



Minutes

September 28, 2022

The City of Alexandria Zoning Commission met in the City Council Chambers on Monday, September 26, 2022 at 4:00 P.M. in pursuant to requests for Zoning in accordance with Chapter 28 - §8.2 of the City's Land Development Code.

Members Present:

Mr. Ellis Saybe, Chairperson
Mr. George White
Mr. Chad Soprano

Members Absent:

Mr. Damon Bernard
Mr. Jay Lynch

Interim Planning Director:

Mrs. Melynda Gremillion

Zoning Analyst:

Mrs. Angela Guillot
Mrs. Ruth Basco

Legal Counsel:

Mr. Bob Bussey

Mr. Saybe called the meeting to order at 4:00 P.M. A roll call was taken by Mrs. Basco and a quorum was present. Mr. Saybe introduced the commissioners and explained the process. He informed everyone present that the commission recommendation is only an advisory; however, the City Council decision is binding. The City Council has the final decision however they will consider the Zoning Commission's recommendation.

In order to be efficient, Mr. Saybe entertained a motion to move item number two to the first item on the agenda. The motion was moved by Mr. Soprano and seconded by Mr. White. All was in favor.

Mr. Saybe read the first item on the agenda - An application submitted by Bluestone Company, LLC represented by Hershel Lonidier, requesting a rezone from C-2 (General Commercial) District to MHP (Mobile Home Park) District of property located at 605 NORTH BOLTON AVENUE, ALEXANDRIA, RAPIDES, LOUISIANA. The properties descriptions are:

5 ACS+, IN SEC 15 T4N R: PT LOT 1, EXPERIMENT PLANT. FRTG. NORTH
BOLTON AVENUE AT BAYOU RAPIDES ***PARCEL I.D. #24-15-35092-8***

Mr. Saybe stated that this application is to move to a less restricted environment. C-2 (General Commercial) District allows for numerous commercial activity and also the sale of alcohol. Mr. Saybe invited Mr. Lonidier to the podium to discuss why he would like the property rezoned.

Mr. Lonidier explained that he was the real estate agent that represent Bluestone Company. He stated that the property has always been a trailer park and the potential buyers would like to continue the use of the mobile home park. He stated that the buyer would complete some improvements to the mobile home park and provide affordable housing for people in need.

There were no opposition to the application.

Mr. Soprano made a motion to approve the application and the motion was seconded by Mr. White. All members were in favor.

Mr. Saybe read the next item on the agenda - An application submitted on behalf of Casey Cooper, requesting the rezone from SF-2 (Single Family) District to MF-2 (Multifamily (Moderate Density) District of property located at 903 IDA STREET, ALEXANDRIA, RAPIDES, LOUISIANA. The properties descriptions are:

1.85 ACS: LOTS FRTG 129.7' ON IDA ST. X 282.45 X 293' X 263.3' X 19.8' X 74.2'
X 40' X 50.3' ADJ TO FLYNN SUBD. S33 T04N R01W
PARCEL I.D.'S #24-47-32023-1

Mr. Saybe invited Mr. Casey Cooper to the podium to discuss why he would like the property rezoned.

Mr. Cooper explained that he is requesting a rezone to be able to have more than one dwelling on the property. He is requesting to continue with the townhomes that are presently in Bayou Trace. He stated that he would like a place for his parents and family members to stay when they are in town.

Mr. Bussey asked was Mr. Cooper able to subdivide the property and put two single family dwelling on the property. Mrs. Melynda Gremillion explained that would not be possible due to the way the property is situated. Mr. Bussey also asked about a flood elevation study and Mr. Cooper stated that he would be required to complete one prior to construction.

Mr. Harold Gamburg explained that he was in support of the application. He feels that this would be a good use for the property. Mr. Gamburg believes that this is one of many steps that Mr. Cooper would have to take before beginning the project.

Mr. Larry Euckart was in opposition of the application. He informed the board that he submitted the petition against the application. Some of his concerns were drainage, flooding problems, and the school zone area. He stated that the traffic is extremely bad when school is taking in or being released.

Mrs. Bonnie Deckazier, Treasure for Bayou Trace Drive Board, had several exhibits in objection of the application. She informed the board that she had some safety and privacy concerns.

Mr. Brian Rhodes, Pastor of Grace Christian School, asked the board if there is some type of middle ground with the application. Mrs. Gremillion stated that if the project moves forward there are many requirements that will need to be met prior to construction. She explained that he will also be required to meet all code regulations.

Mrs. Caleen Texada was also in opposition and had concerns about her property value and the bed of the bayou. Mr. Saybe informed her that the bed of the bayou is public property and the applicant would not be able to build on that portion.

Mr. Cooper stated that he would like to continue with the Bayou Trace townhomes onto his property.

Mr. Chad Soprano stated that he will abstain from voting on this application because he owns a condo in Bayou Trace and he is very familiar with the area.

Mr. Saybe made a motion to deny the application due to lack of information presented and the motion was seconded by Mr. White. All members were in favor. Mr. Soprano did not vote.

Mr. Bussey informed Mr. Cooper that this decision is just a recommendation to the City Council however the Council can overrule the recommendation.

Mr. White made a motion to approve the minutes from the August 29, 2022 meeting and the motion was seconded by Mr. Soprano. All members were in favor.

Mr. Soprano made a motion to adjourn the meeting and the motion was seconded by Mr. White.


Chairman, Zoning Commission