



# ST. CHARLES PARISH

## OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057  
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### COUNCIL OFFICE MEMORANDUM

DATE: MARCH 26, 2025

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.b. WIDTH

On March 24, 2025, the St. Charles Parish Council adopted Resolution No. 6822 endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1.b. Width, as requested by Raven Land, LLC.

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

MI/ag

Enclosures

cc: <sup>1</sup>Parish Council  
Ms. Samantha de Castro w/enclosure  
Mr. Corey Oubre w/enclosure  
Planning & Zoning Commission w/enclosure

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<sup>1</sup> Council Dept. retained 1 original plat for file

**2025-0079**

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

**RESOLUTION NO. 6822**

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1.b. Width, as requested by Raven Land, LLC.

**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 width requirement for Parcel VL as shown on a survey by Stephen P. Flynn, PLS dated January 2, 2025, revised February 13, 2025; and,

**WHEREAS,** granting the waiver will allow Parcel VL to have a width of 50.47 ft., below the 70 ft. required under C-3 zoning; and,

**WHEREAS,** the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on March 6, 2025.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** hereby provides this supporting authorization to endorse a waiver from the width requirement to allow Parcel VL as shown on a survey by Stephen P. Flynn, PLS dated January 2, 2025, revised February 13, 2025, as requested by Raven Land, LLC.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, O'DANIELS,  
FISHER, DEBRULER

NAYS: NONE

ABSENT: COMARDELLE

And the resolution was declared adopted this 24th day of March, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Heely Fonseca

SECRETARY: Michelle Spadato

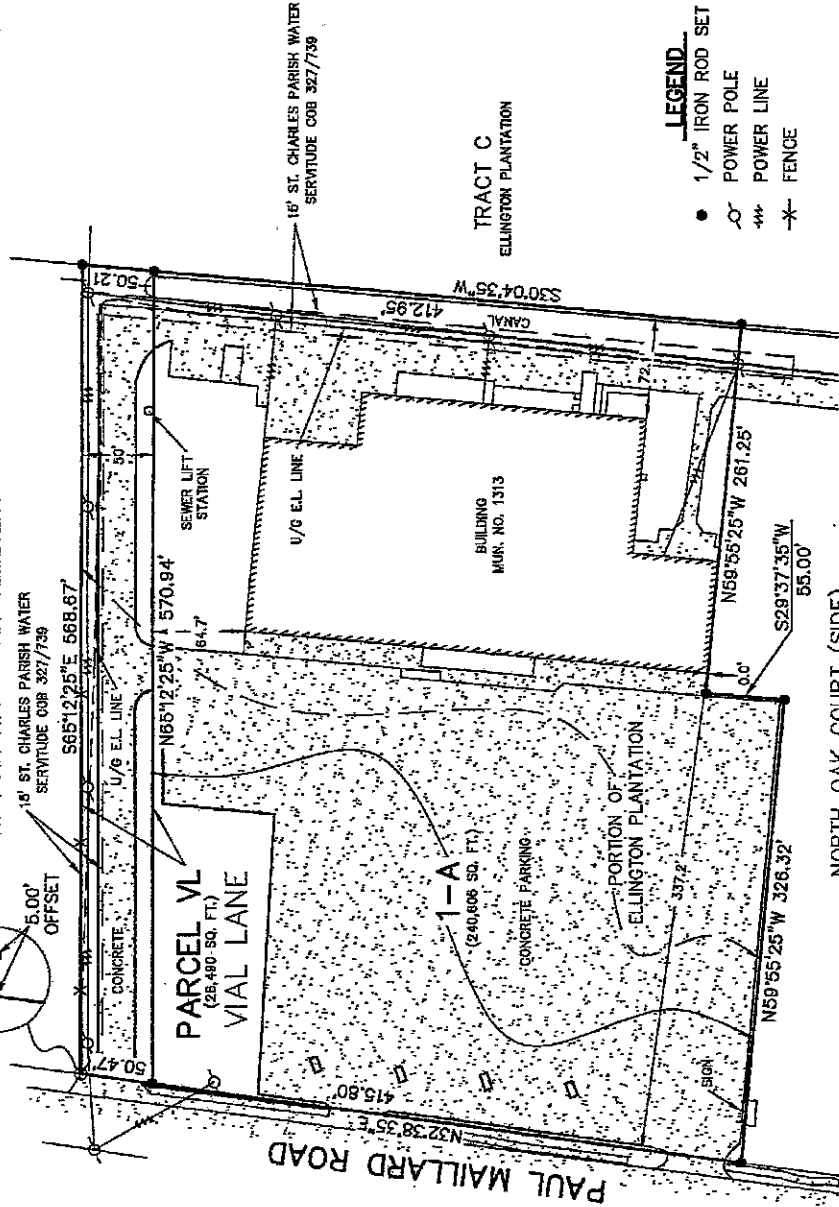
DLVD/PARISH PRESIDENT: March 25, 2025

APPROVED: ✓ DISAPPROVED:       

PARISH PRESIDENT: Matthew Jewell

RETD/SECRETARY: March 25, 2025

AT: 11:35 am RECD BY: [Signature]



APPROVED: [Signature] DATE 3/25/25  
 PARISH PRESIDENT

Nelly Toracca DATE 3/17/25  
 PARISH COUNCIL CHAIR

[Signature] DATE 3/17/25  
 PLAYING COMMISSION CHAIR

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:6081 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY  
EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY  
AND SOLELY AT THE LOT OWNER'S EXPENSE

Stephen P. Flynn  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

DRAWING NO. MM3357

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DRAWN BY: KPB



**RIVERLANDS**  
**SURVEYING CO.**

**505 HEMLOCK STREET, LAPLACE, LA. 70068**  
**1-800-248-6982 / 985-652-6356**  
**office@riverlandssurveying.com / www.riverlandssurveying.com**

**TITLE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF ELLINGTON PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT 1-A OF WINNWOOD CENTER AND PARCEL VL OF ELLINGTON PLANTATION SITUATED IN SECTION 13, T-13-S, R-21-E, ILLINOIS, ST. CHARLES PARISH, LOUISIANA.**

**DATE:** JANUARY 2, 2025, REVISED SIGNATURE LINE 2/13/2025

**SURVEY REFERENCE:** 1. SURVEY OF A PORTION OF PROPERTY IN SECTIONS 13, 14 & 15, T-13-S, R-21-E BY LUCEN C. GARNER, R.L.S. DATED JULY 23, 1964.  
2. A PORTION OF ELLINGTON PLANTATION BY R.P. BERNARD, R.L.S. DATED JULY 2, 1971.

**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1709, NORTH AMERICAN DATUM OF 1983 (NAD83), USING A LEICA SMARINE CRSS SOLUTION DATED 12/16/2024

**SURVEYOR'S NOTES:** A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.  
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SURVEYED OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.  
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.  
D. ACQUISING PROPERTY OWNERS PROVIDED BY THE PARISH TAX ASSESSOR'S OFFICE.  
E. MINIMUM SETBACK LINES AND SETWIDTHS SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.  
F. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.  
G. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.