



ST. CHARLES PARISH


OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
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COUNCIL OFFICE MEMORANDUM

DATE: MARCH 14, 2025

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: ZONING RECLASSIFICATION
O-L TO R-1M, APPROXIMATELY 7 ACRES OF LOT 4A, CHAMPAGNE TRACT
16139 RIVER ROAD, HAHNVILLE

On March 10, 2025, the St. Charles Parish Council adopted Ordinance No. 25-3-1 amending the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to R-1M across approximately 7 acres on Lot 4A, Champagne Tract, 16139 River Road, Hahnville as requested by Nicholas and Amanda Diecidue for LG&E Holdings, LLC.

A copy of the ordinance is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/ag

Enclosure

cc: Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

2025-0054

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 25-3-1

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to R-1M across approximately 7 acres on Lot 4A, Champagne Tract, 16139 River Road, Hahnville as requested by Nicholas and Amanda Diecidue for LG&E Holdings, LLC.

WHEREAS, Nicholas and Amanda Diecidue for LG&E Holdings, LLC requests a rezoning from O-L to R-1M across approximately 7 acres on Lot 4A, Champagne Tract, Hahnville, as shown on the survey by Stephen P. Flynn, PLS dated November 14, 2024; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the request at its regular meeting on February 6, 2025.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from O-L to R-1M across approximately 7 acres on Lot 4A, Champagne Tract, Hahnville as shown on the survey by Stephen P. Flynn, PLS dated November 14, 2024, as requested by Nicholas and Amanda Diecidue for LG&E Holdings, LLC.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from O-L to R-1M across approximately 7 acres on Lot 4A, Champagne Tract, Hahnville as shown on the survey by Stephen P. Flynn, PLS dated November 14, 2024, as requested by Nicholas and Amanda Diecidue for LG&E Holdings, LLC.

SECTION III. The Department of Planning and Zoning is authorized to make the corresponding amendment to the Future Land Use Map, adopted by the Planning Commission as part of the 10-year update to the St. Charles 2030 Comprehensive Plan under Resolution 2022-1-RES and with support from the St. Charles Parish Council under Resolution No. 6688, from Low-to-Moderate Residential to Residential High.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER

NAYS: NONE

ABSENT: NONE

And the ordinance was declared adopted this 10th day of March, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Holly Fonseca
SECRETARY: Michelle Dupontato
DLVD/PARISH PRESIDENT: March 11, 2025
APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell
RET/SECRETARY: March 13, 2025
AT: 10:15am RECD BY: [Signature]