

AGENDA
ST. JAMES PLANNING COMMISSION
September 26, 2018 - 6:00 p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

1. August 29, 2018 Minutes

III. CORRESPONDENCE

None

IV. PRESENTATION AND PUBLIC COMMENTS

1. Presentation - None
2. Public Comments - (on agenda items)

V. OLD BUSINESS

1. Item #: 18-33

PC: 08/29/2018

Item: *Larry Alexander*

Request: *Approval for variance for a commercial building in a residential growth area.*

Location: *Vacherie, Louisiana*

Proposed Land Use: *Commercial*

Land Use Designation: *Residential Growth*

2. Item # 18-34

PC: 08/29/2018

Item: *St. James RV Park LLC*

Request: *Approval for variance to expand existing RV Park*

Location: *St. James, Louisiana*

Purposed Land Use: *Commercial*

Land Use Designation: *Commercial*

3. Item #17-39

PC:12/27/2017

Plot Name: *Chris & Linda Hubbell and Shane Hubbell Property*

Request: *Approval of renaming of Shane Hubbell property as Lot 1-B*

Location: *Vacherie, Louisiana*

Section-Township-Range: *Section 42, T-13-S, R-17-E*

Elevation: *x7+' (average)*

Proposed Land Use: *Public Sale*

Number of lots: *2*

Lot Size: *45,887' – Lot 1 and 26,895' Lot 1-B*

Land Use Designation: *Residential Growth*

Status: *Letter of no objection from State of Louisiana was approved on March 12, 2018*

Owner/Developer: *Chris & Linda Hubbell and Shane Hubbell*

VI. NEW BUSINESS

1. Plot #: 18-36

PC: 09-26-2018

Plot Name: *Dr. Gaston Gaudet Tract*

Request: *Approval of the resubdivision of lots of the D. Gaston Gaudet Tract from the south right of way of La. Hwy 3125 to the north right of way of the Y & MV Railroad into lots herein designated as Lot 1A & Lot 2A of the Dr. Gaston Gaudet Tract.*

Location: *Paulina, Louisiana*

Section-Township-Range: *Section 59, T-11-S, R-5-E*

Elevation: *6.1*

Proposed Land Use: *Residential*

Number of Lots: *2*

Lot Size: *Lot 1 A- 29.45 Acres and Lot 2A – 33.80 Acres*

Land Use Designation: *Residential Growth*

Status: *Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Development: *Parkview Land Company, LLC / Ricky Rousset*

VII. LAND USE

1. Item #: 18-35

PC: 09/26/2018

Item: *Louisiana Sugar Refinery*

Request: *Approval for variance for an 80,000 square foot warehouse next to an existing 80,000 square foot warehouse on the east bank of St. James Parish.*

Location: *Gramercy, Louisiana*

Proposed Land Use: *Industrial*

Land Use Designation: *Industrial*

VIII. ADJOURNMENT



State of Louisiana
Louisiana Department of Health
Office of Public Health

17-39

RECEIVED

March 12, 2018

MAR 15 REC'D

PERMITTING OFFICE

St. James Parish Planning Commission
PO BOX 106
Convent, LA 70723

RE: SURVEY SHOWING PROPERTY LINE SHIFT BETWEEN PROPERTY
BELONGING TO CHRIS & LINDA HUBBELL AND SHANE HUBBELL

To Whom It May Concern:

The plot plan for the above referenced property has been reviewed and found to comply with the requirements of Part 13, Chapter 5, and Paragraphs 511.B.1. through 6., of the Louisiana State Sanitary Code:

1. A drainage plan, which includes perpetual maintenance, has been provided.
2. Lot size requirements for the installation of individual sewage disposal systems are met.

This office does not object to the (re-)division of this property from the standpoint of sanitation pending receipt of the final plat to be recorded with the Office of the Clerk of Court for St. James Parish. If unacceptable changes have been made to the referenced plat after the date of this letter, this office reserves the right to rescind our position and to object to the division.

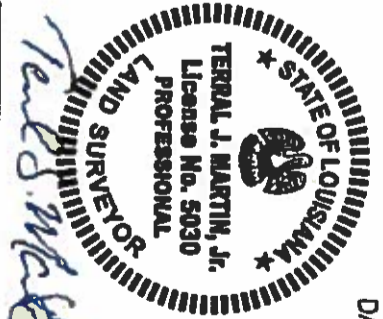
Sincerely,

Lindsey Toloudis, R.S.
Registered Sanitarian

cc: Kathy LeBlanc, Sanitarian Regional Director
Providence Engineering and Design, LLC

SURVEY SHOWING PROPERTY LINE SHIFT BETWEEN PROPERTY BELONGING TO CHRIS & LINDA HUBBELL AND SHANE HUBBELL

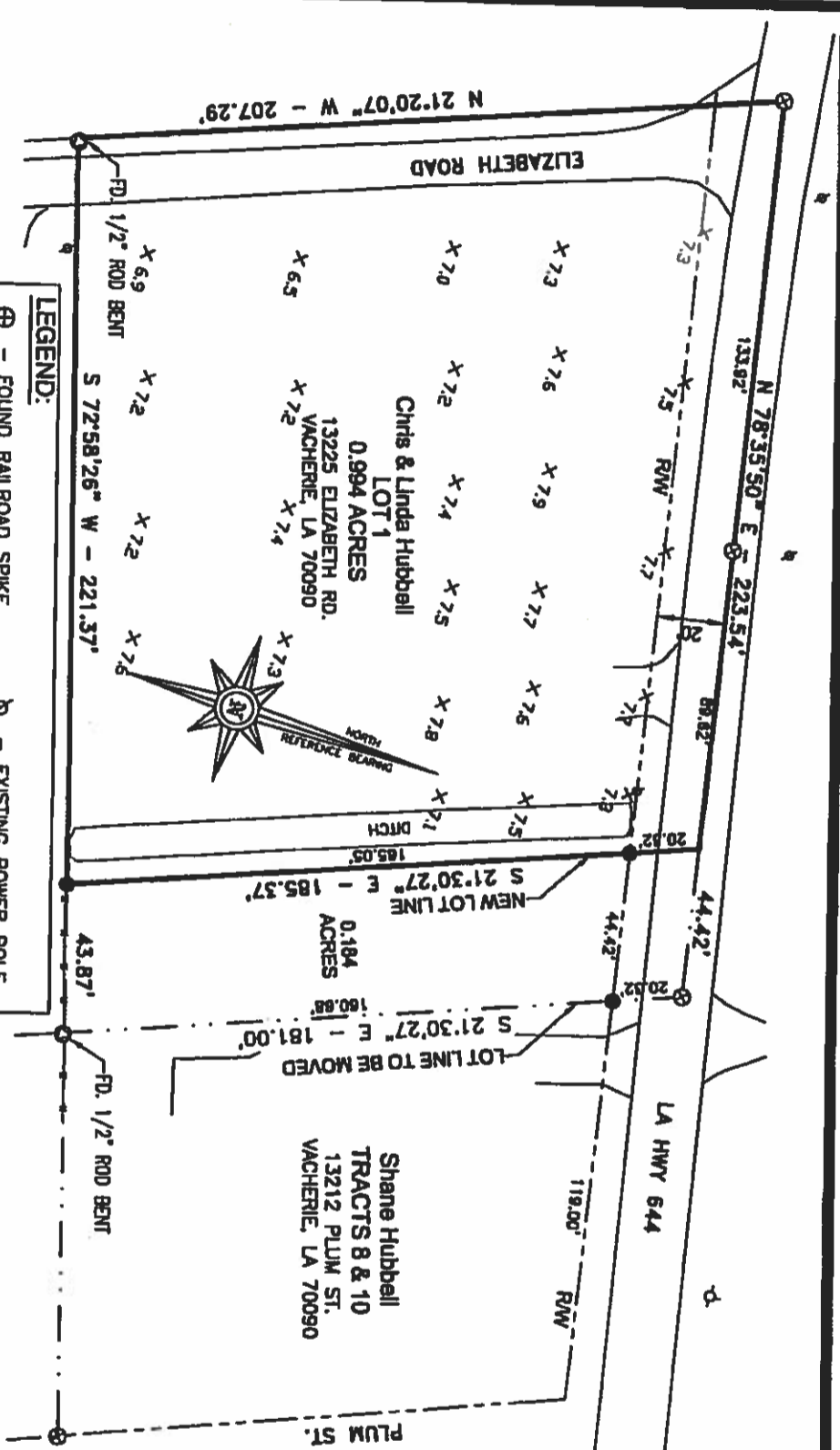
LOCATED IN
SECTION 42, T13S-R17E
ST. JAMES PARISH, LOUISIANA
DATE: DEC. 13, 2017
SCALE: 1"=50'



TERRAL J. MARTIN, JR.
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5030



Providence Engineering and Design, LLC
www.providenceeng.com



LEGEND:

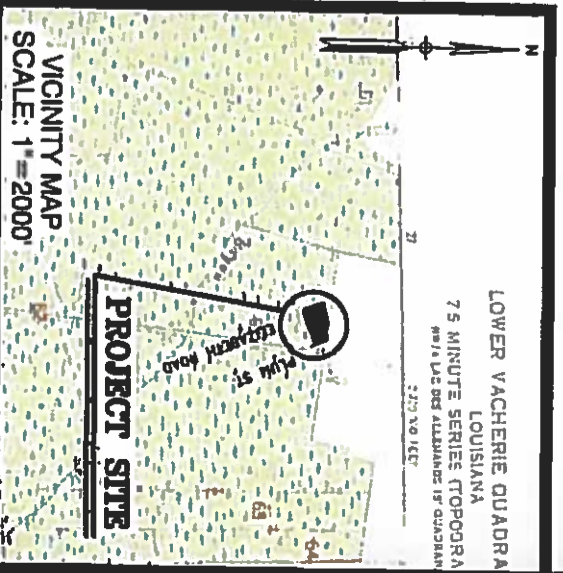
⊕	FOUND RAILROAD SPIKE	⊕	EXISTING FIRE HYDRANT
⊙	FOUND 1/2" IRON ROD	⊕	EXISTING FENCE LINE
●	SET 3/4" IRON PIPE	⊕	GROUND ELEV. NAVD83
---	EXISTING PROPERTY LINE	---	EXISTING ROW LINE

- GENERAL NOTES:**
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
A. LOUIS KRAEMER FAMILY SUBDIVISION-LOCATED IN SECTION 42, TOWNSHIP 13 SOUTH, RANGE 17 EAST, AND PREPARED BY W. J. TAYLOR, JR. SURVEYOR, DATED DECEMBER 19, 1987.
 - THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - FEMA INSURANCE FLOOD MAP 22093C-0200C (ST. JAMES PARISH) SHOWS PROPERTY TO BE LOCATED IN ZONE "X" (NO B.F.E.)
 - THE DRAINAGE FOR EACH LOT WILL BE MAINTAINED BY EACH OWNER.

CERTIFICATION:
APPROVED BY THE ST. JAMES PARISH COUNCIL
Timothy D. Powell
PRESIDENT, ST. JAMES COUNCIL
DATE: 03/12/2018

APPROVED BY THE ST. JAMES PARISH PLANNING COMMISSION
CHAIRMAN, ST. JAMES PARISH PLANNING COMMISSION
Shane Hubbell
DATE: 3/12/18

OWNER _____ DATE _____

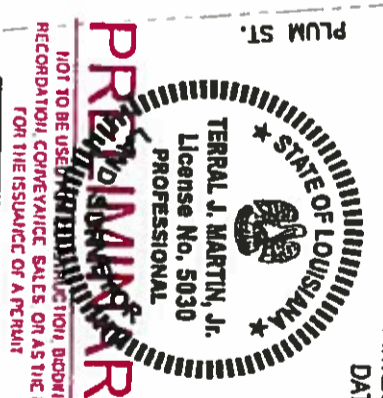


12/27/17
mef-5

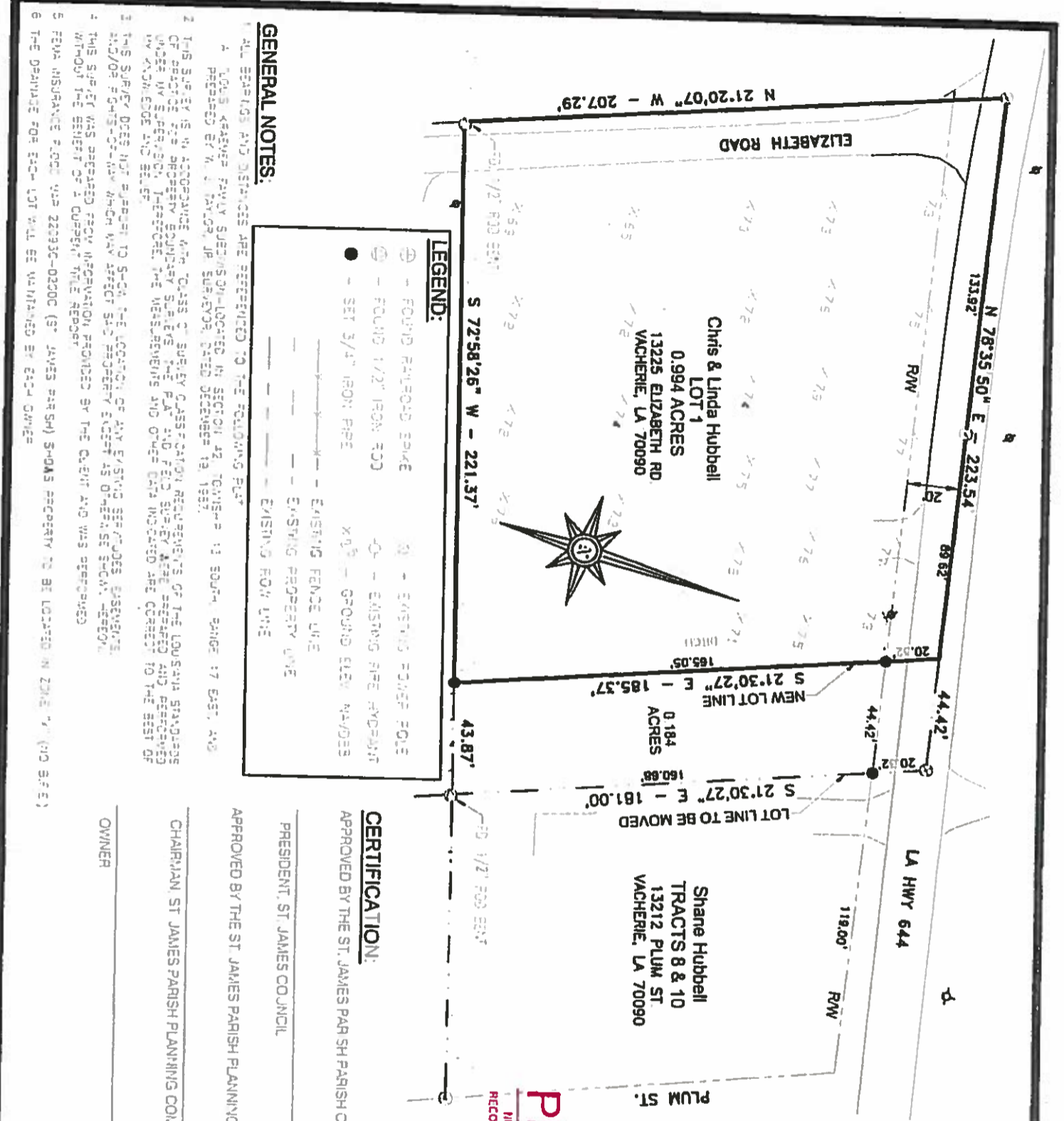
1-7-39

**SURVEY SHOWING
PROPERTY LINE SHIFT
BETWEEN PROPERTY BELONGING TO
CHRIS & LINDA HUBBELL AND
SHANE HUBBELL**

LOCATED IN
SECTION 42, T13S-R17E
ST. JAMES PARISH, LOUISIANA
DATE: DEC. 13, 2017
SCALE: 1"=50'



PROVIDENCE
Providence Engineering and Design, LLC
www.providenceeng.com



LEGEND:

- ⊕ - FOUND RAILROAD MARK
- ⊙ - FOUND 1/2" IRON ROD
- - SET 3/4" IRON PIPE
- ⊖ - EXISTING FENCE POLE
- ⊕ - EXISTING PIPE HYDRANT
- ⊙ - GROUND SLEW MARKERS
- — — — — EXISTING FENCE LINE
- — — — — EXISTING PROPERTY LINE
- — — — — EXISTING ROW LINE

- GENERAL NOTES:**
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING POINT:
 - LOUIS KRAEVEY FAMILY SUBDIVISION-LOCATED IN SECTION 42, TOWNSHIP 13 SOUTH, RANGE 17 EAST, AND PREPARED BY W. J. SAYLOR, JR. SURVEYOR, DATED DECEMBER 19, 1987.
 - THIS SURVEY IS IN ACCORDANCE WITH CLASS C SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY SURVEYS. THE PLAN AND FIELD SURVEY WERE PERFORMED AND RECEIVED UNDER MY SUPERVISION, I THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING OR PROPOSED EASEMENTS, EASEMENTS RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - FEMA INSURANCE FLOOD ZONE 220336-0200C (ST. JAMES PARISH) SHOWS NECESSITY TO BE LOCATED IN ZONE V (NO S.F.E.)
 - THE DAMAGE FOR EACH LOT WILL BE MAINTAINED BY EACH OWNER.

CERTIFICATION:
APPROVED BY THE ST. JAMES PARISH COUNCIL

APPROVED BY THE ST. JAMES PARISH PLANNING COMMISSION	DATE
CHAIRMAN, ST. JAMES PARISH PLANNING COMMISSION	DATE
OWNER	DATE

