



ST. CHARLES PARISH


OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
(985) 783-5000 • www.stcharlesparish.gov

COUNCIL OFFICE MEMORANDUM

DATE: DECEMBER 5, 2024

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: WAIVER FROM THE SUBDIVISION REGULATIONS
APPENDIX C, SECTION III. GEOMETRIC STANDARDS, B. BLOCKS,
3. ARRANGEMENT

On December 2, 2024, the St. Charles Parish Council adopted Resolution No. 6806 endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by Charles Haynes Kurzweg Jr. for Diamond Paper Co., Ltd.

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 w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

¹ Council Dept. retained 1 original for file

2024-0397

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

RESOLUTION NO. 6806

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by Charles Haynes Kurzweg Jr. for Diamond Paper Co., Ltd.

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 possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the applicant has requested a waiver from the arrangement requirement for Lot C-1 as shown on a survey by Stephen P. Flynn, PLS dated September 24, 2024; and,

WHEREAS, granting the waiver will allow Lot C-1 to have no frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on November 7, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the arrangement requirement to allow Lot C-1 as shown on a survey by Stephen P. Flynn, PLS dated September 24, 2024, as requested by Charles Haynes Kurzweg Jr. for Diamond Paper Co., Ltd.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, FISHER, DEBRULER

NAYS: NONE

ABSENT: NONE

ABSTAIN: O'DANIELS

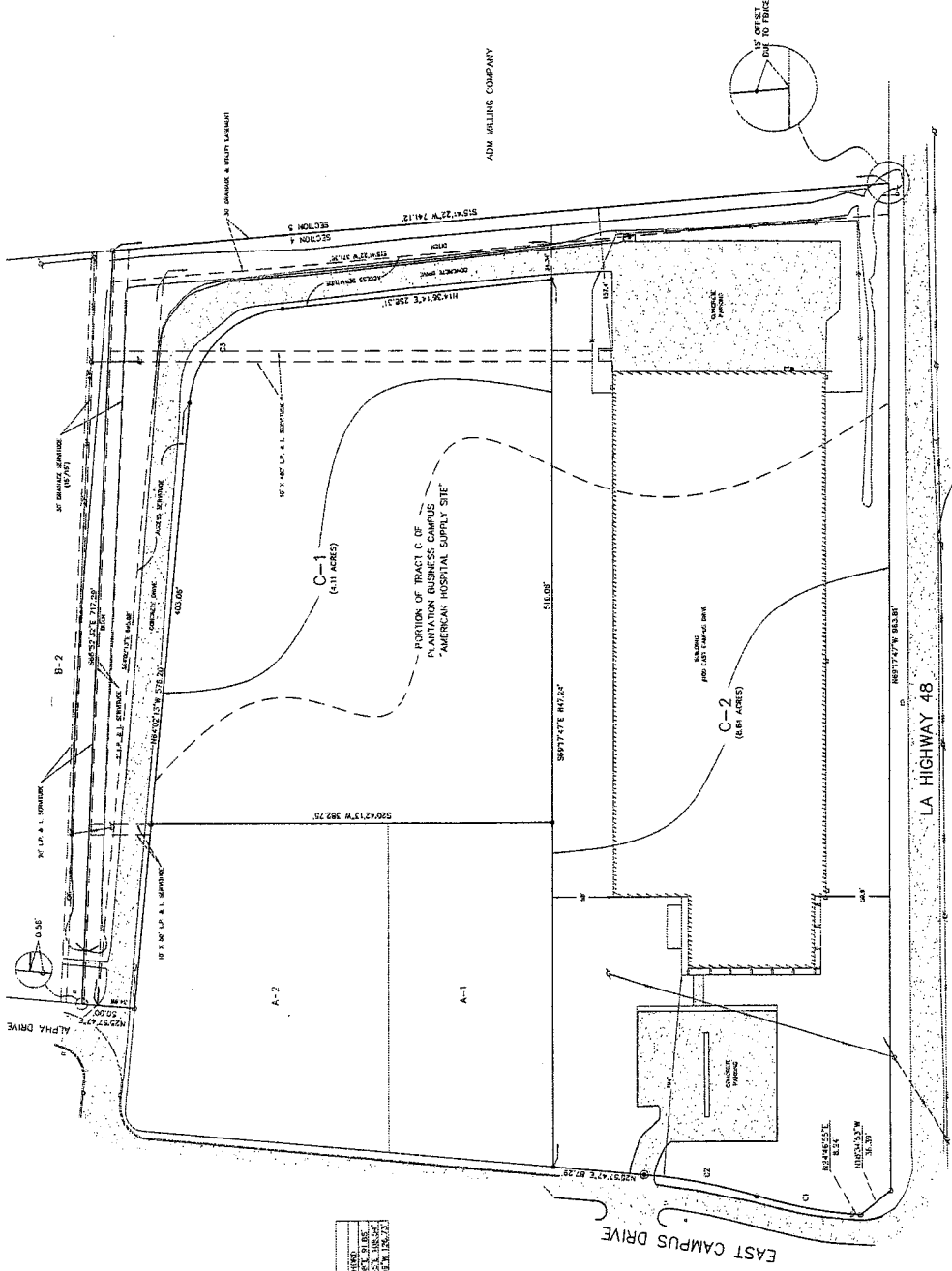
And the resolution was declared adopted this 2nd day of December, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fielon
SECRETARY: Michelle Dupontato
DLVD/PARISH PRESIDENT: December 3, 2024
APPROVED: ✓ DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell
RETD/SECRETARY: December 4, 2024
AT: 11:00am RECD BY: [Signature]

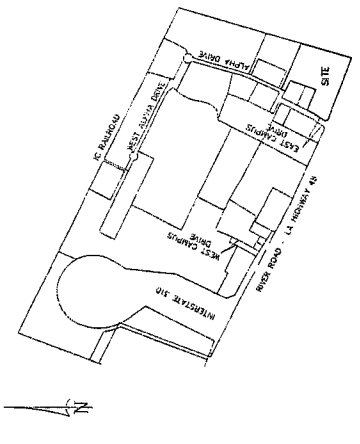
SURVEY PLAT AND RESUBDIVISION OF A PORTION OF TRACT C OF PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS LOT C-1 & LOT C-2 OF TRACT C OF PLANTATION BUSINESS CAMPUS SITUATED IN SECTION 4, T-13-S, R-8-E, DESTREHAN, ST. CHARLES PARISH, LOUISIANA

Y & MV RAILROAD (SR#1)



CURVE TABLE	
CURVE	CHORD
1	1.0000
2	1.9613
3	2.9242
4	3.8917
5	4.8648
6	5.8435
7	6.8278
8	7.8177
9	8.8132
10	9.8143
11	10.8210
12	11.8333
13	12.8512
14	13.8746
15	14.9035
16	15.9378
17	16.9775
18	18.0225
19	19.0728
20	20.1283
21	21.1890
22	22.2549
23	23.3260
24	24.4022
25	25.4835
26	26.5700
27	27.6616
28	28.7583
29	29.8601
30	30.9670
31	32.0790
32	33.1961
33	34.3182
34	35.4453
35	36.5774
36	37.7145
37	38.8566
38	40.0037
39	41.1558
40	42.3129
41	43.4750
42	44.6421
43	45.8142
44	47.0013
45	48.1934
46	49.3905
47	50.5926
48	51.7997
49	53.0118
50	54.2289
51	55.4510
52	56.6781
53	57.9102
54	59.1473
55	60.3894
56	61.6365
57	62.8886
58	64.1457
59	65.4078
60	66.6749
61	67.9470
62	69.2241
63	70.5062
64	71.7933
65	73.0854
66	74.3825
67	75.6846
68	76.9917
69	78.3038
70	79.6209
71	80.9430
72	82.2701
73	83.6022
74	84.9393
75	86.2814
76	87.6285
77	88.9806
78	90.3377
79	91.6998
80	93.0669
81	94.4390
82	95.8161
83	97.1982
84	98.5853
85	99.9774
86	101.3745
87	102.7766
88	104.1837
89	105.5958
90	107.0129
91	108.4350
92	109.8621
93	111.2942
94	112.7313
95	114.1734
96	115.6205
97	117.0726
98	118.5297
99	119.9918
100	121.4589

SURVEY REFERENCE: PLANTATION BUSINESS CAMPUS SURVEY PLAT BY JOHN F. WARDEN, P.L.S. DATED JULY 20, 1983.
BASES OF BEARING: NORTH MAGNETIC AND TRUE NORTH, USED IN THIS SURVEY, DIFFER BY 11.00 MINUTES WEST AS OF JULY 20, 2024.
MUNICIPAL ADDRESS: 100 EAST CAMPUS DRIVE.
SURVEYOR'S NOTES: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 2007, AS AMENDED BY ACT 107 OF 2010 AND ACT 107 OF 2011. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PLANTATION BUSINESS CAMPUS SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE Y & MV RAILROAD SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE ADM ROLLING COMPANY SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE CONCRETE PARKING SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE EAST CAMPUS DRIVE SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE LA HIGHWAY 48 SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE Y & MV RAILROAD SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE ADM ROLLING COMPANY SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE CONCRETE PARKING SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE EAST CAMPUS DRIVE SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE LA HIGHWAY 48 SURVEY AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.



VICINITY MAP
 DESTREHAN, LOUISIANA
 1101 N. JUDGE

OWNER: DIAMOND HAVEN COMPANY, LTD.
 100 CAMPUS DRIVE EAST
 DESTREHAN, LA 70047

APPROVED: [Signature] DATE: 11/7/2024
 ST. CHARLES PARISH PLANNING AND ZONING COMMISSION CHAIRMAN

[Signature] DATE: 10/9/24
 ST. CHARLES PARISH COUNCIL CHAIRMAN

[Signature] DATE: 12/4/24
 ST. CHARLES PARISH SHERIFF

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA REVENUE STATUTES THROUGH L.L. 561 AND COMPLETES ALL LA REVENUE STATUTES CONCERNING THE RESUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH, LOUISIANA

ON THE _____ DAY OF _____ 20____
 INSTRUMENT NUMBER _____

ALL NECESSARY SEWERS, WATER AND/OR OTHER UTILITY LINES AND CONNECTIONS SHALL BE MADE BY AND SEVERAL AT THE LOT OWNER'S EXPENSE

LEGEND:
 1/2" ROK MARK SET
 1/2" ROK ROD FOUND
 CALCULATED POINT
 POWER POLE
 PROPERTY LINE
 FENCE

DATE: SEPTEMBER 24, 2024
 SHEET NO. 1 OF 1
 DRAWING NO. 11888-000418
 PLANNING BY: KTB

RIVERLANDS SURVEYING CO.
 505 HEDLOCK STREET
 DESTREHAN, LA 70024
 1-800-248-4982
 985-652-6358
 www.riverlandsurveying.com

STEPHEN EYKIN
 P.L.S. LA, ST. REC. NO. 4668