

Commissioner Frangella: Next up 2019-11-R requested by Fairview Development, LLC for a change in zoning classification from C-3 to M-1 on Lot Z-1-B-1 and an unnamed portion of the John Lambert Tract, St. Rose. Council District 5.

Mr. Welker: This is a rezoning request on the property you just mentioned from C-3 Highway Commercial to M-1 Light Industrial. The request meets the second and third guidelines for rezoning. C-3 doesn't appear to be a reasonable use for the property, this site is tucked away, it's a literal corner of St. Rose where there's really no highway commercial traffic that could support any commercial development. So meeting the second and third guideline for rezoning the department does recommend approval because the owners of adjacent properties are also requesting rezone to M-1, staff does recommend amending the future land use map to be more consistent with what the zoning could be. The department recommends approval.

Commissioner Frangella: Is the applicant here? I'm here, to make it worse I got here for 6 o'clock and found out it was for 7. Good evening, my name is Joey Murray, 13760 River Road in Destrehan, I'm here representing Fairfield Development for Mr. Lester Haydel who couldn't be here this evening. This is a piece of property that is adjacent to an adjoining piece that was supposed to be part of our application for the Eddie Renton parcel that was done a couple of months ago for the expansion of the ModSpace development in St. Rose. So they catch everything back up, we have this piece of legislation before you for the rezoning and right behind this we have another one for Mr. Renton which we had left off of the previous application. I'm here to answer any questions that you may have for them.

Commissioner Frangella: Any questions?

Commissioner Dunn: Mr. Murray the only question I have is I have concerns about the drainage and I know it's kind of, I went along the tracks there in between the properties and I saw where the railroad had some culverts that were going underneath. By Turtle Pond they have 2 of the culverts that are going underneath that are metaled off and I'm assuming that they did that because of maybe some flooding at one time to Turtle Pond in that area.

Mr. Murray: I can't answer to the work that's being done by Public Works in that section dealing with those pump stations.

Commissioner Dunn: Right. That's not what I'm concerned with, as they start clearing that area out, there's natural waterways, drainage that go through there, they're being covered up and the only concern I have is that during this stage, there's no flooding that occurs to the houses that are in front of all of that. So I'm not sure through the planning that yall do, that maybe yall can try to do some type of drainage that will take that water and disperse it so that the neighborhoods don't get flooded.

Mr. Murray: The property that was rezoned a couple of months ago which is to the south of this subject property being discussed today that empties into a different waterway and is separate drainage all together. However, the work that they're doing there will be subject to permits that they have to get through Public Works so they're going to watch that very closely to make sure that any permitted work that they do is going to be in conformance with the drainage requirements of St. Charles Parish.

Commissioner Dunn: Thank you Mr. Murray.

Commissioner Frangella: Ok we're going to open the public hearing for 2019-11-R anyone here to speak in favor or against, come forward. Seeing none, close the public hearing. Any comments from the Commission? Questions? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Frangella: That passes unanimously. That will go to the Council on the 19<sup>th</sup>.

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