



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 #: 2022-5-R  
Receipt #: 4439143  
Application Date: 3/8/22  
Zoning District: C-3  
FLUM Designation: Ind/Comm  
Date Posted: \_\_\_\_\_

APPLICATION FOR ZONING MAP AMENDMENT  
(CHANGE OF ZONING DISTRICT OR REZONING)

Fee: \$40-\$200

Applicant: M.H.I Investments, LLC

Home Address: 10557 West Airline Drive St. Rose, La. 70087

Mailing Address (if different): Same as above

Phone #'s (504) 737-1600

Property Owner: M.H.I. Investments, LLC

Municipal address of property: 10394 West Airline Drive St. Rose, La. 70087

Lot, block, subdivision: Ward 5 Parcel # 5518000CM2AA Fairview Plantation

Change of zoning district from: C-3 to M-1

Future Land Use designation of the property: "The first 450', or so, and with Airline frontage, is light Industrial. The remaining portion is General Commercial" (Designation information provided by Planning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: The subject property is under contract to be sold to Empire Truck Sales, LLC. Empire Truck intends to construct a facility to provide truck sales and services to the area trucking industry. We have been advised by the Planning Commission that M-1 zoning is the appropriate zoning classification for this intended use.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? The property that adjoins our western property line is an undeveloped parcel; also owned by M.H.I. Investments, LLC. The property along our eastern boundary is zoned M-1 and has been used for a Paintball operation and a Golf Driving Range. Directly across Airline Hwy from the subject is an M-1 tract that is being utilized as a Truck Terminal for XPO Logistics, LLC. That tract is owned by Con-way Transportation Services, LLC

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? There is a large number of truck operations in the area that would utilize Empire Trucks' services. The subject parcel is the only available site, along this portion of the W. Airline corridor, that is large enough to accommodate the proposed facility. We have been advised that the proposed Empire Truck facility would be a Permitted Use under M-1.

How does your proposed use of the property comply with the Future Land Use designation for the property? "The first 450', or so, and with Airline frontage is light industrial. The remaining portion of the property is General Commercial". This information was provided by the Planning Department. Our request is for M-1 Light Industrial.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department? With the new zoning classification of M-1 the permitted uses would include: "Rental Car facilities, overnight truck parking, dispatch locations and any use related to the temporary or periodical parking of operative motor vehicles". These types of facilities are already operating in the neighborhood: for example: XPO Logistics, Ryder Truck, United Rentals, Doggett John Deere and Duhon Machinery. We believe that with M-1 zoning, in place, other similar companies would be drawn to this site; if the proposed project did not develop.

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I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from C3 to M1 at 10394 W Airline Dr :  
Sf. Rose La. 70087

MHI Investments, LLC  
(Property owner)

(Property owner)

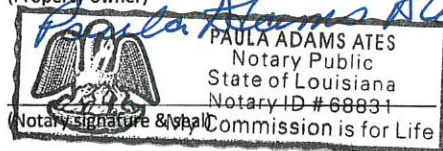
by [Signature]  
(Property owner)

(Property owner)

Glen D. Smith, member-manager

(Property owner)

(Property owner)



(Date) March 2, 2022

### **Rezoning Application Process:**

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

**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. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
3. Survey of property
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. Property owners across a street right of way or other servitude or easement must also be included on the list.
5. Notarized endorsement of all property owners—affidavits.
6. Fee. \$5 per acre or fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

**Planner Certification of Completed Application:**

(Planner signature)

3/7/22  
(Date)

Notes/comments:

Permit/Case #: 2022-5-R

Candace  
Owens  
@ mth  
504-232-9504



**CERTIFICATE OF AUTHORITY  
OF  
M.H.I. INVESTMENTS, L.L.C.**

A meeting of the Members of **M.H.I. INVESTMENTS, L.L.C.** was held on this 24<sup>th</sup> day of February, 2022, at the municipal address of the limited liability company in the Parish of St. Charles, State of Louisiana. In said meeting, the following Certificate of Authority was adopted unanimously:

BE IT HEREBY RESOLVED that Glen D. Smith, Manager of this limited liability company, is hereby authorized and empowered for and on behalf of this company to sign and execute any and all documents, notarial acts or other instruments in order to have the property located in St. Charles Parish at 10394 Airline Highway, St. Rose, LA rezoned to M-1.

BE IT FURTHER RESOLVED that the said Glen D. Smith, Member, is hereby authorized to sign and execute on behalf of this company any and all documents, notarial acts, or other instruments in order to carry out the purpose of this Certificate of Authority; to do any and all other things as he, in his sole discretion, deems fit or proper to carry out this Certificate of Authority.

We, the undersigned Members of **M.H.I. INVESTMENTS, L.L.C.**, do hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted at a meeting of the Members, duly called, convened and held in St. Charles Parish, Louisiana, on the 24<sup>th</sup> day of February, 2022, with all Members present and voting, after receiving due notice of said meeting, and that the same has not been rescinded, revoked or modified.



\_\_\_\_\_  
**GLEN D. SMITH, MEMBER-MANAGER**



\_\_\_\_\_  
**GARY L. SMITH, SR., MEMBER-MANAGER**