

2024-1-R requested by Denver Perilloux, Terry & Dana Perilloux, Robert Oubre, and Chris M. Trepagnier for OT Properties, LLC & Three 4 Three, LLC for a change of zoning from O-L & R-1A(M) to R-1A on Lots P-1, 1B-1-A, 1A-1, and those properties designated as the Roussel Tract and Lot 3605A, approximately 42.5 acres between Dixieland and Country Cottage Subdivisions, 17956 & 17962 River Road, Montz. Council District 6.

Mr. Welker - The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.

The subject site is within an area designated Low-Moderate Residential, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The request would not be considered a spot zone since it covers a large area and expands on an adjacent R-1A district. The proposed R-1A zoning does conform to the land development pattern established by the Future Land Use Map and furthers the goal of the Comprehensive Plan. The request meets the first guideline.

The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.

Montz has been the subject of five large-scale rezonings to R-1A causing significant shifts in the land-use pattern/character:

- PZR-1990-04; Ordinance No. 90-3-1 – Evangeline Road from River Road to the CN Railroad
- PZR-1990-08; Ordinance No. 90-5-6 – Evangeline Road to from the CN Railroad to Airline Drive
- PZR-2001-03; Ordinance No. 01-2-5 – Evangeline Estates Subdivision
- PZR-2002-06; Ordinance No. 02-5-1 – Country Cottage Estates Subdivision
- PZR-2003-06; Ordinance No. 03-5-15 – Country Cottage Estates Subdivision

Large-scale, planned residential subdivision development in Montz had long been limited to Evangeline Road (Evangeline City, 1927) and Thoroughbred Avenue (Dixieland, 1977 & 1979). Development in the remaining area was sparse and consisted of either heavily wooded undeveloped land, agricultural uses, or individually developed residences along River Road. The early 2000s marked a significant shift in the land use pattern of Montz. The above referenced rezonings in 2001, 2002, and 2003 allowed for the introduction of typical suburban single family subdivisions with the development of Country Cottage Estates (263 lots, 2002-2006) and Evangeline Estates (70 lots, 2002-2004).

The existing zoning is not necessarily unreasonable. Those uses permitted in the R-1A district can be permitted in the R-1A(M) and O-L districts. But the proposed R-1A zoning would be more reasonable as it would permit the type of development that is more in line with the current land-use pattern and character of Montz as detailed above. The request meets the second guideline.

Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The proposed R-1A zoning would be compatible with the surrounding neighborhood character consisting primarily of single family residential homes, most of which within typical residential subdivisions (Dixieland, Country Cottage Estates, Evangeline Estates). R-1A zoning would allow for residential development at a higher density compared to what could be permitted under the primarily O-L zoning (6,000 sq. ft. lot minimum vs. 20,000 sq. ft. lot minimum), so increased impact to public facilities could be expected and must be accounted for as part of any resulting development. At this time the Department of Waterworks stated no additional burden to their system would occur. The Director of the Department of Wastewater stated that while down-stream sewer improvements may be necessary, there is no objection to the proposed zoning change. Any significant subdivision development resulting from this request would go through the Major Subdivision process. As part of this process, detailed plans are reviewed to ensure new water, sewer, and drainage infrastructure will be built to Parish standards, and any adverse impact to existing facilities identified and mitigated. The request meets the third guideline. The department recommends approval.

Representative - David Moyer 13551 River Road Luling, attorney for the applicants. As the commission knows this is the first of about half a dozen steps the planning board has recommended approval it complies with the 20-30 plan with the parish. I didn't realize there would be this much excitement here tonight, but this is just an application for re-zone. Does anyone have any questions?

Commissioner Petit - The public hearing is open. Anyone that speaks will have about 3 minutes, we will have a timer, we will let you know when your time is up, and you can only speak once and you cannot return to the podium. If you are speaking for a group if you would let us know up front, we will allow 6 minutes and we would ask the group to stand, whoever you are representing. Again, this takes 4 votes to pass, this is a recommendation and will be forwarded to the Council tonight we are just looking at the rezoning request. Just a reminder if you are up at the podium you are talking to us we are recording this it is being broadcasted to the public at this time so in order for them to hear we need the person that is speaking into the mic to speak very clearly and we need silence in the audience. Also, just a reminder we do need everyone's name and address for the record, that's the first thing we need when you approach the podium.

Robert Gonsoulin 140 Thoroughbred Montz – Been living there about 40 years, until the parish put 3 pumping stations on Airline Hwy. we never flooded, well since then it's been nothing but flooding. If you take 42.5 acres and you put houses in there we will flood it's suppose to be done after the pumps are in, well there's no pumps you cannot allow them to start this process when a pump is not in place and we will flood. I live on Thoroughbred, Thoroughbred is a dead-end street and we want it to remain a dead end street, we don't

want to connect to another subdivision. The last time this happen we all came in and did the same exact thing and stopped it, and we trying to do it again and I have pictures of the said property underwater with 4 ½ inches of rain and we've had a lot more than that and I'd like ya'll to look at these pictures there are River Road and this is some of the stuff we've been going through in Montz, in that area cause I'm right there by it. (photos were given to Mr. Badgerow to pass to commission members)

Melanie Schexnayder 155 Thoroughbred Ave. – I'm here tonight to oppose the rezoning of the property because the attempted rezoning is for the purpose of the development of a major subdivision. It is my understanding that a major subdivision is described as a development that contains over 5 lots of houses this proposed subdivision would literally be in our backyard as our yard butts up against the strip that is owned by Denver Perrilloux and I have concerns. My biggest concern is drainage, drainage, drainage. I lived in the community of Montz for over 50 years, first as a resident of Evangeline Road then as the owner of the property on Thoroughbred I've never seen Montz fill up with as much water as I've seen lately. Last month we had 2 major rain events, the first one the River Road in front of Thoroughbred along with the neighbors backyards and Ms. Joyce's house that faces River Road full of water. The second rain event later in the month put water in the same places Evangeline Road between the tracks had to be barricaded it was still barricaded the next morning as I saw the bus drivers asking if it was still closed, transportation for St. Charles Parish Public Schools had indicated that it was this is unacceptable the water that is filling and standing in Montz is unacceptable. It is my understanding that the community of Montz will be getting an improved drainage with pumps, etc. it's my understanding from speaking with Mr. Bob Fisher that the project while the money has been allocated for the project it won't even break ground until the third quarter of 2024, when I asked him how long the project is expected to be completed I was told about 12 months, we all know that major projects such as this usually takes longer than that so the community could be potentially looking at 20-24 months for the completion of the pumps, in turn you get situations like this with the water and drainage issues and I feel the parish should not even consider allowing a major subdivision to be built in an area until these issues have been resolved, as the property stands right now if a subdivision is allowed to be developed it will flood out the residents who already live here it is important to recognize that before we allow the development of a major subdivision that we keep the residents who have already invested in the community a priority. We have built homes that are most people's major investments, we built relationships and a community atmosphere, we live here because we want to. Please don't let a few developers, 3 of the 4 property owners asking for this rezoning don't even live in Montz come in and destroy come in what everyone has worked hard flooding will decrease our property value making our homes unsellable even if we wanted to move and drive up our already extremely high insurance premiums perhaps to the point we won't be able to have flood insurance please protect our current residents first.

Commissioner Petit – time is up.

Ms. Schexnayder – this is my mom can I have her 3 minutes.

Commissioner Petit – yes.

Ms. Schexnayder – I also have issues with the potential development of a major subdivision because we have no idea what the plans for the subdivision are, rezoning should be taken off the table for that reason while I understand that you don't have to submit an application for the subdivision in order to get rezoning done that's a problem this rezoning application today is for the purpose of developing a major subdivision that is described over 4 or 5 lots. So what are they looking to build 6 houses, 60 houses, 160 houses, what will be the size of the lots, the size of the houses, approximate value of the houses upon completion. Can anyone here tell us what low to moderate residential means, what does that entail? An application that was posted on a community forum states future land use recommendations, this included duplexes, townhouses, I'm under the impression that a new subdivision would have to fit in with the already existing homes I'm not aware of any duplexes or townhouses in the other neighborhoods I was told by my councilman that rezoning will only be for single family residences and will be able to be put there, so some clarification on this would be helpful. Would the subdivision be developed in phases? How long will it take to complete? How much noise and inconvenience will the residents who already reside there will be subjected to? Where will the ingress and egress for the development be? Will it only be off of River Road or will the intent be to stub into the existing neighborhoods of Dixieland Subdivision and Country Cottage Subdivision to meet new subdivision requirements that I was told now has to have two points of entry and exit. If this is done you will literally turn Thoroughbred Ave. cause you tried to do this last time, um they can't handle any more traffic Thoroughbred Ave. is a complete and total mess you will be putting children's, pets, residents of becoming victims of high traffic, high speeds down the street with no sidewalks and a speed limit 15 mph. I have neighbors who have young children and I want them to have the same protection with traffic that I had when I was raising young children there we bought a property down a dead end street we want it to stay that way, transparency is going to be the key to resolving this matter and I feel that we don't have that there is nothing on paper for the subdivision proposal that we can see at this time we been down this road before with Mr. Oubre, Mr. Trepagnier they attempted to put a subdivision here with no access to River Road at that time and the intent to stubbing into the existing neighborhoods and pour their traffic to our neighborhoods, drainage, probably flooding, traffic, schools, busses, teachers, all of this needs to be taken into consideration.

Commissioner Petit- Ms. Schexnayder unfortunately a lot of your second part of your questions around the number of houses the size, we don't have answers to that, that's not something that has been shared with us we don't access to that, this is a rezoning request.

Ms. Schexnayder – that's why we asking yall not to send it to the council until we have some more information.

Commissioner Petit – I do understand that. Just to let everyone know yourself as anyone else that will come, they will be, if a subdivision is finally proposed and we do recognize on the application that is the intent, we have an idea of what the applicant has in mind but as far as the size of the lots, number there are requirements in the zoning that restrict the sizes but we don't know entrances, we don't know number of lots the drainage study, the traffic impact analysis all of that would come if required as part of that subdivision, but thank you for your concerns I appreciate you stepping up.

John Bonnette 114 Thoroughbred – I'm gonna keep it short and sweet. I agree with everything Ms. Schexnayder said, I think my only thing is I agree that we should let the master drainage plan take place in Montz before we consider anything. If you do vote on this tonight, um I think you should go heavily with zoning's recommendation of sticking with R-1A, no R1AM if that's part of the vote tonight I don't know if that is please correct me if I'm wrong that R1AM will be part of the rezoning then I strongly object to that.

Commissioner Petit – just to clarify that, so it currently has a piece that is R1AM, the request is to convert that piece as well to R1A. Is that correct Chris?

Mr. Welker – yes.

Mr. Bonnette – ok even with that being said I agree with my neighbors that we should not rezone any property until we have carried out the master drainage plan for Montz and see how Montz and surrounding neighborhoods handle water as everyone said right now, water is an issue I don't know how many roads in this parish require for parish workers to come out and put barricades in the middle of the night to keep people off roads to keep people safe and that currently happens is a very low threshold, doesn't take very much rain for that to happen and it has happened multiple times in the short time I have been in Montz. I just think that until we insure the people that are in Montz right now and live there are safe, our homes are safe, and our roads are safe we should not consider any rezoning at this time.

Jared Burford – 133 Thoroughbred Ave. – Just moved to Montz about a year ago, got away from Destrehan because the traffic just got insane out there, nice quiet street if yall plan on making Thoroughbred an inlet and outlet, I definitely oppose it. I think this agenda was submitted January 3rd and I probably wouldn't have had a problem with the drainage, like I said I'm fresh to the area but on January 8th, I watched I live right next to the Coulee canal on Thoroughbred Ave. it's a big canal 5-6 ft. deep, I watched that water come up 5-6ft. over the top of the canal I watched that come into my property, I watched that thing, 4 more inches it would have been in my garage, it would have been in my neighbor's property, it would have been flowing down the street to everybody else at the back of the neighborhood. I completely agree if you do this you will flood us out there's no doubt, there's too much water. I don't even think what you have not can handle what you have. I think when you upgrade the pumps you will be getting it where it should be it's not adding more (inaudible) 42 ½ acres

soaking up water is now gonna flow to the Coulee canal which is in that thing notable canal so that means the drainage is pretty much going to be going there flowing right next to my house, eroding my property and a possible flood my house and I heavily oppose this. Thank you.

Karen Bivona – 153 Thoroughbred Ave. – I’m here today to oppose the rezoning like everyone else said it floods Thoroughbred, the beginning of Thoroughbred to the curve, floods on a regular rain they had our street torn up for months trying to fix it, it still not fixed yet Evangeline Road that continues to flood numerous times blocked off people can’t get out of their houses, kids can’t get to school so we forced to go down CC Road, CC Road is horrible, it floods the drainage is not correct on CC Road either and that’s the point I wanted to make also that that needs to be addressed because when you can’t go down Evangeline we have to go down Thoroughbred and my other concern is if it’s subdivision our voting facility isn’t not capable of holding the people we have now in Montz and its unsafe and we need that addressed as well and I opposed this rezoning today.

Marcia Culver – 163 Thoroughbred Ave. – The rezoning they were talking about tipping the boxes for drainage impact, the drainage plan that’s in effect right now is designed for what’s in place now so any added housing is going to impact that when you had, when you take land out of drainage and put more concrete you’re going to have more run off, the more run off is gonna be not going to be addressed than the plan that’s in present. The other thing is, let’s see the utility impact all it takes is when the fire department would go around doing the fire hydrants all they had to do was open a fire hydrant and our water pressure caved, we have nothing, and they want to had more houses they need to address the utilities. Let’s see, one of the most important things is when you have Evangeline Road that floods you also have the possibilities when Spill Way Road closes due to flooding then we have Evangeline Road closed the Spill Way Road closed, all the emergency equipment has to come from LaPlace or go to Bayou Steel Road so then you going to add all this new traffic there’s no light at Evangeline Road, there’s no light at CC Road so when you add the traffic impact I haven’t heard anything about that so that has to be a consideration that your adding 2 cars per house then you talking about I don’t know how many houses, but who does the traffic impact, when all these studies are done the engineering studies that have to be done, who does that is that the owner’s or the people doing the subdivision is that their responsibility.

Commissioner Petit – to answer your question it’s a combination of both depending some of the feedback on some of the utilities like the water works, the wastewater would come from those departments in the parish if they required studies those would need to be done by a licensed company, but I believe a traffic study would be required depending on the size of the resubdivision. Correct Michael?

Michael Albert - at the developer’s expense.

Commissioner Petit- at the developer’s expense and it would require to be a third party.

Ms. Culver – ok and the traffic, they have to keep in mind that were land locked, when Spill Way Roads closed and Evangeline’s flooded.

Commissioner Petit – and that would all go into that traffic that plan, at that point the study would include how many potential lots how much traffic increase there would be so that would be fed into that stuff.

Ms. Culver – Alright, that’s all I have right now.

Keri Burford – 133 Thoroughbred Ave. – I just want to bring to your attention that this land that is going to be developed the parish is using it as a flood plain ok, I see the Coulee overflow many times in this property I’m not talking about my street, I’m talking about the property behind my house where the rezoning is taking place. A flood plain ok, it looks like a lake back there if you would like I can give you some pictures, whether the parish realizes it or not the fields that are in Montz right now are helping it keep the water from coming into our houses so it might be a good idea to come take a look at the fields you know when it’s raining because it is a regular occurrence – and I also agree with everything my neighbors said and my husband has said so far. Thank you.

Paul Guidry – 100 Gretchen Court Montz, Country Cottage Estates representing. I live on that Coulee and every time it rains or has a major rain event my backyard is close to getting flooded out now if you haven’t been to our subdivision it’s built up so my concern is when they develop this land they gonna bring fill in, what’s going to happen the fill, it’s going to push the water into our houses and we just got through Ida and for all those who actually did flood for Ida there insurance rates went up so it’s two fold. You have all this land that’s pretty much surround by other subdivisions that’s actually keeping us from getting flooded and really you have 3 pumps on Airline Hwy. pumping all of the water out of Montz and we can’t keep the water low enough in line for comfort to anyone here. So, until you really get a master flood plan that actually is effective to keep the water out of our yard, garages I highly recommend that you do not let this pass tonight. Thank you.

Justin Naquin – 525 Evangeline Road Montz. – Alright so, they said that this would meet all the surrounding areas so he said 6,000 sq. feet per house that’s over 6 houses per acre there ain’t but maybe a handful that’s got a lot that small around us you said that met that requirement, it doesn’t meet that requirement, you said that was low to medium value houses, medium in our eye but not really low I mean my property taxes are 4,000 dollars a year what I pay and the flooding is ridiculous so I pay this amount of money and I cant even get out of my road cause it’s flooded y’all said y’all was gonna put the culvert by Airline Hwy. that was gonna fix it well one week later it flooded the whole area again so y’all say y’all know what the water is gonna do but y’all ain’t got a clue. So how when you put 1 foot of fill which is the minimum requirement per house, 42 acres of 1 foot higher how is that not going to flood everybody else. This is absurd, absurd and who is going to be responsible if it floods our house. I’m looking at all y’all I’m looking at the builder, I’m looking at everybody because

it would be y'all's fault. This should not even be entertained; it does not meet these requirements of your own paperwork and the low value houses could that mean section 8.

Commissioner Petit – no not based on the zoning that's being proposed, no and just to clarify, Michael you want to clarify the 6,000 foot is not structural requirements it's actual lot size. Correct?

Mr. Naquin – lot size.

Mr. Albert – for one I'd like to request that the comments be directed to the chair, the staff is just presenting the report, and second there needs to be a distinction and it's difficult but the talk about the low to moderate is talking about housing density there are categories that zoning falls within it has nothing to do with low income or anything else related to that, it's a density category, multiple zoning districts fall within it, R1A is one of those eligible districts so it does meet the criteria.

Mr. Naquin – so wouldn't most of it be R1B with a 10,000 sq. foot minimum lot? So how is R1A with 6,000, how would that be equal to the surrounding area.

Commissioner Petit – this proposal is to rezone this to the same designation as the 2 adjacent neighborhoods, alright so same requirements for lot size nothing different it's the R1A, no R1B, no duplexes, it's whatever's required in R1A. So it's again it's the same zoning as the 2 adjacent neighborhoods.

Mr. Naquin – alright well on Evangeline Road there's no sidewalks so I have 2 small kids where people are speeding down my road already, if you put 250 more houses that's 500 cars that's 500 more people that my kids got a chance of getting hit by, and it's just not set up for a major subdivision in there, it's not set up for it with 1 foot higher, 42 acres that floodings going somewhere and it's coming in all our houses. Thank you.

Curtis Hanna – 177 Thoroughbred Montz – Pretty much all of my neighbors have said what we want to say um I don't know who got paid off but everybody here is voted in so whoever gets paid off we just vote them out. We gonna appeal this if it goes through so y'all, y'all see do what y'all see fit but there is enough of us to appeal it, that's all I got to say.

Cliff Bleakley – 136 Thoroughbred Montz – First off just a question, what does it take for y'all not to vote for it, I mean to vote against it? Cause it seems like everything you say, well it's just for rezoning and it goes to the Council. What does it take to stop it here?

Commissioner Keen – if we vote no, it still goes to the Council.

Mr. Bleakley– either way, even if it's majority, no.

Commissioner Keen – correct.

Mr. Bleakley– so what's the point of this meeting?

Commissioner Keen – this is the preliminary to be able to put it on record everything you stated here, things been documented all goes up to the Council meeting when they have that, when this is all (inaudible)

Mr. Bleakley – ok I understand the process.

Commissioner Petit – you are also welcome to attend that there will be a public hearing. Lots of the comments and questions are about the proposed or a proposed subdivision when that happens, if that happens at this point were here to consider the rezoning request, does it fit within the character of the existing zoning next to it, again we don't know a lot of those plans are for the size or density, drainage studies that would be part of the development once it happens. That would be permitted, requested, that would come back to us there would be a second hearing on that type of request.

Mr. Bleakley – ok, and my only other question is, I understand why Bob Oubre and Trepagnier are requesting this cause they tried it before the property that he's trying but I don't understand why the Perrilloux's are on it, cause their a separate property. Does that mean there asking to rezone to be included in the subdivision proposal?

Commissioner Petit – yes, that is correct this includes.

Mr. Bleakly – they already have a house there, and I'm just wondering why do they need, and I'm friends with the Perrilloux's, been lifelong friends with them. I just want an explanation.

Commissioner Petit – that's not a question we can answer.

Mr. Bleakly – I'm just looking for an answer.

Commissioner Petit – That's not something we have information on at this point.

Mr. Bleakly – But it is included.

Commissioner Petit – It is included. I don't know if you could bring the map back up but it does include from River Road it's lots P1 and 1B-1A and 1A -1 which include that, if the audience could please not talk, open land and R1AM would be switched.

Julie Naquin – 111 Gretchen Ct. Country Cottage Estates – I just wanted to say that I totally oppose it for every reason that everybody said for our neighbors, our friends, our houses, just want to be on record that I oppose it.

Stephanie Kropog – 103 Arline Ct. Montz - Good evening. I come very close to flooding also. I have a question to ask you. According to this map amend that was done by the Planning and Zoning staff report on the second page it says recommended zoning district R1A, R1B, R1AM. Does that mean they're going to attempt to put R1AM um on that property?

Commissioner Petit – No that, that’s basically a recommendation based on the comprehensive future of land use, so there’s a study done that’s refreshed every 10 years you want to talk a little bit, Michael.

Mr. Albert – yes, like I don’t know if you heard me mention earlier there’s certain land use categories in each of those categories has 3 to 5 different zonings in them , so no they not asking for that, that’s not even part of the consideration for this entire land use category here including what they have those are also eligible zoning districts but there not asking for those.

Ms. Kropog – they’re not asking, they’re asking for R1A. Ok. So my next question is, on, are you attempting to resub divide our subdivision?

Commissioner Petit – I’m not familiar with any request.

Ms. Kropog – because, well according to St. Charles Parish Appendix C in your St. Charles Parish subdivision regulations of 1981 under General Section I, under definitions, it says resubdivision any change to an approved or recorded subdivision which Country Cottage Estate is that’s where I live plat that effects any lot line, street layout which would affect our street lay out because in order to access this proposed subdivision you have to go into Country Cottage and build a road over the ditch so that would affect the street lay out or area reserved for public use or that effects any survey, map, plan, deed, or property transfer an legally recorded prior to the adoption of the subdivision ordinance of 1981. So, putting that street in on Country Cottage Estates in Country Cottage Estates you would resubdividing. Is that not correct?

Commissioner Petit – at this point.

Ms. Kropog – How could that not be?

Commissioner Petit – at this point we have no resubdivision request, we have no proposal for a street, this is simply to rezone the property. There’s no proposal tonight for a subdivision.

Ms. Kropog – but, but in this

Commissioner Petit – that would come again if that is submitted to us that would come before the commission for consideration and approval separately which would likely address everything you pointed out in that piece of the charter.

Ms. Kropog – But in this document it said that proposals would be to be going through Thoroughbred and Country Cottage Estates. Is that not, correct?

Commissioner Petit – That’s in? I’m not sure what you have a copy of mam.

Ms. Kropog – The streets, the access to the subdivision would be on Thoroughbred and Country Cottage Estates. Is that not, correct? And my question is why would that be when

there is 450 feet on River Road that could be accessed to get to that new subdivision, proposed subdivision.

Commissioner Keen – Again none of this, this is just for the changing of the zoning, and so none of this is talked about, roads, number of houses, none of that, it's just to take it from open land and currently there is mobile homes permit on River Road.

Ms. Kropog – There is what?

Commissioner Keen - On River Road right now the front of this section is already zoned R1M, it's already zoned that way so we trying to change that to R1A, that's what they're asking, that's what they're requesting. Nothing about building houses yet, nothing about building roads, the ability to plan to do that is all their requesting, that's all that really is at this point.

Ms. Kropog – Ok. At what point in time we find out where they going to access that subdivision?

Commissioner Keen – At some point down the road once they develop a plan that will come forward at that time some months from now.

Commissioner Petit – it would be required to submit those plans.

Ms. Kropog – And we would be able to attend that meeting?

Commissioner Keen – That's correct. Again, all that gets approved by the parish Council, or disapproved. That's how all of this decides. This is just a change of zoning.

Ms. Kropog – Well ok, this is just a change of zoning then that case I agree with everyone who just spoke because I live on Arline Ct. and my backyard floods these last 2 times rains that we had and my street also got up to the garage, so there a problem with the flooding and adding more homes there would only make it even worse. Thank you.

Christy Hanna – 177 Thoroughbred Ave.– I opposed this rezoning, I'm not going to talk about the flooding or the other issues that were concerned about I'm going to talk about there is no need, we feel there is no need to rezone, to change the character of a small town like Montz. We are comfortable with the setting that we live in now and we would prefer not changing the zoning. We live in a country setting and it would take away the unique qualities that we currently have in Montz, therefore I oppose this request of rezoning.

Robert Thompson – 119 Arline Ct. – I want to oppose this rezoning it's across the street from my house where the only dead end street connect and we have very narrow streets where we can't even park in the street on anything else in case of emergency, fire equipment cannot get through there is a lot of you know small areas and I'm just going on record saying that's the only entrance and that would only put our street for the exit to this. So, once again I oppose.

Victoria Vicknair – 102 Liza Ct. Montz, Country Cottage – Good evening. I just want to be on record that I oppose this because an inlet and an outlet would have to be placed somewhere and I live on the last street in Country Cottage believe it or not it is a closed outlet subdivision but it already has a lot of traffic flowing through there if you just sat in y front yard and watched cause I live on last street and if you open it up to another subdivision I can't even imagine the traffic that's gonna be coming around there, this subdivision has so many buses in there because we have so many children that live in Country Cottage subdivision that actually my street and only 2 other ones they have to put one bus for that many kids right there. So I think there's like elementary has like 3 buses just for Country Cottage subdivision and if you open up the outlet on Liza Ct. for another subdivision you just bringing so many cars and so many potential for accidents to happen to the children and I'm just asking yall not to do this.

Cindy Meyers – 204 Linda Diane Ct. in Country Cottage – I live right on the ditch right in back of the, right where they want to build and this last rain event the water that came up, came up to my back patio and it was just, it was bad. So I was just watching the water come up the last few days cause I was afraid it was going to come into the house, we can't have that.

Ray Richard – 18092 River Road Montz – Yall heard from plenty of residents and I'm sure there is plenty more that will come up here and stand and talk to y'all. About an hour ago Mr. Bailey came up here and asked y'all after the recommendation not meeting all 3 criteria, he asked y'all to vote from your heart, I think there's 100 people back here that want y'all to do the same thing. They can say all they want it meets the criteria but we have pictures and video it does not, wait for the pumps to go in, then consider this, alright. Thank y'all.

Angelle LeBlanc – 117 Gloria Ct. – Thank you, I just want to say I'm opposed to this we have too many kids in our subdivision, I personally witnessed kids falling off of bikes in the middle of the street, my son, one of my sons is half deaf he's almost gotten hit by cars and if we do this it's just gonna increase the traffic and the safety of our kids. That's it.

Mr. Moyer – This is the first of multiple steps, this is just a request for rezoning, changing the rezoning does not build a street, does not do anything, it's just a request to rezone property.

The public hearing was closed.

Commissioner Keen made a motion to approve, seconded by Price.

YEAS: Price, Keen, Ross, Folse, Jr., Krajcer, Jr.
NAYS: Petit
ABSENT: Frangella
PASSED