

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
Revised AGENDA-Thursday September 10, 2020
5:00 P.M.**

**Work Session Meeting – Thursday August 27, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

Also In Attendance: CC Gaiennie; Building Dept. Director, Tracie Schillace; Planner Coordinator, Heather Alvarez; Secretary, Lacy Landrum; Director of Administration, Andre Coudrain; City Attorney, Carlee Gonzales; City Councilwoman

III. APPROVAL OF MINUTES – August 6, 2020

Motion By: Matt Sandifer to table

Seconded By: Jeffrey Smith

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

IV. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

SUB-2020-07-00134 Major Subdivision final approval request by Landrick Real Estate for Covington Ridge Subdivision (Lots 1-73, CA-1, CA-2, & CA-3), acceptance of dedication of water, sewer, street lights, and right of way improvements all in accordance with construction plans, final plat, and as built by McLin Taylor, Inc., and acceptance of the 2 year maintenance bonds and 1 year performance bonds.

Public Hearing:

For: Jennifer Lee, Attorney representing Landrick Real Estate

In Attendance: No One

Discussion: Lee discussed the past 2 years since starting the project and asked for the approval with a bond for final completion. Schillace said there are two items that need to be inspected and they are included in the bond. Smith questioned the landscaping; Schillace said it is included in the 1-year performance bond by DR. Horton. Meyer asked if anyone was here on behalf of this case, no one responded.

Motion By: Matt Sandifer recommended approval with the following conditions;

1. The street lights are inspected and approved
2. The testing of the lift station is completed and approved.

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

SP-2020-08-00842 Major Site Plan request by RichSmith Holdings, LLC to approve site plan for The Ridge at Hammond Apartments is a two 3-story 48 unit complex with club house, covered parking, basketball court, playground, BBQ picnic area, community garden and walking trail located at TEMPADD21 RichSmith Lane; Zoned RM-3

Public Hearing:

For: Arby Smith, Owner

Kristina Knight, Richsmith Representative

Travis Tolley, Crafton Tull Engineering Firm

In Attendance: Omega Taylor, Adjacent Neighbor

Discussion: Tolley stated he is the Civil Engineer on the development as is asking for site plan approval. Travis questioned if the site plan met all city requirements, Schillace stated yes. Smith questioned if the dead end was approved by The Fire Department? Tolley stated The Fire Dept. was part of the plan review meeting and they had no issues with the hammer head turnaround. Schillace mentioned while at the plan review Richsmith was asked to save a live oak tree and they agreed to change plans to accommodate. Taylor asked how would you access the development, Douglas said thru the existing road.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

SP-2020-08-00843 Major Site Plan request by The Burrow 2020, LP to approve site plan for The Burrow Apartments is a four 2-story buildings 64 unit complex with a community building, exercise room, playground, basketball court, computer facility, and an outdoor cooking space located at 1510 Corbin Rd; Zoned C-N

Public Hearing:

For: Len Reeves, Owner/Developer

Jay Bryan, McCarty Architects

In Attendance: No One

Discussion: Bryan said after the work session they added a few items, and will provide a sidewalk down Natchez St, are going to preserve some trees, and add a fence. Sandifer questioned what will the generator cover, Reeves stated each unit would have its own generator. Smith questioned what street the units face, it was said Natchez. Schillace said once the site plans and application come through The Building Dept. she would issue new addresses on Natchez St. Smith discussed utilizing the lot, the setbacks of the project and a detention pond. Douglas asked if there would be a second street, Schillace said they do not have to have one. Schillace said she received a call from an adjacent neighbor, Jimmy Moran and he had no issues with the request.

Motion By: William Travis to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: Jeffrey Smith due to the site plan front setback not meeting zoning requirements

Motion Approved

SP-2020-08-00845 Major Site Plan request by Gulf Coast Housing to approve site plan for "PS 2" a single-family housing development with 22 houses and 1 community center located at 1105 Hewitt Rd. (Hewitt Rd/JW Davis); Zoned RS-11.A

Public Hearing:

For: David Harms, Sr. Project Manager for Gulf Coast Housing

In Attendance:

Discussion: Harms stated he was the project manager on their prior project with the city at Phoenix Square. And because that location maintains a strong waiting list, they decided to build Phase 2. He added for this site they offer much larger lots and will build single-family houses. Smith questioned what was in the park area, Harms said picnic area, outside exercise equipment, walking trail, community center and leasing office. Smith asked if there were any Live Oak Trees on the site, Harms said there is one, Robert Morgan has been by to see it. The Commission discussed the zoning and large lot sizes. Meyer asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

V. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

VAR-2020-07-00077 Variance request by Laronda Varnado to waive UDC#14-5364 1) unapproved lot of record, 2) more than 1 residential structure on a lot, 3) front facing door for proposed manufactured home located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: No One

In Attendance: No One

Discussion: Meyer asked if anyone was here on behalf of this case, no one replied. Schillace stated she is still working on getting the required documents to proceed.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

TA-2020-08-00020 Text Amendment to UDC Ord#14-5364 Section 3.4.2 (c) to allow the Board of Adjustments to grant Building Department the authority to issue a waiver not more than 6 months to allow temporary uses of tents in accordance with guidelines set forth.

Public Hearing:

For: Lacy Landrum

In Attendance: No One

Discussion: Meyer asked if there was any public comments, no one replied. Schillace said this is being brought before The Board because of the Covid-19 Pandemic. A few businesses inquired about setting up a tent outside to help with seating for customers. This Text Amendment would grant the Building Dept. Director permission to allow these temporary set-ups without the customer having to wait a month to come before the Board of Adjustments. Landrum said this could apply in other situations and it is a nice tool to offer in case of possible fire or flood situations. Sandifer discussed the issue and questioned the check and balances. It was stated the Building Dept. Director would verify and it would only be temporary.

Motion By: Jeffrey Smith to recommend approval

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, William Travis, Jeffrey Smith, Kylan Douglas

Against: Matt Sandifer

Motion Approved

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

Z-2020-07-00078 Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on 0.58 acre of the Ethel Varnado Est. being a survey by Robert G. Barrilleaux located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: No One

In Attendance: No One

Discussion: NONE

Motion By: Kylan Douglas to remove from the agenda

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

Z-2020-07-00079 Rezoning request by Anthony Perkins to rezone from a RM-2 Expanded Conditional Use to allow prepared food to commercial zoning located at 807 E. Church St.

Public Hearing:

For: No One

In Attendance: No One

Discussion: Mr. Perkins emailed asking to table his case until the October 1, 2020 Public Hearing. Meyer asked if anyone was here on behalf of this case, no one replied.

Motion By: Matt Sandifer to table

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

Z-2020-08-00081 Rezoning request by Best Team in Town LLC to rezone from RM-2 to MX-C located at 600 & 602 E. Morris Ave. in accordance with survey by Brett J. Martin dated 8/7/2020; DDD, Thomas/Morris Overlay

Public Hearing:

For: Brett Martin, Surveyor

Russell Mayeur,

In Attendance: No One

Discussion: Martin said they are asking to rezone to match the existing zoning in surrounding area. Schillace said the future land use map does show this area as business. She also noted this property is located in the DDD, and Thomas/Morris Overlay. Meyer asked if anyone was in opposition, no one replied.

Motion By: Matt Sandifer recommended approval

Seconded By: Jeffrey Smith

Vote:

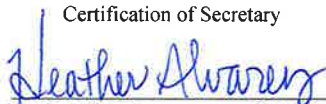
For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

ADJOURN: All in favor

Certification of Secretary



I, Heather Alvarez, Recording Secretary of
The Hammond Planning & Zoning Commission,
and Board of Adjustments

do hereby certify that the above and foregoing
is true and correct recitation of the business transacted at the
regular meeting of the Hammond Planning & Zoning Commission
and Board of Adjustments held on September 10, 2020