

**G.S. § 10B-41 NOTARIAL CERTIFICATE FOR
ACKNOWLEDGMENT**

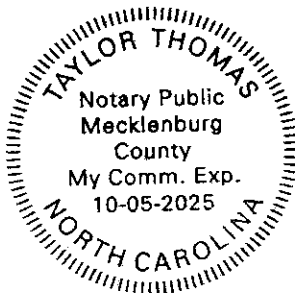
Mecklenburg County, North Carolina

I certify that the following person(s) personally appeared before me this day, each
acknowledging to me that he or she signed the foregoing document:

Alvie C Summers, Jr
Name(s) of principal(s)

Date: 12/14/2020

(Official Seal)



Taylor Thomas
Official Signature of Notary

Taylor Thomas, Notary Public
Notary's printed or typed name

My commission expires: 10/5/2025

OPTIONAL

This certificate is attached to a perzone request, signed by Alvie C Summers, Jr
Title/Type of Document Name of Principal Signer(s)

on 12/14/2020, and includes 2 pages.
Date # of pages



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 #:	2021-3-R
Receipt #:	3584938
Application Date:	12/22/20
Zoning District:	R-1B/R-1AM/OL
FLUM Designation:	Low Den Res/wetlands
Date Posted:	12/23/2020

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

Fee: \$40 - \$200

Applicant: Cecil Sumners

Home address: 317 N. Freemont St. Matthews, NC 28105

Mailing address (if different): _____

Phone #s504-617-0675 Email: acsumners@mindspring.com

Property owner: Sunset Ridge Development LLC

Municipal address of property: ~318 Grand Bayou Road

Lot, block, subdivision: Section 34 & 35, Township 14 South, Range 20 East

Change of zoning district from: R1-B to: O-L

Future Land Use designation of the property: Rural Residential
(A fact sheet on Future Land Use designations is available at the Planning and Zoning 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:

In 2003 when we started selling parcels from our family's property the whole area was zoned O-L. We sold four large lots that fronted on Grand Bayou Road and were bounded on the east by Grand Bayou. That was followed by two dozen smaller parcels we called Ranchettes on Grand Bayou Road. They all were zoned O-L. Our plan is to go back to what we started with, large parcels along Grand Bayou. The lots will be 5 1/2 acres each and will be sold as Ranches. We are asking that this area be zoned back to O-L which will give the purchasers the flexibility to have stables for horses and is consistent with the character of the open land category, retaining large amounts of open space.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?

The bulk of the property is currently in an open pasture cattle operation. The areas contiguous to the pasture are all residential. Smith Green Acres & Legend Oaks on the southern boundary and our Ranchettes and the large lots sold in 2004 on the northern boundary.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? _____

The property is currently zoned R-1B. We want to offer larger lots that will allow our purchasers who want to retain a traditional way of living and be able to take advantage of the allowed purposes that come with this district.

How does your proposed use of the property comply with the Future Land Use designation for the property? _____

Our planned use for our Open Land district is in keeping with the FLUM's rural residential designation which is intended to help preserve the Parish's rural character as well as encourage the continuation of agricultural activities and related uses such as raising horses.

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.
If our property is rezoned but our Ranch project does not develop, the property will remain as it currently is, a cattle operation and compatible with the existing neighborhoods.

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 R-1B to O-L at



Alvie Cecil Summers, Jr. Sunset Ridge Development
(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

see attached certificate

(Notary signature & seal)

(Date)

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 of 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)

12/20/2020
(Date)

Notes/comments: _____

