

ST. JAMES PARISH PLANNING COMMISSION VIRTUAL MEETING

MEETING AGENDA

MONDAY, NOVEMBER 30, 2020

Pursuant to La. R.S. 42: 17.1, as enacted by Act 302 of the 2020 regular session of the Louisiana legislature, the St. James Parish Planning Commission (the "Commission") will meet via teleconference at the date and time indicated. As presiding officer, the Chairman of the Commission certifies that the agenda is limited to matters that (1) if delayed, would cause curtailment of vital public services; or (2) are critical to continuation of the business of the Commission. If a member of the public would like to make a public comment on any agenda item, please do one of the following: (1) send an email, prior to the meeting, to the Permitting & Planning Supervisor (marrill.mckarry@stjamesparishla.gov) stating the agenda item you want to submit a comment upon, along with your full name, address, and your written comments, which will be read into the record of the meeting; or (2) dial into the teleconference line at (225) 331-8183 and enter conference access code 0538542. You will be allowed to comment during the Public Comment item of the agenda on any matter requiring a vote of the planning commission.

Regular Meeting- 6:00 p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

1. November 2, 2020 Minutes

III. CORRESPONDENCE

1. None

IV. PRESENTATION AND PUBLIC COMMENTS

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

V. RESUBDIVISION OF PLOT – OLD BUSINESS

1. Plot #: 19-27(Revision)

PC: 06-29-2020

Plot Name: Dufio Braud Estate Tract

Request: Requesting preliminary approval to resubdivide the family subdivision of Tract C-3-B of the Dufio Braud Estate Tract into herein designates as Tract C-3-B-1, C-3-B-2, C-3-B-3, C-3-B-4, C-3-B-4, C-3-B-5, C-3-B-6, C-3-B-7, C-3-B-8, and C-3-B-9 of the Dufio Braud Estate Tract with 50' ROW, servitude, access, and utilities.

Section-Township-Range: Section 31 & 72, T 12 S - R 15 E

Location: St. James, LA

Elevation:

Proposed Land Use: Residential Growth

Number of Lots: 9

Lot Size: C-3-B-1(30,000 sq. ft.), C-3-B-2(30,000 sq. ft.), C-3-B-3(30,000 sq. ft.), C-3-B-4(30,000 sq. ft.), C-3-B-4(30,000 sq. ft.), C-3-B-5(30,000 sq. ft.), C-3-B-6(30,000 sq. ft.), C-3-B-7(30,000 sq. ft.), C-3-B-8(30,000 sq. ft.), and C-3-B-9(30,000 sq. ft.)

Land Use Designation: Residential Growth

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

Owner/Development: Shaun Jones

VI. RESUBDIVISION OF PLOT – NEW BUSINESS

1. Plot #: 20-18

PC: 11-30-2020

Plot Name: Bourbon Home Estates

Request: Requesting preliminary approval to develop a single-family residential development for public subdivision with 32 lot in Bourbon Home Estates with a 50' Right of way.

Section-Township-Range: Section 53,54,80,81,82, & 83, T12S-R4E, and Section 3,4, &47, T12S-R5E

Elevation: range x6.40' and higher

Proposed Land Use: Residential

Number of Lots: 32

Lot Size:

Land Use Designation: Commercial/Residential

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

Owner/Developer: Quiver Construction, LLC

2. Plot #: 20-21

PC: 11-30-2020

Plot Name: Poche Brother Plantation

Request: Requesting preliminary approval to resubdivide Lot 3B of Poche Brothers plantation into lots 3B-1, 3B-2, and 3B-3 of the Poche Brothers Plantation family subdivision with a 40' ROW.

Section-Township-Range: Section 22, T-12-S, R-5-E

Elevation: (Needed on Plat)

Proposed Land Use: Residential

Number of Lots: 3

Lot Size: 3B-1(1.78 Acres), 3B-2(1.55 Acres), and 3B-3(1.78 Acres)

Land Use Designation: Residential

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

Owner/Developer: Joseph Spadoni

3. Plot #: 20-22

PC: 11-30-2020

Plot Name: The Paul Reulet Tract

Request: Requesting preliminary approval to Resub divide lot 1 and Lot 2 of the Paul Reulet Tract into lots herein designated as Lot 1A and Lot 2A of the Paul Reulet Tract.

Section-Township-Range: Section 23, T-13-S, R-17-E

Elevation:

Proposed Land Use: Residential

Number of Lots: 2

Lot Size: Lot 1A (32,254 sq. ft.), Lot 2A (105,582 sq. ft.)

Land Use Designation: Residential

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

Owner/Developer: Kathy Inness Folse

4. Plot #: 20-23

PC: 11-30-2020

Plot Name: Waguespack Street Subdivision

Request: Requesting preliminary approval to revise tract 6 and tract 7 of Waguespack Street Subdivision.

Section-Township-Range: Section 40 & 41, T-12-S, R-17-E

Elevation: x13.5' and greater

Proposed Land Use: Residential

Number of Lots: 2

Lot Size: Tract 6 (26,721 sq. ft.), Tract 7 (36,056 sq. ft.)

Land Use Designation: Residential

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

Owner/Developer: David Hymel, Gregory Hymel, CeCile Vidrene, Eileen Rome, Eva Knight

VII. OTHER ORDINANCE MATTERS

1. Item # 20-24

PC: 11-03-2020

Cease and Desist (Ordinance to Remove Drainage Obstruction)

Attached in packet is proposed ordinance that will be presented to Parish Council in December 2020

VIII. LAND USE-OLD BUSINESS

1. None

IX. LAND USE- NEW BUSINESS

1. Item #: 20-20

PC: 11-30-2020

Name: New Cingular Wireless, PCS(AT&T)

Request: Requesting approval to build a new wireless communications facility consisting of a 100' x 100' communications compound for communications equipment and generators and a 280' self-support tower, together with a 30' wide ingress/egress and utility easement. The construction drawings show that the communications facility will be capable of accommodating four (4) users.

Section-Township-Range: Section 14, T-12-S, R-18-E

Elevation: x13.5' and greater

Proposed Land Use: Commercial

Lot Size: 123.

Land Use Designation: Agricultural

Status: Pending letter of No Objection from LaDHH and the Deliverance of CAD File
Owner/Developer: Chip Leyens, Esquire

X. EXECUTIVE SESSION

1. None

XI. ADJOURNMENT