

Commissioner Booth: Next item on the agenda PZR-2018-01 requested by Charles W. Lambert. Jr. for a zoning reclassification from R-1A to C-2 Lot E-1, Victoria Acres, 14394 River Rd, Destrehan. Council District 6. Yes sir.

Mr. Welker: Yes this is a rezoning of a portion of Lot E-1. The portion that's currently developed with the post office is zoned C-2. The portion that is not developed pretty much just has some trees on it that fronts Van's Lane is zoned R-1A. They're coming through to change the R-1A portion to C-2 in order to expand the Seafood Pot restaurant that's located on the corner of River Road and Van's Lane. This expansion would basically be for additional parking and some storage for the restaurant. The proposal meets the first and second guidelines for a rezoning, it is not a spot zone as it expands onto existing C-2 zoning and it is in future conformance with the future land use designation based on the comprehensive plan and the rezoning and potential development that would occur would not be incompatible with the existing neighborhood character, nor overburden public facilities. If the rezoning were to pass and the plans for the restaurant were to move forward, there would need to be a subdivision to basically take that portion that we're looking to rezone tonight and combine it with the restaurant lot. Also rezoning would need to occur and there are some site design requirements that we would have to consider that would come into play with the C-2 thing going up to the residence at 85 Van's Lane. That's stuff that we would look into further down the line during the permitting stage, we just wanted to put that out there that it would come into play. Based on meeting the first and third rezoning guidelines, the department recommends approval.

Commissioner Booth: Thank you. Public hearing for PZR-2018-01 for Mr. Lambert to reclassify this R-1A lot to C-2 lot to join these other C-2 properties, anyone here to speak for or against? State your name and address for the record please.

My name is Monica Carruth, I live at 101 Nana Gin Court in Montz. I'm here on behalf of my dad, Charles Lambert. We're here to support the rezoning, the Seafood Pot has been great neighbors and their intention is not to expand the actual building it's just for additional parking which is much needed and they are great neighbors, the neighborhood is in support of this and I do have a letter from the owner of the adjacent lot to the proposed rezoning saying he has no objection so we would like your support in this. Thank you very much.

Commissioner Booth: Thank you ma'am. Anyone else here to speak for or against it? State your name and address please ma'am.

My name is Nora Vadin Holmes, my address is 103 Flowerwood Court. I'm here representing the Seafood Pot. We are looking to take some of the cars that are currently parked in the neighborhood on the street and expand the parking behind our restaurant and have some additional parking so it doesn't become cumbersome at all. I'm sure you guys know that during Lent and other times it's a very popular restaurant and there's a lot of people, the plants like to come and eat at the restaurant, the employees. So we just want to make sure that we're keeping the neighborhood and not upsetting any of the neighbors. This would allow us to have some additional parking for our employees. We employ anywhere from 12-15 employees so that parking is very crucial that we have that. It is not our intention to expand the restaurant, that's not what we're looking to do, it's just for parking. The property owner adjacent, directly adjacent to this has granted his approval of this as well and we respectfully that you guys approve it and we appreciate your consideration.

Commissioner Booth: Thank you ma'am. Mr. Murray state your name and address again please.

Joey Murray, 13880 River Road, Destrehan. I come up and ask that you please support this. I'm a customer of the Seafood Pot and they really need the parking and it would make it a much safer excursion for the family and people that come and support this restaurant and the parish needs these restaurants, it's very important so I hope you guys can consider it. Thank you.

Commissioner Booth: Ok. Anyone else here to speak for or against this particular request? Mr. Albert you have something?

Mr. Albert: I just want to say if you do approve this, I just want to note for the applicant that parking lots do require permitting and a review process, so we'll need to talk about that afterwards.

Ms. Stein: Mr. Chair. I'm sorry I did talk to representatives of the Seafood Pot today and I'm just realizing my distractions with the first case and the neighborhood, I did not email her two things that she had asked for which are endorsements from the neighboring property owners, Jared Yoes at Lot F-1-A and Kris and Kourtney Donnaud who I think is with the Seafood Pot. These did not make it into the agenda, do you need me to pass these around?

Commissioner Booth: I think it's ok. Now that you've put it on the record that's fine. Any other questions, comments, concerns.

Commissioner Frangella: This is in my area I haven't heard anything negative about it and I know that the parking is greatly needed.

Commissioner Booth: I guess we can close the public hearing on this one and cast your vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella

NAYS: None

ABSENT: Galliano

Commissioner Booth: That passes unanimous. Good luck.

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