



**MINUTES - CITY OF HAMMOND  
PLANNING & ZONING COMMISSION AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST  
AGENDA - Thursday, April 13, 2023 at 5:00 PM**

**Work Session: Thursday, April 6, 2023 NOON in City Council Chambers**

**I. CALL PUBLIC HEARING TO ORDER**

The meeting was called to order by Kylan Douglas at 5:04pm

**II. ROLL CALL:** Kylan Douglas (P) Monica Perez (P) Ron Matthews (P), Trey St. Romain (A)

**III. APPROVAL OF MINUTES:** January 12, 2023 and February 9, 2023

**Motion By:** Ron Matthews to approved minutes dated January 12, 2023 and February 9, 2023

**Seconded By:** Monica Perez

**Vote:**

**For:** Kylan Douglas, Monica Perez, Ron Matthews

**Against:** None

**Absent:** Trey St. Romain

**Motion Approved**

**IV. BOARD OF ADJUSTMENTS - Public Hearing**

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**V. ZONING COMMISSION - Public Hearing**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**Z-2023-02-00118 Rezoning** request by SECO Group LLC (owner) to rezone Lot S-1 and Lot S-2 in Block 43 from MX-CBD to MX-C, located at 201 E Robert St. and 306 N Cypress St. per survey by Randall W. Brown & Associates, Inc. dated 12/27/2022.

**Public Hearing:**

**For:** Katherine Riecke, Associate Attorney, representing SECO Group LLC

**Against:** None

**Discussion:** Katherine Riecke explained her client's request to rezone for the purpose of subdividing the lot. SECO Group LLC presented the following allowed uses prohibited to preserve the residential zoning; Social Services, Civic Uses, Parks and open space, Minor utilities, Country Club, Animal Care, Convenience store without gas, Convenience store with gas, All vehicle sales and rentals, All water-oriented sales and services, All light industrial, Bottling plant, Publishing establishment, printing plant, Canning and preserving foods, Lumber yard as part of retail establishment, Contractor's storage yard, Carpentry shop, Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons, All research and development, All self-storage, All vehicle services, Off street parking, Storage garages and parking lots for use solely by occupants and guests of the premises, Radio and television towers incidental to a permitted use, Tattoo parlor, Major utilities, Commercial parking lots and garages, All outdoor recreation, Sweet Shop.

**Motion By:** Monica Perez to approve rezoning request with prohibited uses per list

**Seconded By:** Ron Matthews

**Vote:**

**For:** Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** Trey St. Romain

**Z-2023-03-00119 Rezoning** request by Phyllis diBenedetto (owner) and Alfred Young (applicant) to rezone 2247 Old Baton Rouge Highway (parcel # 2646661008) from RS-11 to MX-C.

**Public Hearing:**

**For:** None

**Against:** None

**Discussion:** Verbal request from Alfred Young to withdrawn item from agenda.

**Motion By:** Kylan Douglas to withdrawn from agenda

**Seconded By:** Ron Matthews

**Vote:**

**For:** Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** Trey St. Romain

**VI. PLANNING COMMISSION - Public Hearing**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**SP-2023-03-01137 Major Site Plan Review** request by AG Hammond RE Holdings, LLC (owner) to approve a site plan by Wil Finley, Holly & Smith Architects dated 03/06/2023, Lot 1B of Sam Signorelli Tract Section 36, T6S, R7E; Zoned C-H.

**Public Hearing:**

**For:** Wil Finley, Holly & Smith Architects and Jason Hammond, Owner

**Against:** None

**Discussion:** Wil spoke about concerns presented at work session. Site lighting and subsurface retention. Lighting with be minimum requirement not to cast light into residential area. Wil pointed out the retention pond is exceeding the requirement for the size of the lot. Project was approved by Chuck Spangler, City Engineer.

**Motion By:** Ron Matthews to approve major site plan review

**Seconded By:** Monica Perez

**Vote:**

**For:** Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** Trey St. Romain

**SUB-2023-02-00202 Major Subdivision** request by White Oak Enterprises Inc. to approve preliminary subdivision for Alexandria Gardens (22 single family lots) in accordance to construction plans by Bodin & Webb, Inc. dated 11/15/2022 located at 109, 113, 203, 205 White Street; Zoned RM-3.

**Public Hearing:**

**For:** None

**Against:** None

**Discussion:** Written request by White Oak Enterprises Inc. to table major subdivision request.

**Motion By:** Kylan Douglas to table major subdivision request

**Seconded By:** Ron Matthews

**Vote:**

**For:** Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** Trey St. Romain

**SUB-2023-03-00204 Minor Resubdivision** request by Mustin Insurance, LLC (owner) and Joshua Braswell (applicant) for a redivision of Lot 5 into 5A – 5H, per survey by Richmond W. Krebs & Associates, LLC, dated 2/15/2023; Zoned C-N.

**Public Hearing:**

**For:** Joshua Braswell, Vista Builders

**Against:** None

**Discussion:** Monica Perez asked about the lot size requirements. All lots meet UDC requirements and come before the P&Z commission because of the acreage and number of lots subdividing. Sam DiVittorio asked the builder to be mindful of any drainage concerns his project could cause for the neighboring subdivision. Joshua Braswell explained that each lot will have culverts and drainage swales that will only help drainage, not create more issue.

**Motion By:** Monica Perez to approve minor resubdivision

**Seconded By:** Ron Matthews

**Vote:**

**For:** Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** Trey St. Romain

**Motion to Adjourn:** Kylan Douglas at 5:18 pm. No opposition.

Certification of Secretary  


I, Amanda Vito, 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 April 13, 2023