

Commissioner Booth: Next item on our agenda is PZR-2017-17 requested by the Department of Planning & Zoning for Keith Schexnaydre for a change in zoning classification from R-1A to C-2 of Lot 9, Block A, Good Hope Plantation Subdivision, 31 Apple Street, Norco. Council District 6.

Mr. Albert: Mr. Chairman this application is actually being applied for by the department. The owner of the site came to us with concerns over his legal non-conforming status on the subject property. The piece of ground to the south was rezoned to C-2 in the '90's and his understanding was the piece in question had been rezoned as well. The reason he had that misunderstanding was that building permits issued in the 90's for that site marked it as C-2. This was back when maps were paper and they were being printed on the blueline machine and they were making measurements on some of these things. So at some point a department tech made an error back then and that marking of C-2 on the property has carried through ever since. There have been commercial uses under that zoning district since that time. The applicant has had to jump through some hoops to maintain that status by ensuring that power remained in the company's name or various things to keep that status. So we went ahead and went through the effort to put in for the zoning change for this. The request as stated meets the first and third criteria and would continue the existing zoning district to the south and east as it stands already.

Commissioner Booth: Thank you Mr. Albert. This is a public hearing for PZR-2017-17. The rezoning from R-1A to C-2, Lot 9 of Block A of Good Hope Plantation Subdivision at 31 Apple Street in Norco. Anyone here to speak for or against? Sir can you state your name and address for the record please?

Good evening my name is Keith Schexnayder. He pretty much said what happened. In '95 I went get the permit, the zoning compliance stated C-2. This is on Apple Street, both these houses were 30 ft. up, so when they gave me this permit, I moved this house. I spent about \$50-60,000. I moved the house, it was residential, I gutted it and I turned it into residential facility. I built the parking lot and everything. So for the last 20 something years I've been renting it as C-2 commercial and a few months ago a guy wanted to open a little barbeque place and went to Planning and Zoning and this is where we discovered we had differences and problems so this is the solution that we came up with. I have all the paperwork except that one letter when they did it, which we can't find.

Commissioner Booth: I think I understand. Thank you sir. Any comments or questions from anyone? Anyone else here to speak for or against this issue? Hearing none, the public hearing is closed. We'll call for the vote, that it will correct this problem.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella, Galliano
NAYS: None
ABSENT: None

Commissioner Booth: that passes unanimously. The only other problem is you have to go before the Council on January 8th. They will also approve it.

Mr. Schexnayder: Thank you and I'd like to also thank Planning and Zoning for working with me.

Commissioner Booth: Yes sir, thank you.
