

**AGENDA**  
**ST. JAMES PLANNING COMMISSION**  
**April 25, 2018 - 6:00 p.m.**

- I. ROLL CALL
- II. MINUTES OF LAST MEETING
- III. CORRESPONDENCE
- IV. PRESENTATION AND PUBLIC COMMENTS
  - 1. Presentation - None
  - 2. Public Comments - (on agenda items)
- V. OLD BUSINESS
  - None
- VI. NEW BUSINESS

- 1. Item #: 18-12 PC: 04-25-18

*Item: Zion Travelers Baptist Church*  
*Request: Variance approval of a 3' on setback requirements for mobile home placement by potential buyer of lot*  
*Location: Convent, Louisiana*  
*Section-Township-Range:*  
*Elevation:*  
*Proposed Land Use: Residential*  
*Number of Lots: 1*  
*Lot Size: 7680' (approximately)*  
*Land Use Designation: Residential Growth*  
*Status: Pending LaDHH's approval and the Deliverance of CAD File and ownership confirmation from abstract*  
*Owner/Developer: Ronald Guillory Sr., Pastor*

- 2. Plot #: 18-13 PC: 04-25-18

*Plot: Norma M. Labat Property*  
*Request: Preliminary approval of redivision of property belonging to Norma M. Labat into eight (8) lots*  
*Location: Vacherie, Louisiana*  
*Section-Township-Range: Section 13, T-13-S, R-17-E*  
*Elevation: x5.3'-Lot 1; x4.8'-Lot 2; x4.2'-Lot 3; x3.8'-Lot 4; x3.4'-Lot 5; x3.2'-Lot 6; x2.6'-Lot 7; and x1.7'-Lot 8*  
*Proposed Land Use: Public Sale*  
*Number of Lots: 8*  
*Lot Size: 34,719' - Lot 1 through Lot 8*  
*Land Use Designation: Residential Growth*  
*Status: Pending Letter of No Objection and the Deliverance of CAD file*  
*Owner/Developer: Norma M. Labat Property*

- 3. Plot #: 18-19 PC: 04-25-18

*Plot: Bellevue Lakes Resubdivision, Portion of Phase 4 and Phase 6*  
*Request: Approval of the resubdivision of lots 127-136 and lots 59-65 of Phase VI and two undesignated portions of lot B of Bellevue Plantation extended from lot 127 & 59, into Lots 128A through 136A and lots 60A through 65A of Bellevue Lakes, Phase 6; and resubdivision of lot 81 of Bellevue Lakes Phase 4 and an undesignated portion of Lot B of Bellevue Plantation extended from Lot 81 into Lot 81A*  
*Location: Paulina, Louisiana*  
*Section-Township-Range: Section 17, T-12-S, R-5-E*  
*Elevation: x6.5' (average)*  
*Proposed Land Use: Public Sale*  
*Number of Lots: 16*  
*Lot Size: 20,627' to 34,549'*  
*Land Use Designation: Residential Growth*  
*Status: Pending Deliverance of CAD File*  
*Owner/Developer: Bellevue Country Estates*

VII. LAND USE

1. Item #: 18-14

PC: 04-25-18

Item: YuHuang Chemical, Inc. c/o Williams Gas Pipeline-Transco

Request: Approval for land use conformity to construct a 25' radio tower at 69675 Hwy 3127, St. James, Louisiana under Ordinance 98-3 (5-6-98) Chapter 36-2, Transmission Tower

Location: St. James, Louisiana

Proposed Land Use: Commercial

Land Use Designation: Industrial Modified

2. Item #: 18-15

04-25-18

Item: YuHuang Chemical, Inc. c/o Williams Gas Pipeline - Transco

Request: Approval for land use conformity to construct a 25' radio tower at 6678 Hwy 3127, St. James, Louisiana under Ordinance 98-3 (5-6-98) Chapter 36-2, Transmission Tower

Location: St. James, Louisiana

Proposed Land Use: Commercial

Land Use Designation: Industrial

3. Item #: 18-16

04-25-18

Item: Helvetia Properties, LLC

Request: Approval for land use conformity to construct an 100' x 250' long with no sides to be used for storing grain and grain products under Ordinance 14-03, Section 86-37 (c) 5 (f) (2)

Location: Convent, Louisiana

Proposed Land Use: Industrial

Land Use Designation: Industrial

4. Item #: 18-17

04-25-18

Item: Ergon- St. James, Inc.

Request: Proposing to reclassify an area of existing property that is designated as industrial and agriculture, and requesting approval for property to be reclassified as Industrial only

Location: St. James, Louisiana

Proposed Land Use: Industrial

Land Use Designation: Industrial/Agriculture and Existing Residential/Future Industrial

5. Item #: 18-18

04-25-18

Item: Shell Convent

Request: Approval of land use conformity for the construction of a 2 story, 23,854' office building for Shell Maintenance for Shell Convent under Ordinance 14-03, Section 86-37 (c)5 (f) 2. The new building will be located along Convent Way and will be within the fences at the Shell facility.

Location: Convent, Louisiana

Proposed Land Use: Industrial

Land Use Designation: Industrial Use

VIII. ADJOURNMENT

