



ST. CHARLES PARISH


OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
(985) 783-5125 • www.stcharlesparish.gov

COUNCIL OFFICE MEMORANDUM

DATE: MARCH 5, 2026

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: WAIVER FROM THE SUBDIVISION REGULATIONS
APPENDIX C, SECTION III. GEOMETRIC STANDARDS, C. LOTS, 1. SIZE,
B. WIDTH

On March 2, 2026, the St. Charles Parish Council adopted Resolution No. 6894 endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size, b. Width, as requested by ICG Investing, LLC and Blake Lorio.

A copy of the resolution and five (5) original plats are enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/ag

Enclosures

cc: ¹Parish Council
Ms. Samantha de Castro via Electronic Notification
Mr. Corey Oubre via Electronic Notification
Planning & Zoning Commission w/enclosure

¹ Council Dept. retained 1 original for file

2026-0080

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

RESOLUTION NO. 6894

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size, b. Width, as requested by ICG Investing, LLC and Blake Lorio.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots to conform with minimum width, depth, area, and setbacks as per the St. Charles Parish Zoning Ordinance; and,

WHEREAS, the applicant has requested a waiver from the minimum width requirement for Lot 25A-1 as shown on the survey by Louis J. Gassen Jr., PLS, dated October 22, 2025; and,

WHEREAS, granting the waiver will allow Lot 25A-1 to measure 58.74 feet wide along its River Ridge Drive frontage, below the minimum 60 feet required in the R-1A zoning district; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on February 5, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the minimum width requirement to allow Lot 25A-1 as shown on a survey by Louis J. Gassen Jr., PLS dated October 22, 2025, as requested by ICG Investing, LLC and Blake Lorio.

The foregoing resolution 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 resolution was declared adopted this 2nd day of March, 2026, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____

SECRETARY: Michelle Sapatals

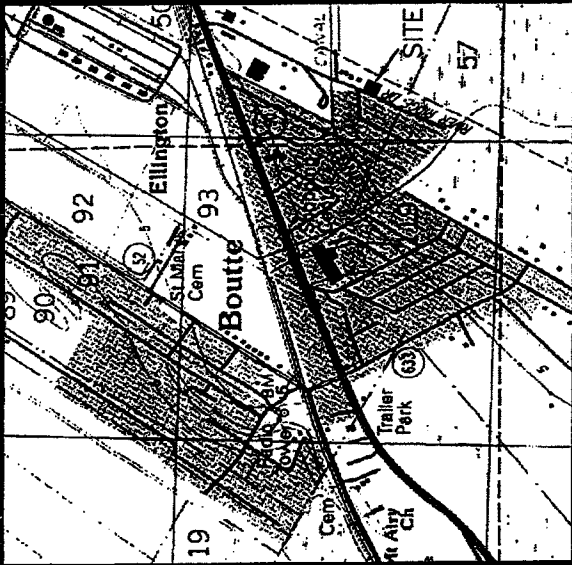
DLVD/PARISH PRESIDENT: March 2, 2026

APPROVED: _____ DISAPPROVED: _____

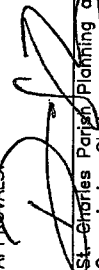
PARISH PRESIDENT: Math Jewell

RETD/SECRETARY: March 2, 2026

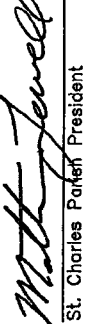
AT: 8:00pm RECD BY: [Signature]



VICINITY MAP
SCALE: 1" = 2000'

APPROVALS:

 St. Charles Parish Planning and Zoning
 Commission Chairman
 Date: 5-FEB-2026


 St. Charles Parish Council Chairman
 Date: 3/2/26


 St. Charles Parish President
 Date: 3/2/26

- REFERENCE PLANS:
 1. RESUBDIVISION OF LOTS 201A THROUGH 219D ADDITION TO HOLDER ESTATES PHASE I INTO LOTS 1A THROUGH 28A, RIVER RIDGE WEST PHASE III BY LUCIEN C. GASSEN, DATED AUGUST 5, 1991
 2. HOLDER ESTATES ADDITION PHASE I NEW DRAINAGE SERVITUDE BY J. MICHAEL DIXON, DATED OCTOBER 28, 1991

The servitudes shown on this survey are limited to those set forth per reference plans and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone AE.

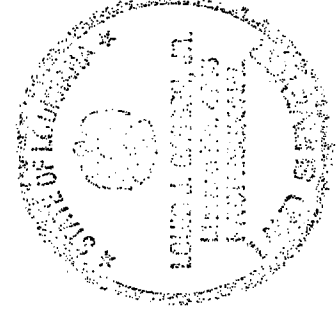



- LEGEND
 ● = 1/2" IRON ROD FOUND
 ○ = 1/2" IRON ROD SET
 ▽ = 60d NAIL SET
 FH = FIRE HYDRANT
 PP = POWER POLE
 —X— FENCE
 BEARINGS ARE BASED ON REFERENCE PLANS

NOTE:
 ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

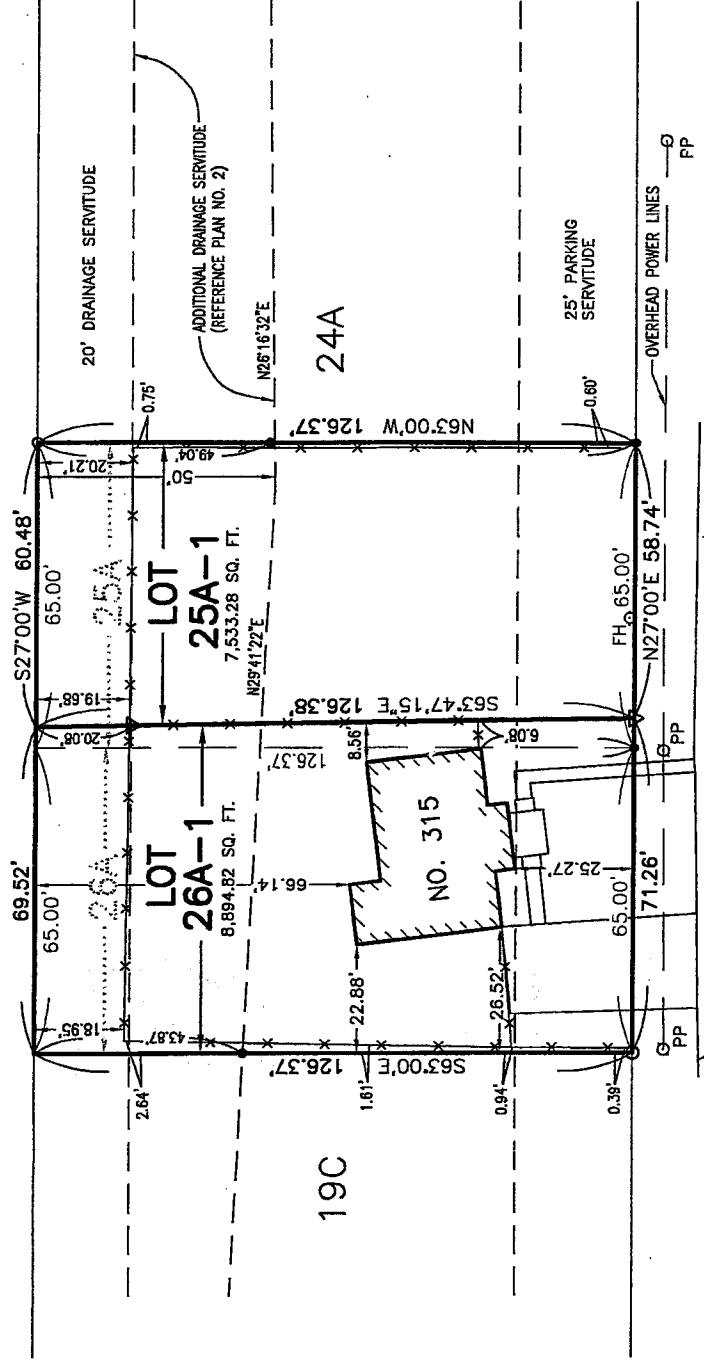
**RESUBDIVISION OF LOTS 25A & 26A
 RIVER RIDGE WEST
 PHASE III
 INTO LOTS 25A-1 & 26A-1
 ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 40'**

CERTIFIED TO ICG INVESTING, LLC
 & BLAKE A. LORIO




 LOUIS J. GASSEN JR., PLS
 Registration No. 4945
 (985) 785-0745
 1026 Gassen Street
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC



RECORDED IN THE CLERK OF COURT'S OFFICE,
 ST. CHARLES PARISH, LOUISIANA
 ON THE ___ DAY OF ___ 20___
 INSTRUMENT NUMBER _____

I certify that this plat represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.