
- a. Minimum lot size: Fifteen thousand (15,000) square feet,
Minimum width: One hundred (100) feet.
 - b. Minimum yard size for offices and accessory use spaces:
 - (1) Front - twenty (20) feet
 - (2) Side - thirty-five (35) feet
 - (3) Rear - fifty (50) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

3. Transportation Requirements: Arterial, rail or water
4. Special Provisions:
 - a. Must maintain a buffer zone to insure the protection and well-being of neighboring areas.
 - b. Major operations must be located two thousand (2,000) feet from the nearest R, CR-1 or C-2 District or located a lesser distance if clearly dictated safe by industry standards and approved by the Board of Adjustments. Accessory uses of lesser intensity may be developed in this buffer area. Examples include office buildings, parking facilities, substations, and storage areas (including open storage of solid fuels for energy generating facilities) as well as uses identified in the M-1 District and subject to any required restrictions established in that M-1 District.
 - c. New construction within the confines of existing industrial developments shall provide adequate buffer areas near R and C Districts in accordance with industry standards, national fire code regulations, and those standards established in the M-1 District under "Other Industrial Uses."

Appendix A. Section XV. - Amendment procedure

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE & CRITERIA EVALUATION

1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The request would not result in a spot zone due to expanding on existing M-2 zoning districts abutting on each side. But the proposed M-2 zoning does not conform to the Comprehensive Plan designating the area as *Wetlands*, which anticipates "*low impact uses*" as permitted by those departments/agencies with jurisdiction over wetlands such as the Louisiana Department of Natural Resources, the U.S. Army Corps of Engineers or the St. Charles Parish Coastal Zone Advisory Council. **The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The existing O-L district was established with approval of a rezoning from M-2 in 2010 (Ordinance No. 10-6-9; PZR-2010-08) and allowed for the permitting of a mineral extraction operation (PZSPU-2010-02). Since then the most significant change in the land use pattern/character of the area is the expansion of the landfill located on the opposite side of the Union Pacific Railroad (Ordinance No. 17-10-2; PZSPU-2017-04). The original landfill footprint was approved in 2001 (Resolution No. 4916; PZSPU-2001-04). Otherwise the land-use pattern has remained largely constant, consisting primarily of either undeveloped wooded land or agricultural fields. This, along with the presence of wetlands within the subject site, does not indicate the current O-L zoning

deprives reasonable use of the property. **The request does not meet the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The general area consists primarily of undeveloped wooded land and agricultural fields. Development in the immediate area consists of a landfill located on the opposite side of the Union Pacific Railroad and fronting on Highway 3127. The nearest residential use is a nonconforming mobile home park on River Road. The proposed uses permitted in the proposed M-2 zoning, which includes agriculture and general farming uses in addition to high intensity industrial uses, would not be incompatible with this existing character. It cannot be said the uses permitted specifically in the M-2 district would place any more of a burden on public facilities compared to what can currently be permitted under the current O-L zoning, primarily due existing public facilities being limited to water service on River Road. Any significant development in this area, regardless of zoning, would have to address extensions and connections to public facilities. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Denial, due to only meeting one rezoning criteria.

This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.

THE LAW OFFICE OF LOUIS G. AUTHEMENT, LLC

One American Place
Suite 300
13919 River Road
Luling, Louisiana 70070

PHONE: (985) 785-8481
(985) 785-8492

FAX: (985) 785-9107

September 27, 2023

Mr. Michael Albert
Director of Planning & Zoning
St. Charles Parish
P. O. Box 302
14996 River Road
Hahnville, LA 70057

RE: Application for Change of Zoning
3C Riverside Properties, LLC

Dear Michael:

Enclosed for filing on behalf of 3C Riverside Properties, LLC is an Application for Change of Zoning from OL to M-2, along with the application filing fee of \$200.00. Please place this application on the November agenda for the Planning and Zoning Commission and the Parish Council's consideration.

As we discussed during our meeting on August 30, 2023, the objective of the application is to return the subject property to the original M-2 zoning classification that existed prior to Hurricane Katrina. The only reason the property was rezoned to OL after Hurricane Katrina was to permit the mining of fill material for the restoration of levees damaged by Katrina. All mining operations on the subject property have been terminated, and the property owner is willing to relinquish the special use permit issued for that purpose.

I direct your attention back to the Department's file on the original change of zoning from M-2 to OL for a copy of the relevant survey. As the current application simply seeks to reverse the change of zoning for the exact same property, we ask that the existing survey in the Department's file satisfy the survey requirement.

If you have any questions regarding this Application, please contact me. Your cooperation in this matter is greatly appreciated.

Sincerely,



Louis G. Authement

LGA/lga
Enclosures: As stated
cc: Mr. Raymond Coleman



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	<u>2023-15-R</u>
Receipt #:	<u>12876060</u>
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR ZONING MAP AMENDMENT
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: **\$40 - \$200**

Applicant: 3 C Riverside Properties, LLC

Home address: N/A

Mailing address (if different): 1249 Lincoya Drive, Vestavia Hills, AL 352169

Phone #s: 901-848-7941 Email: rcoleman3c@gmail.com

Property owner: 3C Riverside Properties, LLC

Municipal address of property: None

Lot, block, subdivision: Sections 52-56, T12S, R19E

Change of zoning district from: OL to: M-2

Future Land Use designation of the property: Wetlands though not delineated by U.S. Corp of Engineers as wetlands (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: The property will be marketed for industrial uses and developments in the same manner as the abutting property currently zoned M-2 pursuant to the same comprehensive development strategy being pursued before the property was rezoned to OL.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? The adjacent properties are currently vacant but are currently being marketed for industrial developments permitted within a M-2 zoning classification; which will be compatible with the intended development of the subject property.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? The property was only zoned OL to permit mining of fill material for levee restoration projects. As these projects have all been completed, the property needs to be rezoned M-2 to remain compatible with the adjoining zoning classification of M-2.

How does your proposed use of the property comply with the Future Land Use designation for the property? While the Future Land Use Plan designates the property as wetlands, page 47 of the plan states Killona is anticipated to be primarily heavy industrial with some commercial and institutional land uses in the future.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department. Because the adjoining property is currently zoned M-2, if the subject property is rezoned M-2, all future development on the subject property will be compatible with the zoning classification of the adjoining properties.

**WRITTEN CONSENT IN LIEU OF
A SPECIAL MEETING OF THE
SOLE MEMBER AND MANAGER OF
3C RIVERSIDE PROPERTIES, L.L.C.**

In lieu of a special meeting of the sole member and manager of 3C RIVERSIDE PROPERTIES, L.L.C., a Louisiana limited liability company (the "Company"), the undersigned, being the sole member and manager of the Company, and acting by written consent, does hereby unanimously adopt the following resolutions:

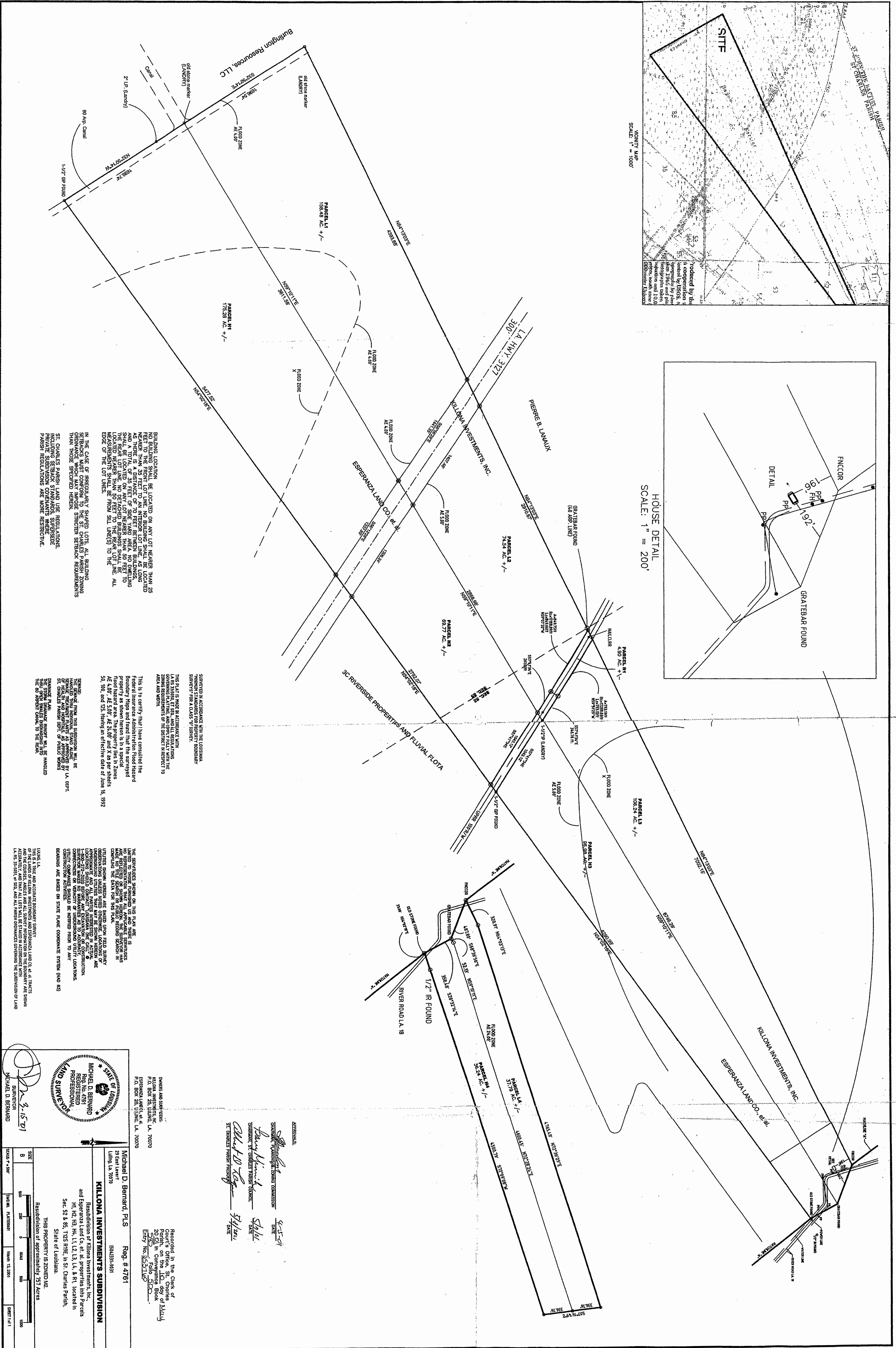
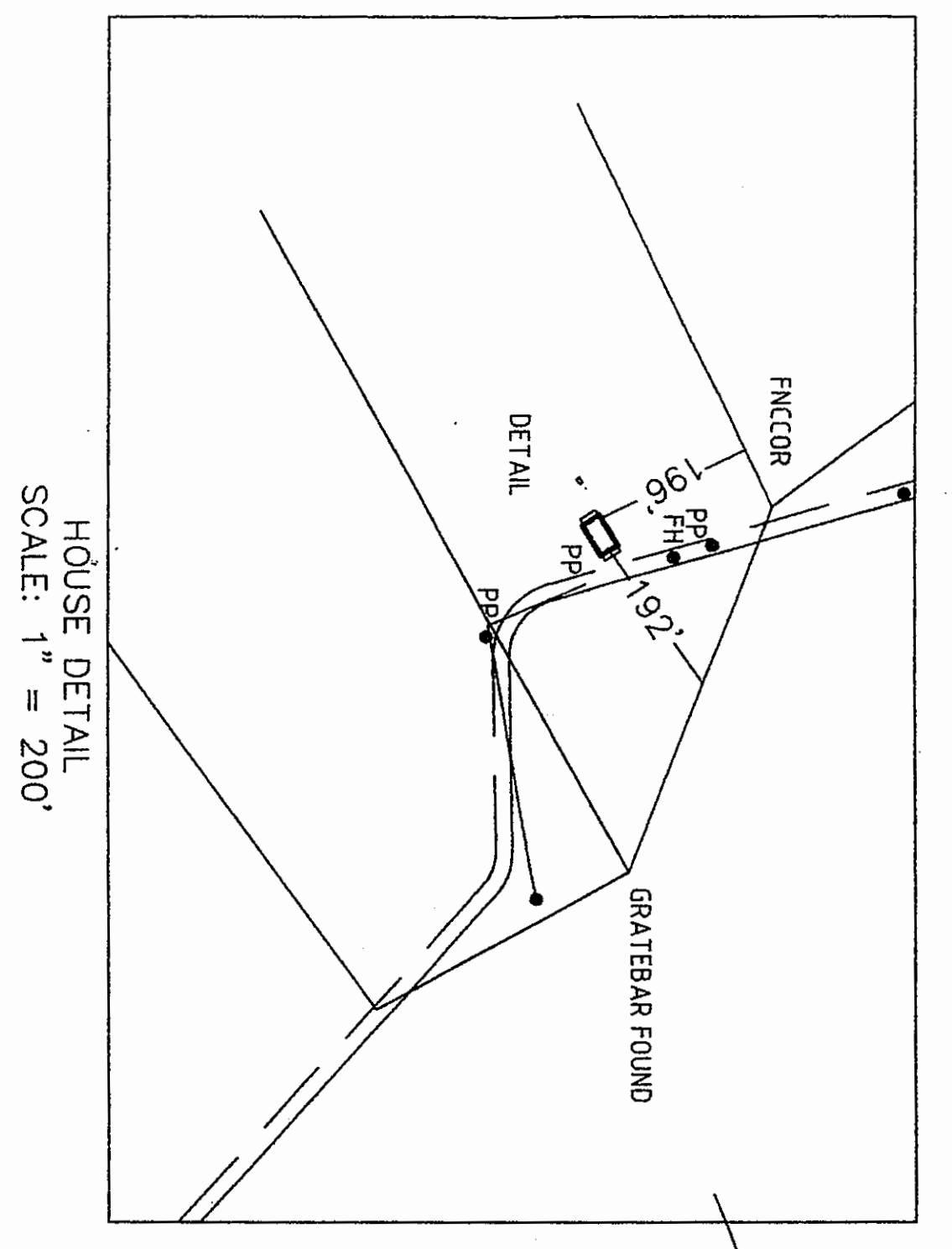
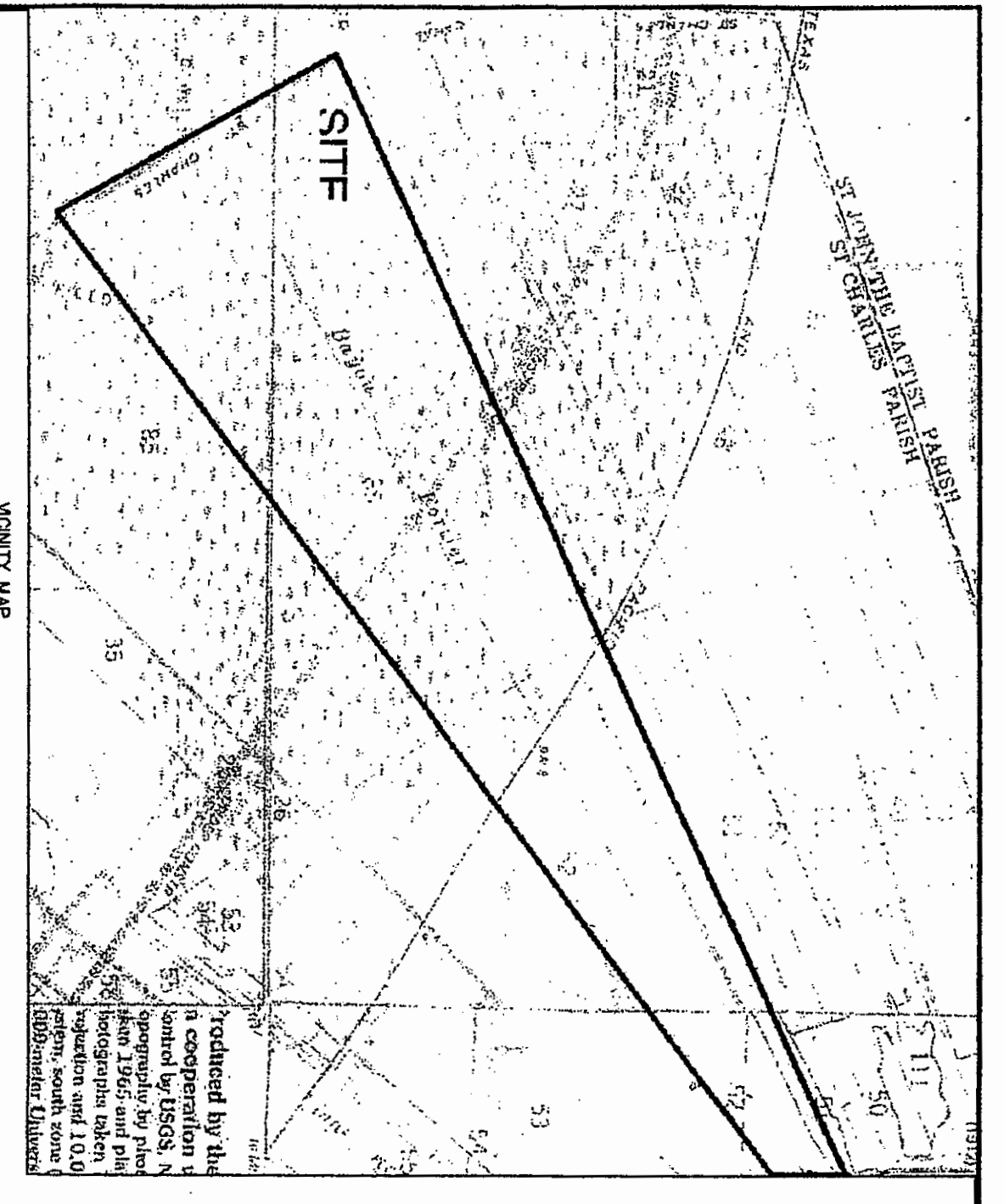
RESOLVED, that Harry R. Coleman, III, is authorized on behalf of the Company to file an Application for Rezoning with the St. Charles Parish Department of Planning and Zoning for the purpose of having a portion of the Company's property rezoned from OL to M-2.

FURTHER RESOLVED, that the execution by Harry R. Coleman, III of any document authorized by the foregoing Resolution or any document executed in the accomplishment of any action or actions so authorized, is (or shall become upon delivery) the enforceable and binding act and obligation of this Company, without the necessity of the signature or attestation of any other officer of this Company or the affixing of the company seal;

IN WITNESS WHEREOF, the undersigned members/managers have executed this Written Consent effective as of the 25th day of July, 2023.



HARRY R. COLEMAN, III



BUILDING LOCATION
 NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO THE REAR LOT LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO THE SIDE LOT LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO THE REAR LOT LINE. ALL LOCATIONS SHALL BE MEASURED FROM THE CENTER LINE OF THE LOT LINE.

IN THE CASE OF IRREGULARLY SHAPED LOTS, ALL BUILDING SETBACKS MUST CONFORM TO THE ST. CHARLES PARISH ZONING ORDINANCE. SETBACKS SHALL BE MEASURED FROM THE CENTER LINE OF THE LOT LINE. SETBACKS SHALL BE MEASURED FROM THE CENTER LINE OF THE LOT LINE. SETBACKS SHALL BE MEASURED FROM THE CENTER LINE OF THE LOT LINE.

THIS IS TO CERTIFY THAT I HAVE CONSIDERED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAPS AND FOUND THAT THE SURVEYED PROPERTY IS SHOWN HEREON IN A SPECIAL FLOOD HAZARD AREA. THE FLOOD HAZARD MAPS ARE AVAILABLE FOR VIEWING AT THE ST. CHARLES PARISH ENGINEERING AND SURVEYING DEPARTMENT, 514 N. 10th St., Metairie, LA 70002.

THE PLAT IS MADE IN ACCORDANCE WITH THE GOVERNING STATUTES AND ORDINANCES OF THE STATE OF LOUISIANA AND THE DISTRICT OF THE EASTERN DISTRICT OF LOUISIANA.

THE SURVEYS SHOWN ON THIS PLAN ARE LIMITED TO THOSE PARCELS AND THERE IS NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE SURVEYED PROPERTY IS SHOWN HEREON IN A SPECIAL FLOOD HAZARD AREA.

LAND, LA. AND TO CORRECT THE RECORDS OF THE ST. CHARLES PARISH ENGINEERING AND SURVEYING DEPARTMENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE SURVEYED PROPERTY IS SHOWN HEREON IN A SPECIAL FLOOD HAZARD AREA.

OWNERS AND SURVEYORS:
 KILLONA INVESTMENTS, INC.
 2500 N. ST. CHARLES
 P.O. BOX 22, WINN, LA 70070

APPROVED:
 MICHAEL D. BERNARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 15370

Recorded in the Clerk of Court's Office, St. Charles Parish, on the 10th day of May, 2010.
 2010
 2010
 2010

Scale: 1" = 200'

Sheet 1 of 1

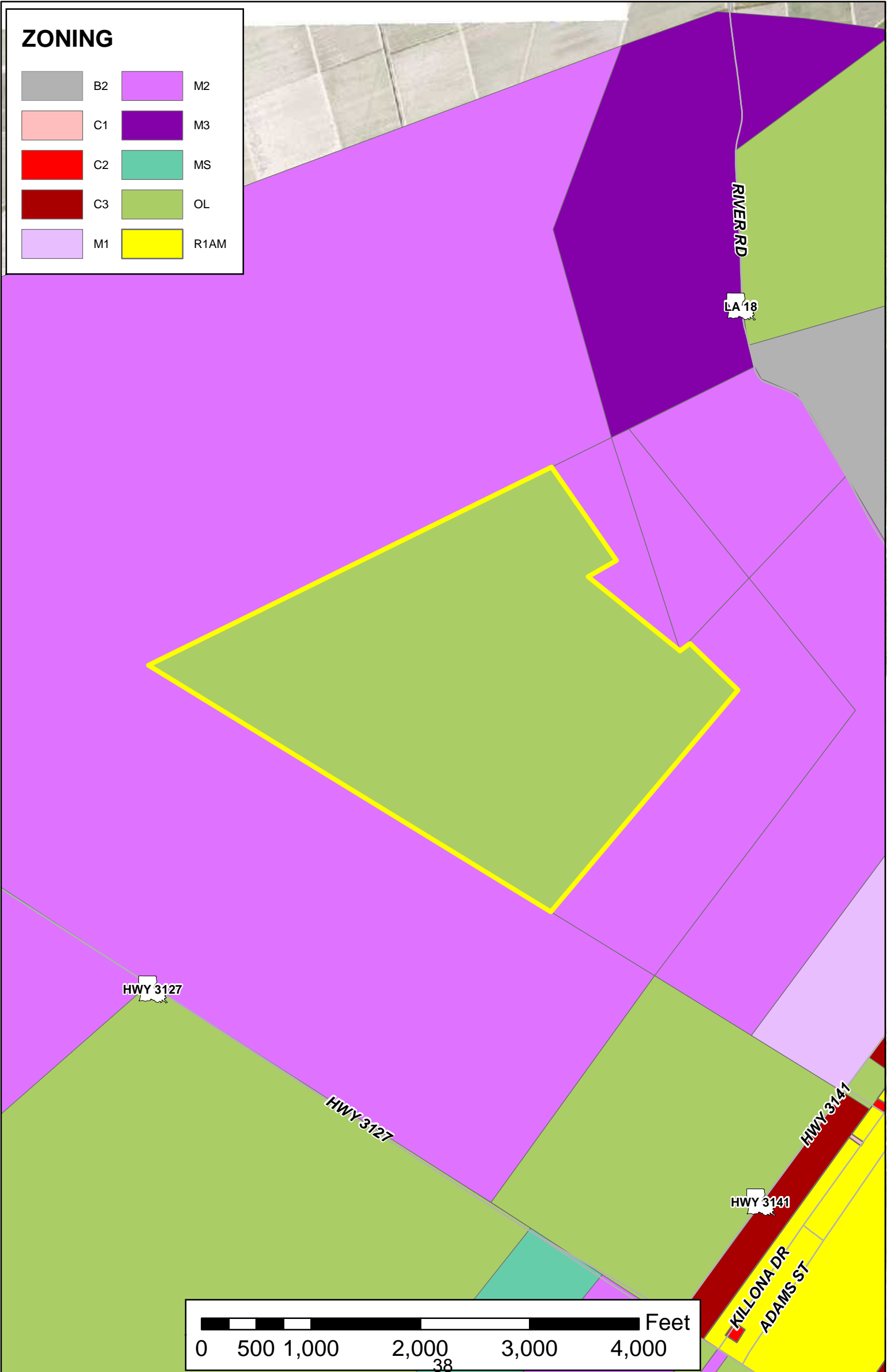
2023-15-R

3 C RIVERSIDE PROPERTIES, LLC; O-L to M-2



2023-15-R

3 C RIVERSIDE PROPERTIES, LLC; O-L to M-2



2023-15-R

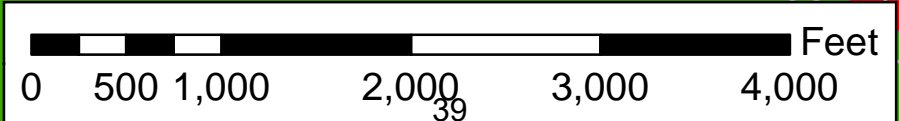
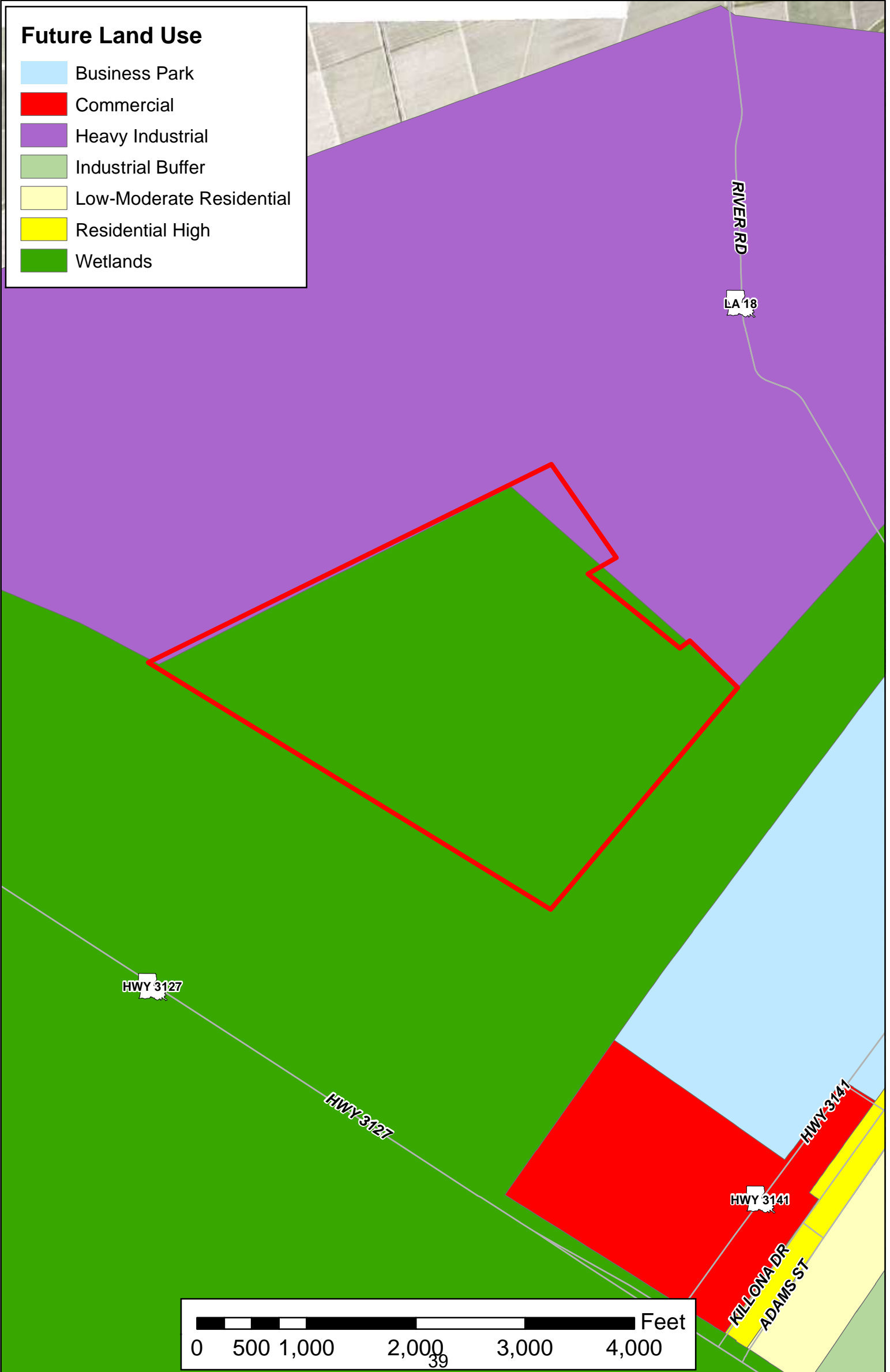
3 C RIVERSIDE PROPERTIES, LLC; O-L to M-2

N



Future Land Use

-  Business Park
-  Commercial
-  Heavy Industrial
-  Industrial Buffer
-  Low-Moderate Residential
-  Residential High
-  Wetlands





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-1-REV

APPLICATION INFORMATION

- **Submittal Date:** 10/3/2023
- **Applicant**
Bunge North America Inc.
Bunge Corporation
Bunge Chevron AG Renewables
1391 Timberlake Manor Parkway
Chesterfield, MO 63017
- **Representation**
Andy St. Romain
Jones Walker
445 North Boulevard Suite 800
Baton Rouge, LA 70802
225-248-2118
astromain@joneswalker.com
- **Request**
Revocation of Jonathan Street, Modoc Street, and portions of Pelican Street, Amie Street, and Jean Street, Destrehan.

SITE INFORMATION

- **Location**
The subject rights-of-way are located in Destrehan, specifically within Destrehan Park and Gabriel Heights Subdivisions as bounded by unimproved Noel Street (CN Railroad) to the north, River Road to the south, the Bunge grain elevator facility to the east, and Lorraine Street to the west.
- **Dimensions**
 - Jonathan Street (formerly Destrehan Street): 50 ft. right-of-way measuring approximately 2,100 ft. between River Road and unimproved Noel Street.
 - Modoc Street: 50 ft. right-of-way measuring approximately 2,200 ft. between River Road and unimproved Noel Street.
 - Pelican Street (formerly St. Charles Street): 50 ft. right of way measuring approximately 1,400 ft. between Amie Street and unimproved Noel Street.
 - Amie Street: 50 ft. right-of-way measuring approximately 1,000 ft. between Jonathan and Lorraine Street.
 - Jean Street: 50 ft. right-of-way measuring approximately 1,000 ft. between Jonathan and Lorraine Street.
- **Development History**
The subject rights-of-way are depicted on maps of Destrehan Heights dating to the 1950s, which was developed for residential purposes.

The Bunge grain elevator located adjacent to Destrehan Heights in the 1960s. Bunge North America Inc. / Bunge Corporation have acquired the lots and blocks bounded by the subject right-of-way and removed any residential structures, leaving the area consisting primarily of vacant land.
- **Right-of-Way Condition**
The condition of improvements within the subject rights-of-way are poor. Deterioration of the roadway surfaces is the most apparent and most significant on Modoc Street. Remaining pavement is often narrow and does not allow for two-way traffic, especially where open-swale drainage ditches are present.
- **Surrounding Uses**
Development within and around the subject area consists of vacant land once used for residential purposes, the Bunge grain elevator and supporting facilities, and residential homes primarily along Lorraine and Amelia Streets.

▪ **Future Land Use Recommendation**

Heavy Industrial: This land use category includes large heavy manufacturing, such as oil refineries, petrochemical plants and other uses with similar impacts such as noise, dust, odors or fumes and related safety and health factors. Buffering is recommended to help screen and transition between surrounding residential and mixed-use areas and industrial areas.

- *Recommended Zoning Districts: M-2 (heavy manufacturing), M-3 (heavy manufacturing)*

Industrial Buffer: Private or public land separating heavy industry from residential uses. This land should be used for parks, trails, and institutional and public uses. Neighborhood retail, services, and offices are also permitted in appropriate locations when compatible with adjacent uses.

- *Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office), C-2 (general commercial retail), MS (medical service)*

▪ **Traffic Access**

The revocation would result in the following regarding traffic access:

- Access to the railroad crossing near the northern terminus of Jonathan Street would be eliminated.
 - This crossing provides access to a sewer treatment plant. Public access would be restored with improvements to undeveloped Noel Street. Until then an agreement must be in place allowing Parish vehicles through the Bunge site to access the treatment plant as noted in memos from the Directors of Public Works and Wastewater.
- The remaining portion of Pelican Street from River Road to Amie Street would terminate in a dead-end.
- Access to Lorraine Street from the east would be eliminated. Access would be maintained from River Road or the remaining western portions of Amie and Jean Streets connecting to Amelia Street.

▪ **Utilities**

The Parish GIS map depicts the following:

- Sewer facilities are located within the Jonathan, Modoc, Pelican, and Jean Street rights-of-way.
- Water facilities are located within the Jonathan, Modoc, and Pelican Street rights-of-way.
- Drainage facilities consisting primarily of open swale ditches are located within each right-of-way.

Planning and Zoning requested comments regarding the proposed revocation from the Departments of Public Works, Wastewater, and Waterworks.

- The Director of Public Works replied as per the attached memo dated October 23, 2023.
- The Director of Wastewater replied as per the attached memo dated October 26, 2023.
- The Department of Wastewater replied as per the attached email from October 26, 2023.

APPLICABLE REGULATIONS

St. Charles Parish Code of Ordinances

Sec. 2-4. Procedure to dedicate, or revoke dedication of street, canal, etc.

- (a) A formal act of dedication shall be filed by any person requesting the parish council to accept for maintenance streets and drainage using the following format:
 - (1) The act shall state the name of the person dedicating the street or drainage.
 - (2) The act shall contain a description of the property in which the street or drainage is located.
 - (3) The act shall state the name of the street, the width and length to be accepted.
 - (4) All drainage ditches shall be properly marked with widths shown. The dedication shall spell out the width and length of each ditch.
 - (5) Two (2) updated maps shall be submitted to accompany each act of dedication. These maps shall give a description of the area including section, tract and range lines; name of subdivision, if applicable; date; civil engineer or surveyor; title; north point of compass and scale of map.
- (b) Prior to a request for the parish to assume for maintenance any street or drainage, it shall be necessary for the parish engineers to certify that the street or drainage meets parish specifications.

- (c) **Acts of revocation on streets, drainage ditches or canals shall contain the same information as requested for acts of dedication and shall be accompanied by the submission of a subdivision plan which shall be executed through the local subdivision process, formally incorporating revoked properties into adjacent parcels.**

Louisiana Revised Statutes 48:701

§701. Revocation of dedication; reversion of property

The parish governing authorities and municipal corporations of the state, except the parish of Orleans, may revoke and set aside the dedication of all roads, streets, and alleyways laid out and dedicated to public use within the respective limits, when the roads, streets, and alleyways have been abandoned or are no longer needed for public purposes.

Upon such revocation, all of the soil covered by and embraced in the roads, streets, or alleyways up to the center line thereof, shall revert to the then present owner or owners of the land contiguous thereto.

Nothing in this Section shall be construed as repealing any of the provisions of special statutes or charters of incorporated municipalities granting the right to close or alter roads or streets.

ANALYSIS

This request is for the revocation of the following rights-of-way located in Destrehan:

- o Jonathan Street, in its entirety from River Road to un-improved Noel Street
- o Modoc Street, in its entirety from River Road to un-improved Noel Street
- o Pelican Street, from Amie Street to un-improved Noel Street
- o Amie Street, from Jonathan Street to Lorraine Street
- o Jean Street, from Jonathan Street to Lorraine Street

After receiving a recommendation from the Planning Commission the request will be prepared for forwarding to the Parish Council. The documents forwarded to the Parish Council will include the finalized Act of Revocation as reviewed and accepted by Parish Legal Services, and a finalized resubdivision plan depicting how the revoked right-of-way will be consolidated and combined into adjacent property as per *LA RS 48:701*.

If the Parish Council adopts the ordinance approving the revocation the subsequent resubdivision would be handled through the most appropriate process.

As part of a revocation Planning and Zoning requests comments from the Departments of Public Works, Wastewater, and Waterworks, specifically regarding the continuing public need for the subject rights-of-way and other infrastructure. Replies were provided as detailed under the Utilities section of this report and attached as part of the agenda.

DEPARTMENT RECOMMENDATION

This request will be forwarded with the Planning Commission’s recommendation to the Parish Council for a second public hearing and final determination.

October 3, 2023

VIA: Hand Delivery

Michael Albert
Director
St. Charles Parish
Department of Planning and Zoning
14996 River Road
Hahnville, LA 70057

Re: Application for Revocation and for Administrative Resubdivision

Dear Mr. Albert:

This law firm represents the interests of Bunge North America, Inc. ("**BNA**") in regard to this application for revocation and for administrative resubdivision ("**Application**").

With this Application, Bunge Chevron Renewables LLC ("**Applicant**") is requesting that the following streets be revoked by St. Charles Parish ("**Parish**");

1. Pelican Street (that portion between Amie Street and the Noel Street right-of-way);
2. Modoc Street (in its entirety);
3. Jean Street (that portion between Lorraine Street and Jonathan Street);
4. Amie Street (that portion between Lorraine Street and Jonathan Street); and
5. Jonathan Street (in its entirety).

The landowners abutting these streets (or portions thereof) are Applicant and BNA. BNA does not object to the proposed revocation.

After revocation is complete, Applicant requests to have all of the tracts identified in **Exhibit A** to this application administratively resubdivided into a single lot. Applicant is the current owner of all but two

of the tracts identified in **Exhibit A**. BNA owns these two lots and is in the process of conveying same to Applicant. Once the acquisition of these two lots is complete, copies of the recorded conveyance documents will be provided to supplement this Application.

Enclosed for your review please find:

- (i) Applicant's Application for Administrative Resubdivision (the "**Application**"), including the notarized endorsement of Applicant, with a signed certificate of authority;
 - (ii) a list of all tracts to be resubdivided, this list being attached to the Application as **Exhibit A**;
 - (iii) a Preliminary Plat of Resubdivision, this being attached to the Application as **Exhibit B**;¹
 - (iv) an exhibit showing the streets and portions of streets to be revoked and abandoned, this being attached hereto as **Exhibit C**;
 - (v) copies of the deeds, servitudes, and easements for the property, these being submitted, *in globo*, as **Exhibit D**;
 - (vi) a metes and bounds property description, this being attached to the Application as **Exhibit E**;
- and
- (vii) a check made payable to the St. Charles Parish Department of Finance for the resubdivision.

Please do not hesitate to contact me if you have any questions, comments, or concerns regarding this Application or any of the materials submitted therewith.

Sincerely,



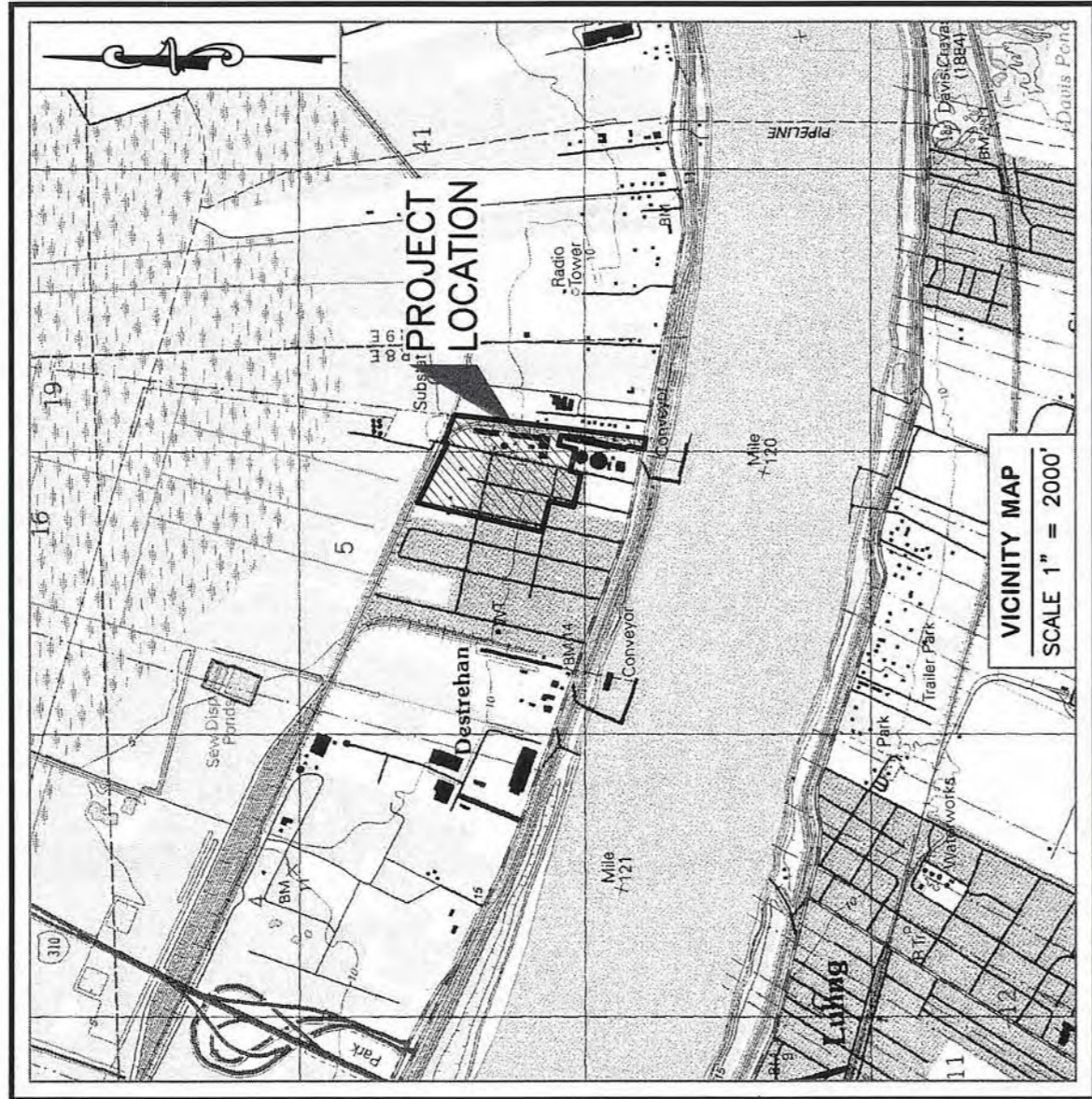
Andy St. Romain

AS
Enclosures

¹ A Final Plat of Resubdivision will be submitted when completed/finalized.

NOTES:

- 1.) Zoning: RA1 - Sign Family Residential
M3 - Heavy Manufacturing
C2 - General Commercial Offices
C3 - Highway Commercial Warehouse
- 2.) Reference Maps:
A) Plat Showing the Resubdivision of Lots C, 17, 23 Inclusive of SO, 2, into Lots A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.
- 3.) Basis of Bearing: Reference Map "A" as shown on the Louisiana Cadastral Section of 1983 South of the 14th Street Bridge, Parish of St. Charles, Louisiana, as recorded in Book 10, Page 100, of the Public Records of St. Charles Parish, Louisiana, as amended by the Louisiana State Surveying Board on July 21, 2002.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 220160 0150, the property is located in Flood Zone "X" (Shaded) and Flood Zone "AE" and Flood Zone Agg (Per St. Charles Parish DFRM Map).
- 5.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, easements, rights-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 6.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate, locate, or mark utilities as part of this survey. The location of any utility shall be the responsibility of the owner of the property solely at the lot owner's expense.
- 7.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an affirmation of the accuracy of the survey data and the surveyor's belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.



**PLAT SHOWING RESUBDIVISION
OF
PARCEL P1, P2, 1-BG-1 AND THE REMAINDER OF SQUARE 3 AND SQUARES 6,
7, 9 & 10,
DESTREHAN PARK SUBDIVISION
LOTS 8 & 10
BLOCK E, SQUARE 1,
BLOCK E, SQUARE 5,
BLOCK E, SQUARE 8,
GABRIEL HEIGHTS SUBDIVISION
AND THE REVOCATION OF JONATHAN STREET,
MODOC STREET, A PORTION OF PELICAN STREET, A PORTION OF AMIE STREET
AND A PORTION OF JEAN STREET
INTO
PARCEL P1-A, 1-BG-1-A,
DESTREHAN PARK SUBDIVISION
PARCEL B
GABRIEL HEIGHTS SUBDIVISION
LOCATED IN SECTION 5 & 6,
TOWNSHIP 13 SOUTH - RANGE 8 EAST
DESTREHAN, LOUISIANA
St. CHARLES PARISH
FOR
BUNGE NORTH AMERICA, INC. &
BUNGE CHEVRON AG RENEWABLES, LLC**

RECORDATION:
RECORDED IN BOOK OF _____
OF THE _____ PARISH OF _____, LOUISIANA

APPROVALS:


CHIEF PLANNING AND ZONING COMMISSION _____ DATE _____

PARISH PRESIDENT _____ DATE _____

CERTIFICATION:
This is to certify to BUNGE NORTH AMERICA, INC. & BUNGE CHEVRON AG RENEWABLES, LLC that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Surveyors. I also certify that there are no visible encroachments across any property lines, except as shown.

MICHAEL P. BLANCHARD, P.L.S.
10/24/2023
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



ACADIA

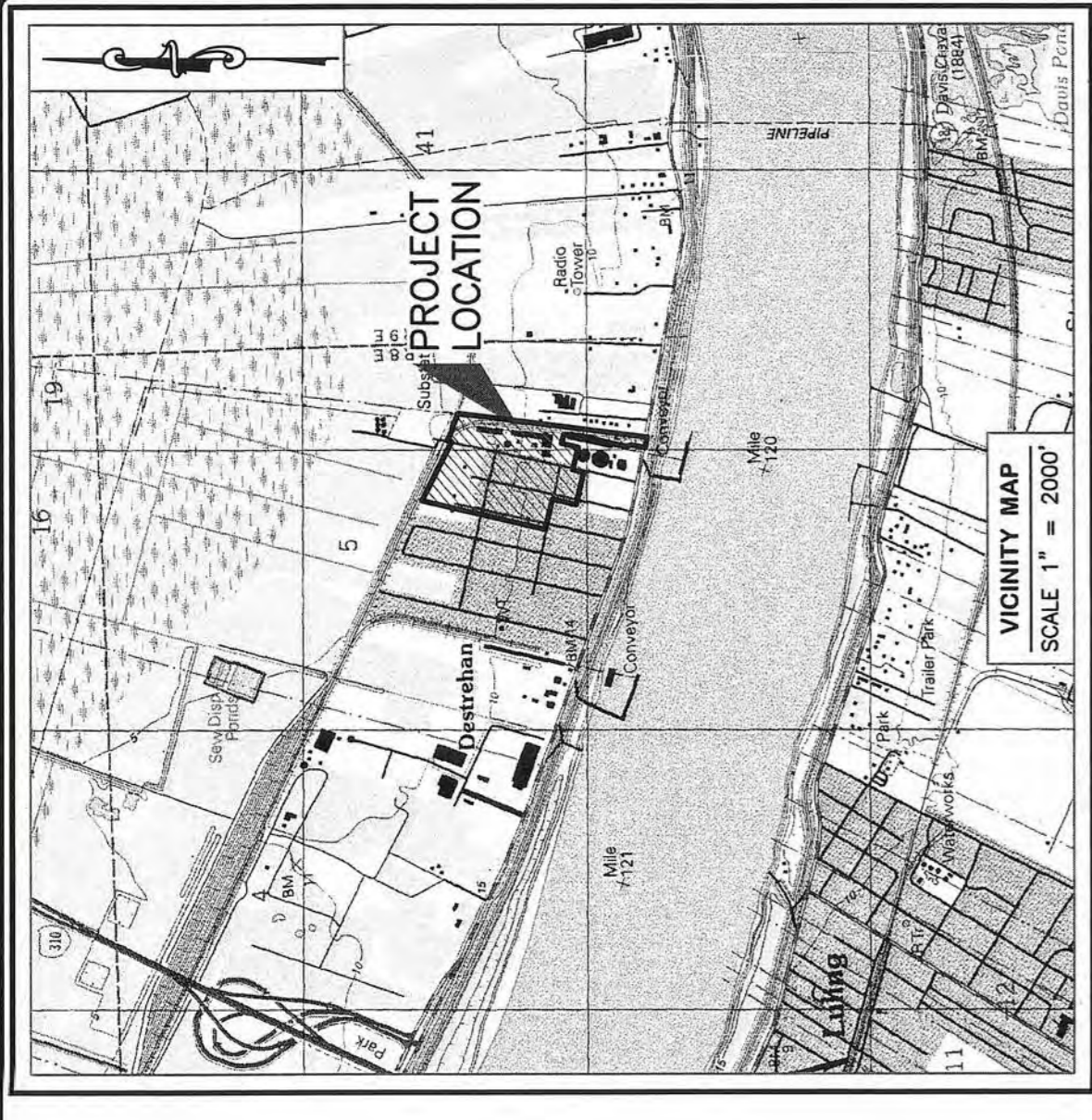
LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone: (985) 449-0084 Fax: (985) 449-0085
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	CHECKED BY: MJB	APPROVED BY: MJB	INT.
DATE: SEPTEMBER 27, 2023			

SHEET 1 OF 2



LEGEND

- FOUND PROPERTY CORNER (AS NOTED)
- SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING CHAIN LINK FENCE



SHEET 2 OF 2

ACADIA
LAND SURVEYING, LLC
 LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS
 206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
 Phone • (985) 449-0094 Fax • (985) 449-0085
 EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	CHECKED BY: MPB	APPROVED BY: MPB	INT.
DRAWN BY: CMJ	DATE: SEPTEMBER 27, 2023	FILE: 2023/21-01-986/21-986 P74.dwg	

CERTIFICATION:
 This is to certify to BUNGE NORTH AMERICA, INC. & BUNGE CHEVRON AG, FRENCHVILLE, LA that the survey was done on the ground and was done in accordance with the most recent Standard of Practice for Boundary Surveys as set forth by the State of Louisiana. Board of Professional Land Surveyors. The survey was done in accordance with the standards indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S.,
 Registered Land Surveyor
 10/29/2023
 Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	02°55'41"	3,483.11'	176.00'	S 67°56'47" E - 177.96'

RECORDATION:
 RECORDED IN THE PUBLIC RECORDS OF THE PARISH OF ORLEANS, LOUISIANA, THIS 27th DAY OF SEPTEMBER, 2023.

APPROVALS:

CHART PLANNING AND ZONING COMMISSION
 _____ DATE _____

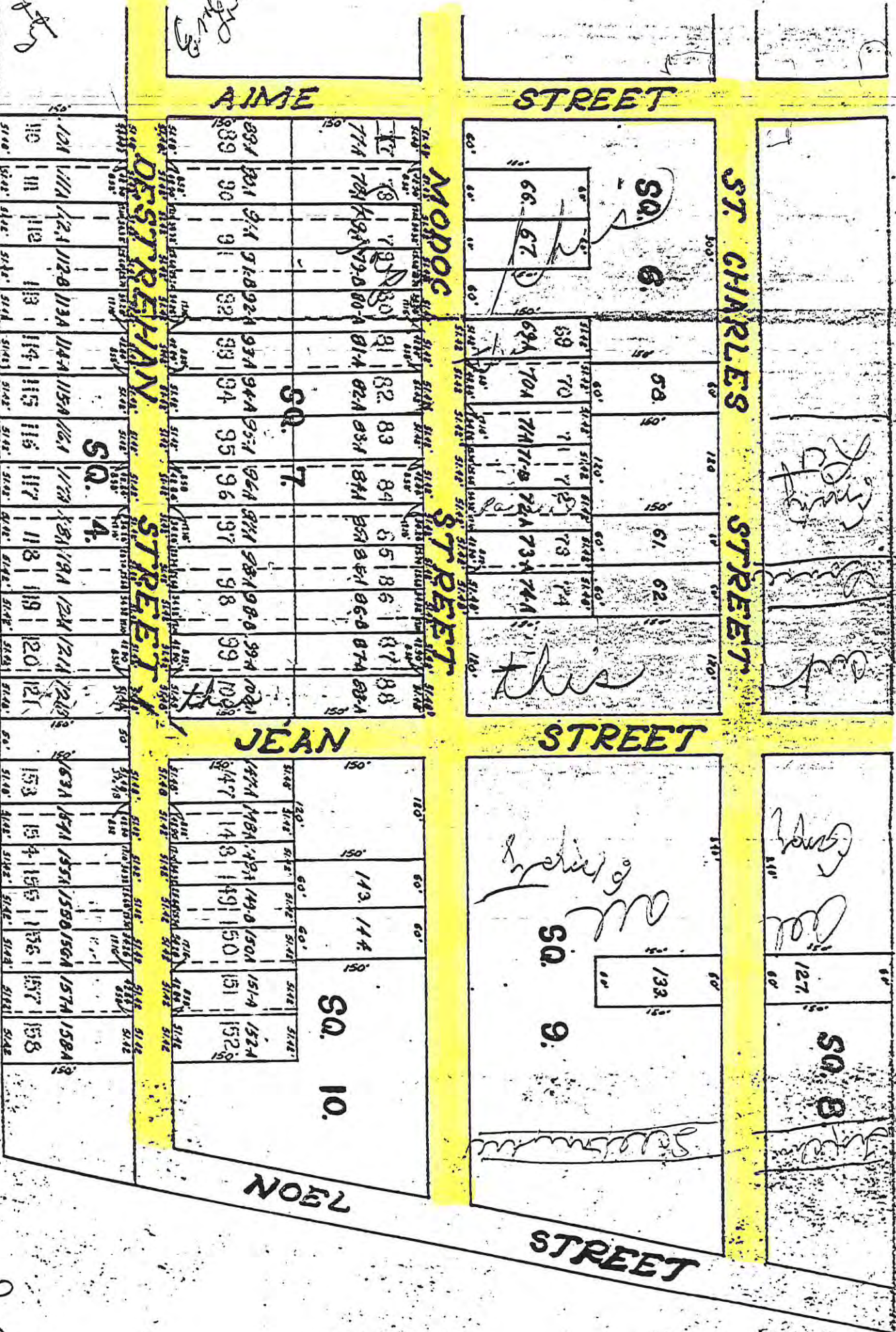
PARISH PRESIDENT
 _____ DATE _____

LINE TABLE

LINE	BEARING	LENGTH	BEARING	LENGTH
L1	N 20°44'17" W	54.55'	L6	N 13°15'25" E 0.25'
L2	N 06°03'30" E	127.66'	L7	N 77°51'34" W 25.17'
L3	N 00°18'21" W	72.69'	L8	S 76°44'37" E 150.00'
L4	N 76°46'29" W	103.76'	L9	N 13°15'23" E 50.71'
L5	S 13°15'25" W	4.94'	L10	N 13°15'23" E 10.73'



(DARRIEL HEIGHTS SUBDIV.)





ST. CHARLES PARISH

PUBLIC WORKS


MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

Memorandum

Date: October 23, 2023

To: Michael Albert
Director of Planning and Zoning

From: Miles B. Bingham, P.E. 
Director of Public Works

Re: **Revocation of Streets by Bunge**

Public Works has reviewed the proposed plan for the revocation of streets and has the following comments/concerns.

1. Public Works does not agree with stopping the revocation of Pelican Street at Amie Street (also to be revoked). Our recommendation would be to revoke Pelican Street to the North property line of Lot 5-B, square. Maintaining the additional length of Pelican Street serves no public purpose. This is based on the assumption that the property at Lot 14, square on Pelican Street will be demolished.
2. The intersection of Noel Street and Jonathan Street is not adequately defined for Public Works to assess the geometrics of this intersection. We require a detailed intersection drawing showing the turning radii, the intersection in relation to the railroad tracks and right-of-way, and any other pertinent intersection details. It is our understanding that the intention is for all large trucks (18-wheelers) to use Jonathan Street; however, Public Works will require the intersection to be designed for 18-wheeler access, in the event of an emergency within in the Bunge Plant that would close Jonathan Street.

3. The revocation of Jonathan Street will leave The Parish with no controlled access to the Sewer Treatment Plant. Public Works understands that Bunge has agreed to provide the Parish a perpetual right of access to Jonathan Street for large trucks (18-wheelers) going to and from the Sewer Treatment Plant. This agreement needs to be in place prior to the revocation being finalized. In addition, since Bunge intends to fence in their property and provide gated entrance to Jonathan Street, The Parish needs to be assured that the gates will be located so as not to have an 18-wheeler block the intersections at River Road/Jonathan or the intersection or railroad crossing at Noel and Jonathan.

4. Based on the same concerns as stated for item 3, the Public Works Department strongly recommends that Lot 36, Block E and Lot N35, Block E be transferred into the possession of St. Charles Parish prior to the revocation. This transfer safeguards the Parish's access to the Sewer Treatment Plant by providing the necessary property to connect to the existing Noel Street corridor. The Public Works Department also does not agree with the geometry shown on the proposed Bunge re-subdivision plan. We believe that Noel Street should intersect Lorraine Street perpendicularly (at 90° Angle). The proposed property geometry does not show the proposed roadway intersection; what is shown indicates that the angle of the intersection will be more acute, than 90° degrees. This intersection, like the Noel/Jonathan intersections, needs to be able to accommodate the turning radius of an 18-Wheeler.

Please provide Public Works with a response to each of these concerns.

CC:

Michael Palamone, Chief Administrative Officer
Brandon Bernard, Assistant Director of Public Works
Lee Zeringue, PE, Senior Parish Engineer
Chris Welker, Planner II



ST. CHARLES PARISH


WASTEWATER

MATTHEW JEWELL
PARISH PRESIDENT

DAVID DEGENERES
DIRECTOR

Date: October 26, 2023

To: Michael Albert
Director of Planning and Zoning

From: David deGeneres 
Director of Wastewater

Re: Revocation of Streets by Bunge

Wastewater has reviewed the proposed plan for the revocation of streets and has the following comments/concerns:

1. Jonathan Street is the only access to the Destrehan Wastewater Treatment Plant. A new access will have to be established if we are no longer able to access the plant through Jonathan St.
2. Bunge lift station force main hits manhole on Jonathan St. This force main will need to be rerouted to manhole on Loraine St.
3. Wastewater will need to maintain servitudes over all sewer lines until all properties are acquired by Bunge.

CC:

Michael Palamone, Chief Administrative Officer

Chris Welker

From: Sean Lewis
Sent: Thursday, October 26, 2023 12:18 PM
To: Greg Gorden; Chris Welker; David deGeneres; Rickey Robert
Subject: Re: bunge letter

Chris, as per our conversation via zoom on Tuesday, Waterworks has the following comments pertaining to Bunge revocation.

- Waterworks will cap existing waterline North of 105 Pelican St after construction is finished because Bunge will need to utilize this line for construction trailers.
- Bunge will need to relocate 6 inch fire line and 2 inch domestic water meter on Modoc St to River Rd. Then the roughly 700 feet of waterline that dead ends by the fire hydrant South of Amie St would belong to Bunge.
- Bunge will need to get a meter and Backflow preventer installed on Johnathan St by CN Railroad and tie into existing 6 inch waterline. The waterline will then need to be capped off by River Rd to be disconnected from our system. We do have a total of 4 water meters along Johnathan St that will need to be taken out and replaced with spool pieces or Bunge can re configure those lines as they please. Backflows can be removed also if Bunge chooses to do so as we will have one already installed by RR tracks. These meters are 10 inch, 6 inch, 3 inch, and 2 inch. This line will then belong to Bunge.
- Waterworks will make a new tap along RR tracks to feed Entergy substation meter that is existing.

All of this work will need to be coordinated though myself. Any additional questions/comments please contact me.

Thanks

Sean Lewis
Distribution Construction Coordinator
St Charles Parish Waterworks
(504)329-5949
seanl@scpwater.org

Get [Outlook for iOS](#)

From: Greg Gorden <ggorden@scpwater.org>
Sent: Thursday, October 26, 2023 11:02:19 AM
To: Chris Welker <cwelker@stcharlesgov.net>; David deGeneres <ddegeneres@stcharlesgov.net>
Cc: Sean Lewis <seanl@scpwater.org>
Subject: RE: bunge letter

Sean is going to get it developed.

From: Chris Welker <cwelker@stcharlesgov.net>
Sent: Thursday, October 26, 2023 9:30 AM
To: David deGeneres <ddegeneres@stcharlesgov.net>; Greg Gorden <ggorden@scpwater.org>

Cc: Sean Lewis <seanl@scpwater.org>

Subject: bunge letter

Following up regarding response letters for the Bunge revocation (initial memos attached).

We'll be assembling the commission agenda today and will have it distributed and published tomorrow morning. Hoping to have wastewater/waterworks input included.

Thank you,

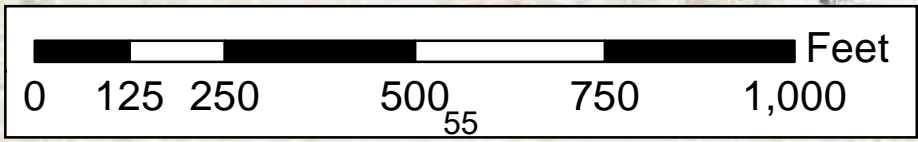
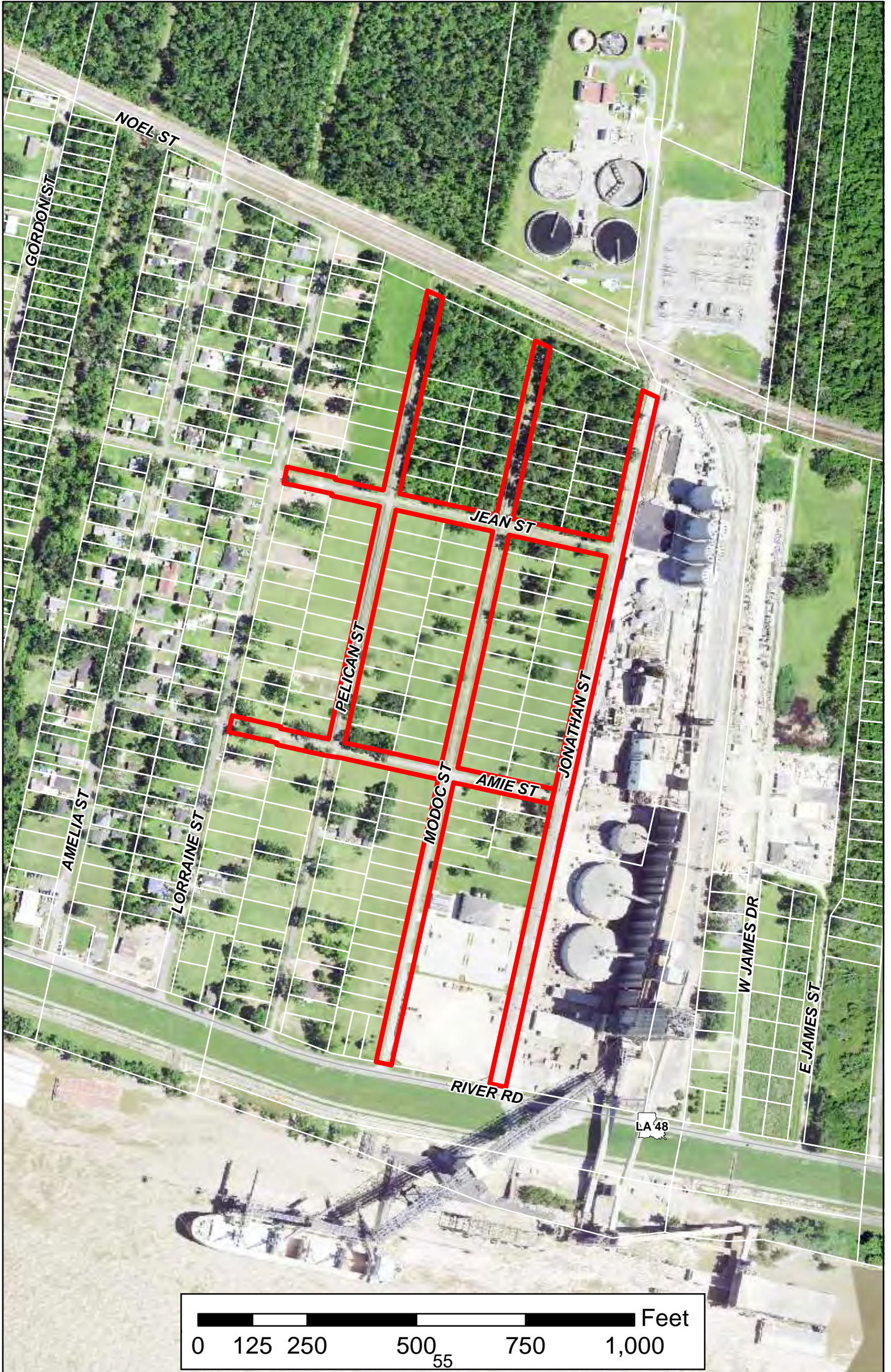
Chris Welker, AICP

Senior Planner, St. Charles Parish











P (985) 783-5060 | D (985) 331-3783

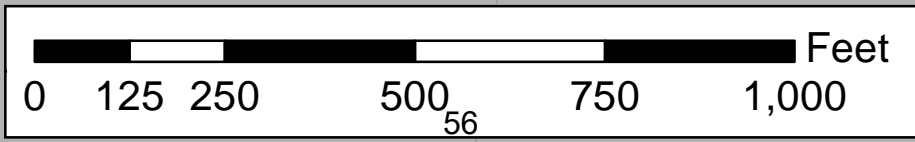
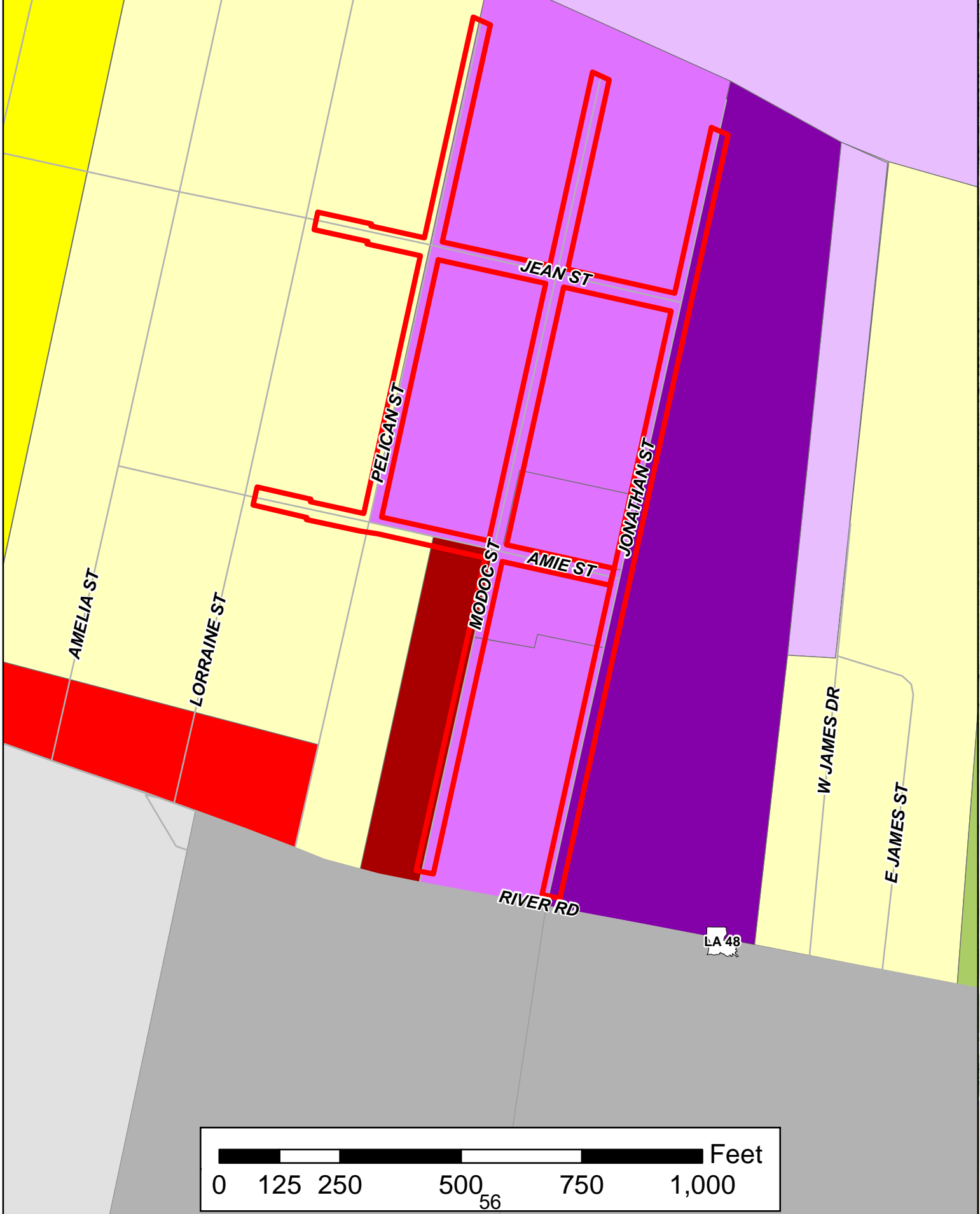
P.O. Box 302 | Hahnville, LA 70057

Please be aware that receipt of and/or response to this email may be considered a public record.





ZONING			
	B1		M2
	B2		M3
	C2		OL
	C3		R1A
	M1		R1AM





Future Land Use

- Commercial
- Heavy Industrial
- Industrial
- Industrial Buffer
- Low-Moderate Residential
- Residential High
- Wetlands

