



**St. Charles Parish**  
**Department of Planning & Zoning**  
14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
Phone (985) 783-5060 • Fax (985) 783-6447  
www.stcharlesparish-la.gov

Permit/Case #: 2022-2-R  
Receipt #: 4217844  
Application Date: 2/1/22  
Zoning District: R-1A  
FLUM Designation: LOR  
Date Posted: \_\_\_\_\_

**APPLICATION FOR ZONING MAP AMENDMENT  
(CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Walter C Nelson  
Home address: 3839 Loyola Ct. Decatur, GA 30034  
Mailing address (if different): \_\_\_\_\_  
Phone #: 404 409 7713 Email: nelchaart@gmail.com  
Property owner: John & Margarette Nelson  
Municipal address of property: 357/361 July St. Brute, LA 70039  
Lot, block, subdivision: Magnolia Ridge  
Change of zoning district from: R-1A to: R-1A (M)  
Future Land Use designation of the property: Mobile home on each lot  
(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: have a trailer on each lot

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?

Trailers on behind lot and the next street  
trailer is next to lot 361 July St.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?

a trailer use to be on the lot 357 July St.

How does your proposed use of the property comply with the Future Land Use designation for the property?

Individual mobile home on each lot

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

Single homes used for Airbnb

I/we swear to be the sole owner(s) of the property in this rezoning request; I/we endorse this application to change zoning from R-1A to L-1A(M) at 357/361 July St. Bontle LA 70039

John L Nelson  
(Property owner)

(Property owner)

Margarette B. Nelson  
(Property owner)

(Property owner)

(Property owner)

(Property owner)

James B. Anderson  
(Notary signature & seal) Exp 7-7-24

January 25, 2022  
(Date)

**Rezoning Application Process:**

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

**Application Checklist:**

- cont 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- cont 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
- cont 3. Survey of property
- cont 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- cont 5. Notarized endorsement of all property owners—affidavits.
- cont 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

**Planner Certification of Completed Application:**

[Signature]  
(Planner signature)

2/2/22  
(Date)

Notes/comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_