

2023-0314

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

ORDINANCE NO. 23-12-1

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to M-2 on approximately 317 acres across portions of Lots B-1, "A", and Parcels H-3 and L-3, Killona as requested by Louis G. Authement and Harry R. Coleman, III for 3C Riverside Properties, LLC.

WHEREAS, Louis G. Authement and Harry R. Coleman, III for 3C Riverside Properties, LLC requests a rezoning from O-L to M-2 on approximately 317 acres across portions of Lots B-1, "A", and Parcels H-3 and L-3, Killona as shown on the surveys by James R. Webb, PLS dated July 15, 2014 and Michael D. Bernard, PLS dated March 15, 2001; and,

WHEREAS, the Planning and Zoning Department recommended denial of the request; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the request at its regular meeting on November 2, 2023.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from O-L to M-2 on approximately 317 acres across portions of Lots B-1, "A", and Parcels H-3 and L-3, Killona as shown on the surveys by James R. Webb, PLS dated July 15, 2014 and Michael D. Bernard, PLS dated March 15, 2001, as requested by Louis G. Authement and Harry R. Coleman, III for 3C Riverside Properties, LLC.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from O-L to M-2 on approximately 317 acres across portions of Lots B-1, "A", and Parcels H-3 and L-3, Killona as shown on the surveys by James R. Webb, PLS dated July 15, 2014 and Michael D. Bernard, PLS dated March 15, 2001, as requested by Louis G. Authement and Harry R. Coleman, III for 3C Riverside Properties, LLC.

SECTION III. The Department of Planning and Zoning is authorized to make the corresponding amendment to the Future Land Use Map, adopted by the Planning Commission as part of the 10-year update to the St. Charles 2030 Comprehensive Plan under Resolution 2022-1-RES and with support from the St. Charles Parish Council under Resolution No. 6688, from Wetlands to Heavy Industrial.

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

YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, BELLOCK,
FISHER, FISHER-CORMIER
NAYS: NONE
ABSENT: GIBBS, DUFRENE

And the ordinance was declared adopted this 4th day of December, 2023, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Bob Bellino*
SECRETARY: *Michelle Perpartato*
DLVD/PARISH PRESIDENT: December 5, 2023
APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: *Matthew Jewell*
RETD/SECRETARY: December 16, 2023
AT: 2:49 pm RECD BY: *B*