

Name: William and Jessica Sigmon for Sigmon Rental Properties LLC

Address: 16780 Highway 90, Des Allemands

Case Number: 2026- 6 -SPU

Members of the St. Charles Parish Planning Commission:

This Special Permit Use request does not meet all requirements of the St. Charles Parish Zoning Ordinance of 1981, specifically:

- **Section VI.C.IV.4. Where any commercial use in a C-3 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater or lesser buffer strip.**
- **Section VIII.F.2. Any area where off-street parking is provided (including additional parking areas that are not required by this ordinance) must be surfaced with permanent dust-free paving except for single-family residences in the O-L District and manufactured and mobile homes in the R-1A(M) District which must be surfaced with appropriate materials.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

Buffer zone landscaping elimination along rear of property would be to prevent foliage damage to parked boats. The site still contains the required amount of landscaping that would be compliant with St. Charles Parish ordinances.

Having a crushed rock surface is more appropriate for boat yard parking than permanent hard surfaces like concrete because it allows rainwater to infiltrate rather than creating large amounts of stormwater runoff and reduces standing water. It can also reduce heat build up that can damage the hull of a vessel, and crushed rock is more practical due to the damage that can occur from parking trailers, jacks, and stands that can damage hard finished surfaces.

Please consider this waiver request with my application.

Thank you.

Applicant Signature:  Date: 7/21/26

Applicant Signature: _____ Date: _____