



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 #: | 2022-6-SPU |
| Receipt #: | |
| Application Date: | |
| Zoning District: | |
| FLUM Designation: | |
| Date Posted: | |

APPLICATION FOR SPECIAL PERMIT USE

Fee: \$50

Special Permit Use: Those building or land uses requiring in-depth review and analysis by the Planning and Zoning Department and approval of the Planning Commission and/or the Parish Council when required by the Zoning Ordinance.

Applicant: German Coast Farmers' Market

Home address: see below

Mailing address (if different): P.O. Box 119 Destrehan, LA 70047

Phone: 504.782.8517 Email: daabfamily@yahoo.com

Property owner: St. Charles Parish 13825 River Road

Municipal address of property: SCP East Regional Library 160 W Campus Dr. Luling, LA
Destrehan, LA West Bank Bridge Park

General location or legal description (if no address has been assigned):
(see above)

Present use of property and existing structures: Farmers' Market

Contemplated use of property/reason for special permit use request:
The GCFM wishes to erect permanent signage at its 2 new locations.

- ① West Bank Market — in front of West Bank Bridge Park fence along River Road in Luling midway between entrances into park
- ② East Bank Market — on neutral ground area on W Campus Drive near River Road near tree on grassy area.

I/we swear to be the sole owner(s) of the property described in this application for Special Permit Use. I/we endorse this application.

(Property owner) _____ (Property owner) _____

(Property owner) _____ (Property owner) _____

(Property owner) _____ (Property owner) _____

(Notary signature & seal) _____ (Date) _____

Special Permit Use Application Process:

- An applicant submits a completed Special Permit Use application to the Department of Planning and Zoning.
- The Planning Department reviews the application for completeness and processes it for the Planning and Zoning Commission
- Public notice describing the application will be advertised in the Parish journal and posted on the property in addition to being sent to the owners of adjacent property
- Planning and Zoning staff will review the application according to the Special Permit Use Evaluation Criteria and make a recommendation to the Planning and Zoning Commission
- The Planning Commission will conduct a public hearing on the proposed Special Permit Use.
 - Based upon the evidence presented at the public hearing, the Planning Commission will evaluate the application against the Evaluation Criteria.
 - The Planning Commission will approve, approve with conditions, or deny the application.
 - For Special Permit Uses requiring a supporting resolution of the Parish Council, the Planning Commission's approval will be forwarded to the Parish Council where a final decision will be made.

Application Checklist:

1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
2. Deed/Act of Sale to the property (available in the Clerk of Courts Office). The deed must include the name of the property owner(s) and a legal description of the property including restrictions, easements, and servitudes.
3. Site plan of proposed development including existing and new structures. Plan must be drawn to scale and include at least the following information:
 - Lot dimensions and dimensions of servitudes and easements
 - Proposed structure dimensions with setbacks
 - Proposed parking area
 - Proposed fencing and landscaping for commercial uses
4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Properties across a street right of way or other servitude or easement must also be included on the list.
5. Notarized endorsement of property owner(s):
6. Fee (\$50 check or money order payable to St. Charles Parish Department of Finance)

Ana Montgomery
Applicant Signature

3/4/2022
Date

Application taken by _____

Date _____

Notes/comments: _____

