



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

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COUNCIL OFFICE MEMORANDUM

DATE: SEPTEMBER 29, 2025

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO 
COUNCIL SECRETARY

RE: WAIVERS FROM THE SUBDIVISION REGULATIONS
APPENDIX A, SECTION VIII. ITEMS G.4 AND H.5
16830 HIGHWAY 90, DES ALLEMANDS

On September 22, 2025, the St. Charles Parish Council adopted Resolution No. 6858 supporting the Planning and Zoning Commission's approval of 2025-4-SPU expanding automobile sales on a designated highway in C-2 zoning on Lot 1-A, Autin Subdivision, 16830 Highway 90, Des Allemands, specifically waivers from Appendix A., Section VIII., items G.4. and H.5. as requested by Nabut Brothers, LLC.

A copy of the resolution is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/mr

Enclosure

cc: Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

2025-0283

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6858

A resolution supporting the Planning and Zoning Commission's approval of 2025-4-SPU expanding automobile sales on a designated highway in C-2 zoning on Lot 1-A, Autin Subdivision, 16830 Highway 90, Des Allemands, specifically waivers from Appendix A., Section VIII., items G.4. and H.5. as requested by Nabut Brothers, LLC.

WHEREAS, Nabut Brothers, LLC, requests an SPU expanding an automobile sales business on a designated highway in C-2 zoning on Lot 1-A, Autin Subdivision, 16830 Highway 90, Des Allemands; and,

WHEREAS, based on the site plan review and recommendations from Planning and Zoning, waivers are needed to address site design deficiencies related to stacked parking spaces and loading zones; and,

WHEREAS, Nabut Brothers, LLC, requests waivers from Appendix A., Section VIII., item G.4. requiring each parking space to open directly upon an aisle or driveway connected to a street or alley by a paved driveway which affords ingress and egress for a vehicle without requiring another vehicle to be moved and item H.5. which restricts loading zones from driveways or other circulation areas; and,

WHEREAS, the recommended site plan drawn by Planning and Zoning shows elongated parking spaces allowing a stacked arrangement specifically for vehicle inventory and a loading/unloading area intersecting with the central drive aisle; and,

WHEREAS, Appendix A., Section IV., 9.B.4 requires a resolution of support from the Parish Council for any Special Permit Use requiring a waiver from zoning regulations; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission approved the special permit for the expansion of automobile sales in a C-2 zoning district with the waivers at its regular meeting on September 4, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL hereby provides this resolution in support of the Planning and Zoning Commission approval to expand an automobile sales business on a designated highway in a C-2 zoning district on Lot 1-A, Autin Subdivision, 16830 Highway 90, Des Allemands, as requested by Nabut Brothers, LLC, specifically the waivers necessary to deviate from items A.VIII.G.4. and A.VIII.H.5. related to stacked parking spaces and loading area location.

The foregoing resolution having been submitted to a vote; the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE,
O'DANIELS, FISHER, DEBRULER

NAYS: NONE

ABSENT: NONE

And the resolution was declared adopted this 22nd day of September, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN:

SECRETARY:

DLVD/PARISH PRESIDENT:

APPROVED:

DISAPPROVED:

PARISH PRESIDENT:

RETD/SECRETARY:

AT: 10:12am

RECD BY: