



# ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL  
PARISH PRESIDENT

May 31, 2022

Andrell B. Lockett  
87 River Park Drive  
Hahnville, LA 70057

**RE: Zoning Clearance for an Alcoholic Beverages License**

As required by Section 3.2 of the St. Charles Parish Code of Ordinances, the St. Charles Parish Department of Planning and Zoning reviewed the requested location for issuance of a liquor license.

The location, **Legacy Venue & Restaurant, 737 Paul Maillard Road, Suite A, Luling** is within 500 ft. of a protected use.

Zoning Clearance for a **Class A-"R" (Restaurant)** permit cannot be given for this location.



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ST. CHARLES PARISH PLANNING DEPARTMENT



**St. Charles Parish**  
**Department of Planning and Zoning**  
 14998 River Road+PO Box 302, Hahnville, LA 70057  
 Phone: 985.783.5080+Fax: 985.783.6447

**ZONING CLEARANCE**  
**ALCOHOLIC BEVERAGE BUSINESS LICENSING**

Applicant: Andrell B. Lockrett & Kentrell J. Lockrett  
 Address: 87 River Park Dr. Hahnville, La. 70057  
 Phone #: 504)382-1405 Email: aeventpro@yahoo.com  
 Name of business to be licensed: Legacy Venue & Restaurant  
 Address to be licensed: 737 Paul Mallard Rd. Suite A - Huling La 70070  
 Lot: \_\_\_\_\_ Square: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Zoning District: \_\_\_\_\_

Type of License:

Class A (On-Premises)       Class A-"R"(Restaurant)       Class B (Off-Premises)

Andrell B. Lockrett  
 Signature of property owner

Andrell B. Lockrett  
 Signature of applicant

5/24/22  
 Date

5/24/22  
 Date

**COMPLETE THIS SECTION IF SURVEYOR CERTIFICATION REQUIRED**

A Licensed Surveyor may be required to certify the measurement and path per Chapter 3 Alcoholic Beverages (attached) and the following court cases:

- B.D. Grand, Inc. vs. St. Charles Parish, 713 So2d 846 (La.App. 5th Cir. 1998. Writ Denied 726 So2d 32)
- Morvant vs. St. Charles Parish, 658 So.2d 21 (La.App. 5th Cir. 1995, 778 So2d 1284, 2001)

Distance from front door to protected use: \_\_\_\_\_ Protected Use(s): \_\_\_\_\_  
 Verified by Planning Dept. \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION BY LICENSED SURVEYOR OR ENGINEER**

I hereby certify that the location described above meets all provisions of the St. Charles Parish Code of Ordinances Chapter, 3, Article 1, Section 3-1 with regard to distance from public playgrounds, churches, synagogues, public libraries, playgrounds, licensed day care centers, and schools as indicated on the attached illustration which shows the path of measurement.

Stephen P. Flynn, PLS  
 Signature and Seal  
June 17, 2022  
 Date



## Chapter 3 ALCOHOLIC BEVERAGES\*

\*Cross references: Licenses, taxation and miscellaneous businesses regulations, Ch. 13

State law references: Alcoholic beverages generally, R.S. Tit. 26; local regulatory authority, R.S. 26:494.

### ARTICLE I. IN GENERAL

#### Sec. 3-1. Location restrictions.

- (a) It shall be unlawful for any person to conduct an alcoholic beverage business within five hundred (500) feet of a public playground or a building used exclusively as a church, synagogue, public library, playground, licensed day care centers, school, except a school for business education conducted as a business college.
- (b) If the area affected by this section is undeveloped and there are no sidewalks, the measurement of the distance set forth in subsection (a) hereof shall be in a straight line from nearest point to nearest point of property lines. In developed areas, this distance shall be measured as a person walks using the sidewalk from the nearest point of the property line of the church, synagogue, public library, playground, licensed day care centers or school to the nearest point of the premises to be licensed.
- (c) The provisions of this section do not apply to any premises which are maintained as a bona fide hotel, railway car, or fraternal organization, nor to any licensed drugstores which are licensed under state law to sell alcoholic beverages. The provisions of this section shall not apply to any premises which has been licensed to deal in alcoholic beverages prior to the adoption of this section.
- (d) Should any property licensed to deal in alcoholic beverages be located within a distance less than that provided for in this section from property which is purchased or acquired after the license was obtained and permit issued for the construction, erection, movement or development of a public playground, or a building used exclusively as a church, synagogue, public library, playground, licensed day care centers or school, except a school for business education conducted as a business college or school, such subsequent purchase or acquisition shall not be grounds for the revocation, withholding, denial or refusal to renew the license on said premises.
- (e) Any person violating the provisions of this section shall be punished by a fine of not more than two hundred fifty dollars (\$250.00) or imprisonment in the parish jail for not more than thirty (30) days, or both, at the discretion of the court. Each day's conduct of a beverage business in violation of this section shall constitute a separate offense and/or violation thereof.  
(Code 1970, §§ 3-6--3-9; Ord. No. 83-12-10, § VI, 12-19-83; Ord. No. 05-5-6, § I, 5-16-05)  
State law references: Location restrictions, R.S. 26:80, 26:280; general statutory maximum for penalty for ordinance violations, R.S. 33:1243.

#### Sec. 3-2. Approval of location by department of planning and zoning.

On application to the department of planning and zoning, applicants for permits for establishments which will dispense alcoholic beverages shall be informed by the department that their location will not allow the issuance of a license to sell alcoholic beverages, if such is the case. It shall be unlawful for the department of planning and zoning to grant approval of an application for a location for the consumption or dispensation of alcoholic beverages in the parking area, or surrounding areas, of such businesses.

(Ord. No. 83-12-10, § VII, 12-19-83; Ord. No. 94-7-5, § I, 7-5-94)

Editor's note: Ord. No. 83-12-10, adopted Dec. 19, 1983, did not specifically amend this Code; hence inclusion of § VII as § 3-2 was at the discretion of the editor. Cross ref: Zoning, App. A.



# St. Charles Parish

## Department of Planning and Zoning

14996 River Road • PO Box 302, Hahnville, LA 70057  
Phone: 985.783.5060 • Fax: 985.783.6447

### Request for Zoning Compliance For an Alcoholic Beverage Sales

#### DISTANCE WAIVER REQUEST

Applicant may request a waiver from 500' to not less than 300' from a protected use for the sale of alcohol beverages in restaurants with a class A-R alcoholic beverage permit pursuant to Ord. 12-2-1.

#### Requirements:

1. Applicant shall submit a complete application requesting Zoning Compliance for Alcoholic Beverage Sales.
2. Submit survey prepared by a licensed surveyor indicating the premise to be licensed is not less than 300 feet from the protected church, synagogue, public library, playground, licensed day care center or school.
3. The path of measurement with all line segment distances included on the survey.
4. A letter from the protected organization waiving opposition to the issuance of an alcohol permit for the applicant's business.

#### Process:

1. The Planning Department will review the documents for accuracy
2. The request and documents will be forwarded to the Parish Council for consideration
3. Upon approval by resolution of the Parish Council the Planning Department will issue an alcohol compliance letter.

"NOT A GROUND SURVEY"

(ELLINGTON AVENUE SIDE)

BUILDING  
737 PAUL MAILLARD ROAD

SUITE "A"

EMERGENCY EXIT  
& UTILITY DOOR

MAIN  
ENTRANCE  
DOOR

66'

204'

189'

11'

39'

104'

DITCH

56'

29.3'

8'

30'

60'

PAUL MAILLARD ROAD

WEST EDGE OF ROAD APPARENT RIGHT OF WAY

438' LINE  
(66'+204'+104')  
56'+8')

DOOR

BUILDING

706 PAUL MAILLARD ROAD  
ST. MARY BAPTIST CHURCH

329' LINE  
(189'+11'+39'+60'+30')

DOOR  
712 PAUL  
MAILLARD ROAD  
THE POTTER'S HOUSE  
CHURCH OF  
GOD IN CHRIST

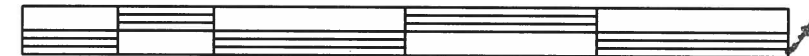
APPARENT PROPERTY LINE

**TITLE:** EXHIBIT PLAT TO SHOW DISTANCES FROM SUITE "A" AT 737 PAUL MAILLARD ROAD TO ST. MARY BAPTIST CHURCH AT 706 PAUL MAILLARD ROAD AND THE POTTER'S HOUSE CHURCH OF GOD IN CHRIST AT 706 PAUL MAILLARD ROAD LULING, ST. CHARLES PARISH, LOUISIANA.

**DATE:** JUNE 17, 2022, REVISED TO SHOW APPARENT R.O.W. 7/5/22  
REVISED 7/13/2022, REVISED 7/14/2022

**SURVEYOR'S NOTES:**  
1. TO MY KNOWLEDGE ST. MARY BAPTIST CHURCH AND THE POTTER'S HOUSE CHURCH OF GOD IN CHRIST IS THE CLOSEST PUBLIC PLAYGROUND OR A BUILDING USED EXCLUSIVELY AS A CHURCH OR SYNAGOGUE, PUBLIC LIBRARY, OR SCHOOL, EXCEPT A SCHOOL FOR BUSINESS EDUCATION CONDUCTED AS A BUSINESS COLLEGE TO THIS SITE. THIS DRAWING WAS PROVIDED AT THE DIRECTION AND REVIEW OF SAINT CHARLES PLANNING & ZONING DEPARTMENT. NO BOUNDARY SURVEY OR PROPERTY LINE LOCATIONS ARE SHOWN ON THIS EXHIBIT.

50 25 0 50 100 150

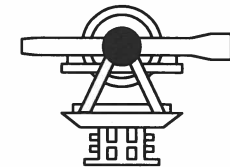


SCALE IN FEET  
1"=50'

DRAWN BY: TPT

DRAWING NO. MM0407\_W04600

**RIVERLANDS SURVEYING COMPANY**



505 HEMLOCK DRIVE  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-6356

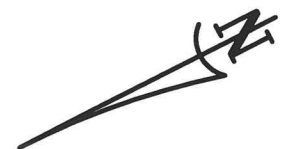
*Stephen P. Flynn*

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



(4TH STREET SIDE)

POST DRIVE



The Potter's House Church Of God In Christ, Inc.  
712 Paul Maillard Road  
Luling, Louisiana 70070  
Email: [pottershouse\\_cogic@yahoo.com](mailto:pottershouse_cogic@yahoo.com)  
Pastor Rickey R. Revader - Cell: 504.915.6758

July 10, 2022

Reference: Legacy

To Whom It May Concern:

This letter is to inform the Council and Planning & Zoning that The Potter's House Church does not oppose of Legacy to obtain an alcohol beverage license.

If you have any questions, feel free to contact me at the above email address or phone number.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Revader', with a long horizontal flourish extending to the right.

Pastor Rickey R. Revader  
RRR/awr

June 8, 2022

St. Mary Baptist Church  
706 Paul Maillard Road  
Luling, La. 70070  
985-785-8756

Reference: Legacy

Dear Planning & Zoning,

I am writing this letter on behalf of Legacy a business located directly across Paul Maillard from our church. I would like to inform the Zoning Board that St. Mary's Baptist church do not oppose the business in anyway. We feel that the business will be a great addition to the corridor. If you have any questions, I can be reached at 504) 289-1747.

Sincerely Yours



Rev. Renard Dabney Sr.