

# LEGALS

## PORT OF WEST ST. MARY PUBLIC NOTICE

The U.S. Department of Commerce, Economic Development Administration (EDA) is considering a request for Federal assistance from West St. Mary Parish Port, Harbor and Terminal District to construct a South Louisiana Technical College Welding Center in Franklin, Louisiana, St. Mary Parish. Pursuant to the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA), EDA is conducting an assessment of the potential of the proposed project to affect the environment and/or historic properties. Notice is hereby given that the project is proposed to be located in, or may affect, a floodplain and/or wetland as defined by Executive Order (EO) 11988 and/or EO 11990

The proposed project would include a 5,000 square foot industrial training facility. The project will be located within the Charenton Canal Industrial Park, 16101 Highway 90 Frontage Road, Franklin, Louisiana. Project information is available for review at Port of West St. Mary Office, 15301 Highway 182 West, Franklin, Louisiana 70538, (337) 828-3410.

If you have any information regarding potential impacts to historic properties or environmental resources including wetlands or floodplains associated with this proposed project please provide it in writing to:

Corey Dunn

Regional Environmental Officer

Department of Commerce

Economic Development Administration

903 San Jacinto Blvd., Suite 206

Austin, Texas 78701

Comments received in the EDA Regional Office by 5:00 pm eastern on Tuesday, April 10, 2018 will be considered. A copy of the NEPA/NHPA decisional document will be available upon request at the above EDA Regional Office.

Advertised March 14, 15, 18, 2018

## ST. MARY PARISH COUNCIL NOTICE OF INTRODUCTION

### NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN that the following entitled ordinances were introduced at a meeting of the St. Mary Parish Council, State of Louisiana (the "Parish Council"), on Wednesday, March 14, 2018, and laid over for publication of notice:

### PROPOSED ORDINANCES

An Ordinance in compliance with Ordinance No. 1973, Chapter 5 Procedures, Division 5.4 General Procedures for Public Hearing, Section 5.4.2 Rezonings (Zoning Map Amendments). (SAS Group, LLC)

An Ordinance authorizing the President of St. Mary Parish to execute a Lease Agreement between St. Mary Parish and St. Mary Parish School Board for the property known as Verdunville Recreation Park in Verdunville, Louisiana.

NOTICE IS HEREBY FURTHER GIVEN that the St. Mary Parish Council will meet on Wednesday, April 11, 2018 at five-forty-five (5:45) o'clock p.m. at the Parish Council Room of the Courthouse, Franklin, Louisiana, at which time there will be a public hearing on the adoption of the aforesaid ordinances.

/s/ Kevin Voisin  
CHAIRMAN OF THE COUNCIL  
ST. MARY PARISH COUNCIL

/s/ Lisa C. Morgan  
CLERK OF THE COUNCIL  
ST. MARY PARISH COUNCIL

ADVERTISE: Sunday, March 18, 2018

## ST. MARY PARISH BOARD OF ADJUSTMENTS - FEB 5, 2018 PUBLIC HEARING MINUTES

Board of Adjustments  
Public Hearing Minutes  
February 5, 2018  
5:45 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman Rodney Olander presiding, and the following members present: Larry Hotard, John P. Davis, Wynord Thomas, Sr., Tanya Anderson, and Keith Lewis. Absent was Scott Berry.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed variance of property:

Capital Growth Buchalter, Inc. for a Variance to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;  
-Parcel Id# 2474581001.00-Lot BD A W Etienne-A W Etienne-Pub Road-A W Etienne Acq. 45S

280511 &  
-Parcel Id# 2474581002.00-Lot BD Teche-Luke and Senette-Hwy. 90 and Senette-Crochet Acq. 322 322895.

Mr. Olander read the request for Capital Growth Buchalter, Inc. for a Variance to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;  
-Parcel Id# 2474581001.00-Lot BD A W Etienne-A W Etienne-Pub Road-A W Etienne Acq. 45S 280511 &  
-Parcel Id# 2474581002.00-Lot BD Teche-Luke and Senette-Hwy. 90 and Senette-Crochet Acq. 322 322895.

Kirk Farrelly, representing Capital Growth Buchalter, Inc., appeared before the board to discuss a Variance request to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;  
-Parcel Id# 2474581001.00-Lot BD A W Etienne-A W Etienne-Pub Road-A W Etienne Acq. 45S 280511 &  
-Parcel Id# 2474581002.00-Lot BD Teche-Luke and Senette-Hwy. 90 and Senette-Crochet Acq. 322 322895.

Mr. Farrelly stated that he is a Civil Engineer working as the preferred developer for Dollar General. Mr. Farrelly explained that they want to redevelop two parcels, one owned by Alice Perret and the other by Jennifer Hinkle. The property owned by Mrs. Perret has a former grocery store located on it. The property owned by Mrs. Hinkle is a former mobile home park. Mr. Farrelly stated that the entire redevelopment would be 1.969 acres located in an unincorporated area of St. Mary Parish. Mr. Farrelly stated that they are also asking for a rezone of the above listed properties.

Mr. stated that they intend to stay as close to the front of the property as possible due to the base flood elevation. Mr. Farrelly explained that they would relocate the existing drive way located on the western side of the property. The customer parking would be located in the front of the building with a row adjacent to Hwy. 182, a double floating row, and a row adjacent to the building. Mr. Farrelly stated that there would be a semi-circle arc in the back which would be used as a delivery truck turn around to prevent the delivery trucks from maneuvering through the customer parking lot. The delivery trucks would load at the Northwest corner of the building. The dumpster would also be located at the Northwest corner of the building.

Mr. Farrelly stated that the building would be 9100 sq. ft. The required parking spaces per sq. ft. are based on one (1) space per 250 sq. ft. which would be 36.4 parking spaces. The national standard is 30 parking spaces; therefore, Mr. Farrelly is requesting a Variance for 30 parking spaces in conjunction with limited frontage and maintaining a certain distance from Bayou Teche. Mr. Farrelly stated that he submitted a letter from Dollar General in support of the 30 spaces.

In response to Mr. Olander's inquiry, Mr. Farrelly stated that the current structure that is currently pictured on the map would not remain on the property.

In response to Mr. Olander's inquiry, Mrs. Luke explained that the property is two (2) separate parcels and one of them currently has a building that was once the old Sennette's store.

In response to Mr. Olander's inquiry, Mrs. Luke stated that a Rezone Request of the property went before the Planning and Zoning Commission. The Planning and Zoning Commission denied the rezoning request; however, the Parish Council has the final decision. Mrs. Luke stated that although the rezone has to be presented to the Parish Council the Board of Adjustments can still make a motion depending on the approval of the rezone.

In response to Mrs. Anderson's inquiry, Mr. Farrelly presented the board with the letter of support from Dollar General.

Mr. Farrelly explained that the lots are deeper rather than wider. The frontage is approximately 152 ft. and the depth approximately 560 ft. Mr. Farrelly stated that they want the development towards the front of the property due to the base flood elevation. Mr. Farrelly refers to the site plan to explain the reason for the buffer yard Variance. Mr. Farrelly stated that 45% of the total site would be developed and 55% would be open landscape.

Mr. Olander stated that he has concerns with the location being across the street from Centerville High School and on the side of Centerville Market which is a congested area.

There being no further business, Chairman Rodney Olander adjourned the Public Hearing.

Rodney Olander, Chairman  
St. Mary Parish Board of Adjustments

Advertised March 18, 2018

## ST. MARY PARISH BOARD OF ADJUSTMENTS - FEB 5, 2018 REGULAR MEETING MINUTES

Board of Adjustments Meeting  
Regular Meeting  
February 5, 2018  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor

Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman Rodney Olander presiding, and the following members present: Larry Hotard, John P. Davis, Wynord Thomas, Sr., Tanya Anderson, and Keith Lewis. Absent was Scott Berry. Also in attendance was Parish President, David Hanagriff.

Mr. Davis pronounced the Invocation and the Pledge of Allegiance was led by Mr. Hotard.

Mr. Davis moved that the reading of the minutes of the monthly meeting, January 8, 2018 be dispensed with and that the same be approved. Mr. Hotard seconded the motion, which carried.

Mr. Olander read the request for Harold Junca Sr. represented by Mr. Woodard for a Lot Area Variance to deviate from the required 10 acres to 2.12 acres in an Agricultural (AG) Zoned District located at 4942 Hwy. 83, Glencoe, LA-Sec. 27 T14S R8E;  
-Parcel Id# 1634684034.00- 25.22 ac tract being por 93.77 ac tract 11 Hugh a Junca Sr. part per Plat 23n 187925 situated Sec. 27 T14S R8R Acq. 23n 187925. Improvement on the land of Junca Harold J Sr.  
Acq. 23n 187925.

In response to Mr. Olander's inquiry, Planning and Zoning Director, Mrs. Tammy Luke, stated that she did not receive the certified mail receipts.

Mr. Davis made a motion to approve the request for Harold Junca Sr. represented by Mr. Woodard for a Lot Area Variance to deviate from the required 10 acres to 2.12 acres in an Agricultural (AG) Zoned District located at 4942 Hwy83, Glencoe, LA-Sec. 27 T14S R8E;  
-Parcel Id# 1634684034.00- 25.22 ac tract being por 93.77 ac tract 11 Hugh A Junca Sr. part per plat 23N 187925 situated Sec. 27 T14S R8E acq. 23N 187925. Improvement on the land of Junca Harold J Sr.  
Acq. 23N 187925 upon receipt of the pending documents. Mr. Thomas seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

Yeas: Larry Hotard, John Davis, Wynord Thomas, Sr., and Tanya Anderson

Nays: None

Abstained: None

Absent: Scott Berry

Mr. Olander read the request for Capital Growth Buchalter, Inc. for a Variance to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;  
-Parcel Id# 2474581001.00-Lot BD A W Etienne-A W Etienne-Pub Road-A W Etienne Acq. 45S 280511 &  
-Parcel Id# 2474581002.00-Lot BD Teche-Luke and Senette-Hwy. 90 and Senette-Crochet Acq. 322 322895.

Kirk Farrelly, representing Capital Growth Buchalter, Inc., appeared before the board to discuss for a Variance request to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;  
-Parcel Id# 2474581001.00-Lot BD A W Etienne-A W Etienne-Pub Road-A W Etienne Acq. 45S 280511 &  
-Parcel Id# 2474581002.00-Lot BD Teche-Luke and Senette-Hwy. 90 and Senette-Crochet Acq. 322 322895.

In response to Mr. Davis's inquiry, Mrs. Luke stated that she did not receive any questions or concerns in reference to the variance.

In response to Mr. Thomas's inquiry, Mr. Farrelly stated that he reached out to the DOTD to ask whether they would allow for a traffic light upgrade that would include a pedestrian crosswalk.

In response to Mr. Olander's inquiry, Mr. Sam Evans, real estate agent, stated that Dollar General gives them a point system for a location with a radius variance from the initial point. Mr. Evans explained that he looked into other properties; however, there were no available properties within the half a mile range from where Dollar General wants to be located.

Mr. Evans stated that Dollar General does not produce a heavy amount of traffic and explains that he did not foresee any issues due to the property previously being used as commercial property.

In response to Mr. Olander's inquiry, Mrs. Luke stated that the Planning and Zoning Commission had safety issues due to traffic congestion.

Mr. Farrelly explained that there is an existing mobile home park and grocery store in the area. Estimating the trips using the IT trip generation manual, which is the gold standard for traffic calculation, a mobile home park generates approximately 74 trips in a day. A grocery store, which was the previous use, would generate approximately 380 trips per day and the Dollar General would be approximately 583 trips per day. Mr. Farrelly stated that there would be an increase of 64 cars a day with the Dollar General. Mr. Farrelly explained that the Dollar General would be open for 14 hours a day which would be .7 trips per minute; therefore, every one and a half minutes there would be an entrance and an exit from that site.

Mr. Davis made a motion to approve the Variance to deviate from the required 40 ft. buffer to a 10 ft. buffer along the eastern property line (the 10 ft. dimensions are from the closest edge of the proposed parking lot to the eastern property line), a Variance to deviate from the 40 ft. buffer to a 27.5 buffer along the western property line (the 27.5 ft. dimensions are from the closest edge of the proposed drive aisle to the western property line), and a Variance to deviate from the required 36.4 parking spaces to 30 parking spaces in a General Commercial (GC) Zoned District located at 9216 & 9218 Hwy. 182, Centerville, LA-Sec. 37 T15S R10E;  
-Parcel Id# 2474581001.00-Lot BD A W Etienne-A W Etienne-Pub Road-A W Etienne Acq. 45S 280511 &  
-Parcel Id# 2474581002.00-Lot BD Teche-Luke and Senette-Hwy. 90 and Senette-Crochet Acq. 322 322895 pending the approval of the Rezone. Mr. Hotard seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

Yeas: Larry Hotard, John Davis, Wynord Thomas, Sr., and Tanya Anderson

Nays: None

Abstained: None

Absent: Scott Berry

There being no further business, Mr. Davis moved for adjournment. Mr. Thomas seconded the motion, which carried.

Rodney Olander, Chairman  
St. Mary Parish Board of Adjustments

Advertised March 18, 2018

## The benefits of water features in garden landscapes

Many homeowners aspire to make their homes appear as beautiful and welcoming as possible. Exterior renovations may be high on homeowners' to-do lists, and landscaping is oftentimes a key component of those projects.

When planning gardens, homeowners may benefit by considering more than just flowers and shrubs while giving thought to other elements that can breathe vitality into their landscape designs. Water features can do just that, as such features provide more than just visual appeal.

**Aesthetic appeal:** Water elements stand out against the greenery and foliage and can be used to create focal points around the garden or yard. A single fountain can draw the eye, while a trickling stream or waterfall can deliver water to various spots in the landscape.

**Soothing sound:** Rain drops on a rooftop or waves lapping on a shoreline elicit feelings of harmony and relaxation. Water features can bring that gentle sound close to home, further enhancing the ambiance.

**Brings texture:** Water has its own unique and fluid texture that can provide stark contrast to blades of grass or the hard lines of architectural elements, such as pergolas or retaining walls. A pond or fountain can soften lines.

Enhance the mind that DNA tests use genetic markers that indicate variations in DNA that one or several ethnic groups may possess. Not all companies test for the same number of genetic markers. User error, namely a saliva sample that is compromised, can also affect results. While many of these tests can provide a general range of a person's ancestry, they are not 100 percent accurate. As long as testers realize there is a margin for error and seek DNA for fun and curiosity, rather than to prove or disprove a country of origin, the results can be entertaining.

## Did you know?

Millions of people across the globe claim Irish ancestry. While everyone is a little bit Irish on St. Patrick's Day, a growing number of people are interested in testing their DNA to determine just how much of a particular ethnicity comprises what makes him or her unique. Thanks to an array of DNA-testing companies, just about anyone with some disposable income can have a vial of their saliva tested to determine their ancestry. Before one starts toasting to St. Patrick, he or she should understand that these tests are not foolproof. Keep in

natural ecosystem: Water features can attract wildlife to a property. Birds may visit to take a quick sip, and dragonflies are sure to dart and hover over the shimmering ripples. Inviting natural wildlife to the yard can add hours of entertainment by enjoying the animals and insects.

**Remedy problem areas:** Rather than fighting with the landscape, homeowners can adapt it. An area of the yard prone to soggy conditions or flooding can be transformed into a pond or waterfall to work with natural surroundings.

**Foster a passion:** Many people turn to water features so they can explore the hobby of nurturing an outdoor aquarium. Koi ponds are relatively easy to install and maintain, and the vibrant fish add visual appeal.

**Add a personal touch:** Water features are as unique as the homeowners who create them. To set landscaping apart from neighbors' homes, homeowners can add fountains, ponds or flowing water elements to their properties. Decorative water features also can be melded with pools and spas to help these manmade recreational areas seem like they were carved right out of the natural landscape.

**Water features can take landscapes to the next level with sounds, texture, movement, and beauty.**