

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from “M-1 (Light Industrial)” to “R-1B (Residential).”

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  2. Over the road trucks arrive and depart on a daily, 24 hour basis.

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekend and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Name: Ryan Smigel

Address: 420 Davega Drive Lexington, SC 29073 - Multiple Parcels Owned In The Industrial Park

Date: 2.22.2021

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310 DEVELOPMENT LLC

Name: TODD TROSCIAN

Address: 7 BOGAGE DRIVE

Date: 2/22/21

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Name: PEL Investment IX, LLC By Paul J. Murray LP

Address: 13760 River Rd, Destrehan LA 70047

Date: 2.22.2021