

The below minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES
PLANNING COMMISSION
February 14, 2024**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, February 14, 2024, at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in a regular session convened.

I. Called to Order

Meeting was called to order by Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Tommy Noel, Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr.

The following member was absent:

Julio Dumas

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long – Parish Attorney

Shaun Sherrow – Engineering Review Agent

Eric Poche – Director, Planning and Development

Lance Brock – Zoning Official, Planning and Development

V. Chairman's Comments

Chairman Nassar announced if anyone present wished to speak at any of the public hearings they would need to fill out a speaker card and when called upon, will have a time limit of three (3) minutes to comment on the item.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – February 2024

Mr. Eric Poche presented and explained the attached report on subdivisions.

(SEE ATTACHMENT A)

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of the January 10, 2024, Planning Commission Meeting

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Nichols Miller and unanimously adopted, to approve the January 10, 2024, Planning Commission minutes as presented.

X. Public Hearing to Approve or Deny the following Family Partitions:

A. Hubby's Muddy Creek Acres – Lot 1-B-1, 1-A-1 & 1-A-2

The subject property is located on the east side of Little Prairie Road, approximately 1,100' north of Syble Road in Council District 7 and is zoned Medium Intensity Residential (RM). The application is on behalf of Jennifer Rains, Melissa Strahan and Dia Landry by BEI Surveying, LLC.

The Estate is proposing a family partition through Judgement of Possession, of Lot 1-A (1.45 acres) and Lot 1-B (.39 acres) into Lot 1-A-1 (0.582 acres); Lot 1-A-2 (0.582 acres) and Lot 1-B-1 (0.676 acres). Lot 1-A-1, 1-A-2 and Lot 1-B-1 are all being donated to children of the deceased.

STAFF REVIEW COMMENTS

Comments sent to BEI Surveying, LLC on 1/9/2024.

1. Revise project 'fee' note by removing "sewer development and".
2. Label Mobile Home on Lot 1-A-1 as "Existing and Non-Conforming".
3. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
4. The other two (2) names of owners need to be on the plat for signature.
5. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026.B. This family partition is creating one (1) new lot. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. Seth Mosby with BEI Surveying, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Randy Clouatre, Jr, seconded by Mr. Mark Villa and unanimously adopted, to approve this family partition as presented.

B. Alton LaBorde, Jr. Property – Lot A-D-2-B-5-A & A-D-2-B-5-B

The subject property is located on the south side of Wirth Evans Road approximately 2,100' south of LA Hwy 42 at the end of LaBorde Lane in Council District 5 and is zoned Rural (R). The application is on behalf of Alton LaBorde, Jr. by Earles and Associates, LLC.

The Applicant is proposing a family partition of Lot A-D-2-B-5 (5.18 acres) into Lot A-D-2-B-5-A (3.98 acres) and Lot A-D-2-B-5-B (1.20 acres). Lot A-D-2-B-5-A is being retained by the applicant and Lot A-D-2-B-5-B is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 1/9/2024.

Add note, "Shared access into this division of property creating three or more parcels shall be fully paved at least 25 feet in distance from the edge of any parish, state, or federal highway and 20 feet wide before any building permits will be issued.

1. Remove extra '&' symbol in title block.
2. Add 'Section 27' to title block to reflect plat.
3. Locate ditch width by showing bearings and distances along centerline or top of bank.
4. Revise project fee note by removing "sewer development and".
5. Remove lot 'A-D-2-B-5-C' from the private access dedication statement as this lot does not exist.
6. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026.B. This family partition is creating one (1) new lot. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

C. Penny Place – Lot 9-A-1, 11-A-1 & 11-A-2

MR Engineering & Surveying, LLC

This item was pulled from the agenda prior to the meeting by staff. Additional information is needed.

D. Cambre Partition – Lot 5A-1-A & 5A-1-B

The subject property is located on the north side of LA Hwy 42 approximately 750' east of Manchac Point Road in Council District 5 and is zoned Conservation (C). The application is on behalf of Sonia Rock by McLin Taylor, Inc.

The Applicant is proposing a family partition of Lot 5A-1 (1.053 acres) into Lot 5A-1-A (0.533 acres) and Lot 5A-1-B (0.520 acres). Lot 5A-1-A is being retained by the applicant and Lot 5A-1-B is being donated to a son.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 1/24/2024.

1. Label as 'Hwy 42'. (On vicinity map)
2. Records show property lies in Conservation (C) zoned category. List and/or show on map, building setbacks accordingly.
3. Side setback in a Conservation (C) zone is 10'.
4. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026.B. This family partition is creating one (1) new lot. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Ms. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

Public hearing was opened.

No comment.

Public hearing was closed.

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Tommy Noel and unanimously adopted, to approve this family partition as presented.

XI. Public Hearing to Approve or Deny the following Preliminary Plat:

**A. Pelican Point Golf Community - Large Scale Development Master Plan
Major Revision**

Mr. Mark Villa abstained from comment and voting on this agenda item.

This subdivision is located on the west side of LA Hwy. 44 approximately 2 miles south of Interstate Hwy. 10 in Council District 2 and the underlying zoning is Conservation (C), Medium Intensity Residential (RM) and Mixed Use (MU). The application is on behalf of Pelican Point Golf Community, LLC by Quality Engineering & Surveying, LLC

This plan was originally approved on January 15, 1997, under Section 17-4021 of the Subdivision Regulations pertaining to a Large Scale Development. On April 13, 2005, a revised Conceptual Plan for this Large Scale Development was approved. The revised preliminary layout provided for 1,029 lots on a site of approximately 788 acres. A new revised Plan for the overall development was submitted and approved on May 8, 2019. The submitted plan revises land use for 2 lots, adds 1 commercial lot and 2 townhouse lots. If this revised plan is approved, there will be a total of 1,015 proposed lots/units. There are currently 907 existing lots. This plan change will revise the Overall Development Master Plan as noted below.

STAFF REVIEW COMMENTS

All elements of the Master Plan as per ordinance have been provided and addressed on the plat along with the required notes and labels, as per Paragraph 17-406 of the Subdivision Regulations.

The developer is proposing the following changes to be addressed specifically by the Planning Commission as part of this application:

1. Revise the land use of Tracts M-1-B-1-A and RT-1-A-2 to 'Commercial,' with uses as noted on the map.
2. Add 2 additional lots to The Greens, Part 1 (Lots 980 & 981).
3. Create Lot PPGC-2-B south of the main entrance and designate as a 'Commercial' lot. This lot will be subdivided from existing Open Space Lot PPGC-2, leaving +/-325.9 acres of open space.
4. Remove Private Drive from The Village, Phase 1 to North Entrance east of new Lot PPGC-2-B.
5. Update Pelican Point Golf Community Lot Count Table. This removes 24 Lots approved for Tract M-1-B-1-A in Revision no. 7 and adds 2 Lots in The Greens, Phase 1.
6. Revises Land Use options (included and excluded) within The Village and Tracts M-1-B-1-A, RT-1-A-2 & PPGC-2-B.

Drainage impact study:

A new drainage study was not submitted based on the applicant's waiver request. Comments are attached. **(SEE ATTACHMENT B)**

Traffic impact study:

A new traffic study was not submitted based on the applicant's waiver request. Comments are attached. **(SEE ATTACHMENT B)**

STAFF RECOMMENDATIONS

As noted in the final letter to the Planning Commission, the applicant has requested a waiver from supplying comprehensive traffic and drainage studies as required at the January 9, 2019, Planning Commission meeting. The waiver must be granted in order for this application to move forward.

The proposed plan meets all guidelines for Large Scale Development Master Plan per current ordinance and should the commission concur with staff's analysis and grant the waiver as noted above, staff recommends approval provided the applicant addresses any and all outstanding comments and conditions placed by the Commission.

Mr. Douglas Diez, Mr. Beau Diez and Mr. Todd Peavy were present to present this revision to the preliminary plat.

Mr. Douglas Diez began by saying there are two preliminary plats that have been drafted for this development; expressing only one of the two is for public hearing tonight. He stated the one for public hearing is basically minor zoning and usage changes.

Mr. Diez said that the other preliminary plat, that is proposed to follow at a later date, will initiate another traffic impact study (TIS) and drainage impact study (DIS) for the entire development.

He mentioned they recently applied for a building permit to do a building on Hwy 44. Before they were able to get a building permit, a new DIS and TIS was done. Mr. Diez requested that those studies be used for the revision to the preliminary plat that is being proposed at this time with the minor zoning and usage changes. He said tomorrow, February 15, 2024, they would be starting a new DIS and TIS. When those studies are completed, they will then submit the second revision to the preliminary plat.

Mr. Diez briefed the Planning Commission on the changes that are being proposed tonight.

Public hearing was opened.

The following spoke:

- 1 – Christine L. Crow, President, Pelican Point HOA (opposed) [See Attachment C]
- 2 – Charles LeBeuf, President, The Greens HOA (opposed)
- 3 – Don Bailey, Resident, The Greens (opposed) [See Attachment D]

- 4 - Darlene A. Kluka – Resident, The Greens (opposed) [*See Attachment E*]
- 5 – Danny LaFrance – Resident, The Greens (opposed)
- 6 – Barbara Bourgeois – Resident, The Greens (opposed) [*See Attachment F*]
- 7 – Derek Phillips – Resident, The Greens (opposed)
- 8 – Errollyn Teresa Dickerson – Resident, 6th Filing, Mallard Cove Ph II/ Hidden Cove (neutral)
- 9 – Jason Ball – Louisiana Regional Airport, Gonzales, LA (opposed)
- 10 – Councilman Joel Robert (not in opposition)

Public hearing was closed.

Mr. Douglas Diez rebutted and answered some of the questions the speakers had.

Chairman Nassar said they are being asked to vacate a condition that was duly placed on the development by the Planning Commission. He expressed his concern that if the last TIS and DIS was done five (5) years ago, there has been significant changes to land use surrounding Pelican Point in other areas. He said that makes the TIS and DIS outdated.

Mr. Diez stated the reason they were asking to vacate the studies for this phase is because they are only making minor zoning changes. Their plan is to start the new TIS and DIS studies for the entire development and have them completed by the time the next phase, for residential lots, is submitted for preliminary plat.

Mr. Wade Schexnaydre advised Mr. Diez that he would have a better reception coming back with a master plan including both the zoning and additional residential lot changes.

Mr. Randy Clouatre, Jr. echoed what Mr. Schexnaydre said. He stated the Commission would get a clearer picture of what they are trying to decide on if they were to be presented with the complete TIS and DIS for the entire development and the master plan including all the changes.

Mr. Douglas Diez requested that this major revision to the preliminary plat be deferred to a later date.

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Randy Clouatre, Jr., to accept the applicant's request to defer this major revision to preliminary plat for the Pelican Point Golf Community Large Scale Development Master Plan to be heard at a later date. Motion was approved by the following roll call vote:

YEAS: Tommy Noel, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr.

NAYS: None

ABSTAINED: Mark Villa

ABSENT: Julio Dumas

(5)YEAS; (0)NAYS; (1)ABSTAINED; (1)ABSENT and motion carried.

XII. Adjourn

A motion was made by Mr. Mark Villa, seconded by Mr. Wade Schexnaydre, the meeting was adjourned at 7:23 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>February, 2024</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Engineer	Developer	Subject to I.D.D.
Ascension Commerce Center II*	End of Industriplex Ave. approx. 1,350' North of LA Hwy 30	18				Preliminary Plat Submitted- 1/17/2024		Quality Engineering& Surveying & Monceaux Buller & Assoc., LLC	Axios Capital Partners, LLC	No
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	Revised CDs 8/20/2021	10/13/2021	In Construction	No Conditions	Quality Engineering& Surveying	BSC Industries, LLC	Yes
Delaune Estates-2nd Filing	West Side of LA Hwy 73 at Duplessis Road	92	7/14/2021	11/2/2021	3/4/2022	In Construction	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Moss Side Villas	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36	2/8/2023	5/31/2023		CDs Submitted 5/31/2023	Off-site drainage work to be completed prior to subdivision	MR Engineering & Surveying	Inline Construction	No-Private
Pelican Point-14th F-Phases 1 &2 Plantation Commons	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Green Tree Ave.	77	2/10/2021	1st-5/13/21		CDs Submitted 5/13/2021	No Conditions	Ferris Engineering	Doug Diez	Yes
Riverton-2nd Filing	LA Hwy 22-1 mile west of LA Hwy 44	91	3/9/2016	2/16/18 2/28/18	9/4/2018	In Construction	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Riverton-3rd-5th Filings	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		CDs Submitted 12/23/2020	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes

An asterisk (*) denotes a status change from last month's report

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



February 6, 2024

Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

RE: **Pelican Point Golf Community**
Revision to Large Scale Development Master Plan-Review Summary

Planning Commissioners:

Ascension Parish Staff and the ERA have reviewed the proposed Large Scale Development Master Plan changes submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments **(shown in bold print)**.

Large Scale Development Master Plan

1. The airport runway has been extended approximately 900'. Note the runway footprint and adjust the corresponding safety zones accordingly. **Comment has been addressed.**
2. Note the Sewer Treatment Plant Tract (TP1) at the northwest corner of the property. **Comment has been addressed.**
3. Label Tract M-1-B-1-A and RT-1-A-2 as 'Commercial' as the underlying zoning will not change. Note any use changes requested in the appropriate table. **Comment has been addressed.**
4. Tracts M-1-B-1-A, RT-1-A-2 and Lot PPCG-2-B are not technically part of The Village. The proposed uses for each of these parcels should be specifically stated, either individually or as a group. **Comment has been addressed.**
5. Under, 'Area', related open space must be revised to reflect the addition of Lot PPCG-2-B as Commercial will remove that as open space. **Comment has been addressed.**
6. The legend color indicating 'Park/Landscape Area' does not appear to be represented on the map. **Comment has been addressed.**
7. Flood Zone 'A' is not within the boundary of the map. Flood Zone 'AE' covers a portion of the northern section of the development. Proper flood zone should be delineated as per Letter of Map Revision dated September 20, 2019, with notation of flood zone information in legend. **Comment has been addressed.**

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



8. Highlight any revisions to the number of lots in the "Pelican Point Golf Community-A Variety to Choose From" block so that the Planning Commission can easily identify them. **Comment has been addressed.**
9. Highlight any uses proposed to be added or removed in the corresponding block so that the Planning Commission can easily identify them. **Comment has been addressed.**
10. Under 'Sewage Treatment Facilities' note, it is assumed that National Water Infrastructure should replace Wastewater Treatment of Louisiana, Inc. as the provider. **Comment has been addressed.**

Drainage Study

Revisions to land use are consistent with previously approved drainage studies. No new drainage study was submitted for this revision. Detailed review of drainage design will be done during the next large scale development master plan revision process.

Traffic Study

Revisions to land use are consistent with previously approved traffic studies. No new traffic study was submitted for this revision. Detailed review of a revised comprehensive traffic study will be done during the next large scale development master plan revision process.

The following items should be considered by the Planning Commission in their analysis of the case:

- At the January 9, 2019 Planning Commission meeting, the developer was notified that, should this plan come before the Commission for another revision, revised traffic and drainage studies would be required for the entire development. The Commission must waive this requirement to allow this revision to move forward as submitted.

Should you have any questions or comments, please do not hesitate to contact me at (225) 450-1366.

Sincerely,

Eric M. Poche, PLA, LEED AP
Director, Planning and Development

CC: Deric Murphy, P.E., Quality Engineering & Surveying, LLC
Jeff Diamond, Quality Engineering & Surveying, LLC
Shaun Sherrow, P.E., CSRS, Inc.
Devin Smith, PE., CSRS, Inc.

Planning Commission Meeting Wednesday, February 14, 2024 at 6:00 p.m. Ascension Parish Courthouse, Council Chambers -- first floor, 607 East Worthey Road, Gonzales, LA 70737

Comments from: Christine L Crow, President, Pelican Point HOA

Various Pelican Point HOA board members have reviewed the November 2023 proposal to change the Master Plan for the Community and, as a result, have some concerns. In order for our Board members to respond to our residents, we respectfully ask the Planning Commission to consider and address the following questions, requests, and comments before approving the proposal.

Proposed Revisions #8 November 2023 - Seven numbered items:

1. All previous revisions were done by others : **Please clarify the significance of this statement? Are there any issues with the previous revisions prompting this statement?**

2. Revise Tract M-1-8-1-A to Commercial

- In 2019 revised from RV/Boat Storage lot to attached housing (w/no direct access to Pelican Point) and moved RV/Boat storage next to maintenance building
- If redesignated Commercial add the caveat to this item #2: "w/ no direct access to streets within Pelican Point"

Revise RT-1-A-2 to Commercial

- Request if redesignated commercial with the following caveats:
 - Add "w/no direct access to streets within Pelican Point" - which would mean direct entry onto Hwy 44 (various Parish Officials have previously expressed direct entry is a major concern)
 - Restrict Commercial use to only Professional Offices (see language under #7)
- This location is Right (North) of the Pelican Point Main Entrance, Sales Center, and Townhomes
- It is Left (South) of National Water Infrastructure Property
- Fencing installed years ago by PPGC developer was damaged/destroyed by Hurricane IDA and has not been removed by either current owner; brick columns, some damaged, remain in place and there is trash, debris, and overgrown/out of control vegetation on the properties
- Both lots appear to be part of the Master Plan? -- Can the Master Plan be amended to ensure the owners address the eyesore and maintain the properties so that that are not offensive (note Unified Land Development Code - Appendix II - 17-2084 Bufferyard requirements?)

3. Added lots 980 and 981 to the Greens, Part 1

- No comment

4. Added lot PPGC-2-A (Common/Green) - Request clarification as to this "lot" in the middle of Lake 19? Isn't this just a Lake? - shouldn't it be designated so?

Added lot PPGC-2-B (Commercial)

- Add "not to interfere with existing entry features" as the Pelican Point main monument fronts this lot.
- Add "w/no direct access to streets within Pelican Point" - which would mean direct entry through the Village Phase I - up to the owners of the two properties to determine how access will occur.
- Restrict Commercial use to only Professional Offices (see language under #7)

5. Removed private drive from Village Phase I to North Entrance

- In lieu of being at the location of the "private drive" on the Master Plan map, the golf cart path was actually constructed close to Lake 19 just past the bridge that is over the water connecting Lake 19 and Lake 16B
- Request if PPGC-2-B redesignated commercial, add caveat: "Not to interfere with existing private drive golf cart path being co-maintained by the owners of Main Street and the PPHOA"

6. Updated Pelican Point Community Lot Count Table

- No comment

7. Updated included and excluded uses within the Village and additional tracts

- Amend "additional tracts" to specify only "Tract M-1-8-1-A" in this item
- Then, for these two areas: what would be the "light industrial operations" contemplated? - consider making this an excluded use in within these two areas
- Add item #8:
 - To limit included use for RT-1-A-2 and PPGC-2-B to *only* one-story professional office space for engineers, architects, insurance agents, financial consultants, accountants, lawyers, real estate agents, and similar services and any and all other commercial uses are specifically excluded
 - Note: because of "traffic" concerns for these two property tracts, did not include doctors and dentists: a) both have significant regular "in-person" clientele; and, b) the number of employees tends to be greater.

Good Evening, I am Don Bailey, I live in the Greens at Pelican Point and serve as a current member of the Greens HOA Board. I am here speaking as a resident and not for the HOA. However, I do speak for many of our concerned residents. I am in opposition to adding two new residential lots in the Greens.

My first concern, the Greens map you are reviewing is not an accurate map. Just a few feet from the proposed lots is a large Greens Community Center and it is not reflected on this map or any of the maps I've reviewed at the Clerk of Court office. The CC is not new, it's has been in place for 15 years. The CC is over 3800 Sq Ft along with a large parking and is located next to our Activity Center which is located on the map. Both of these important Greens amenities for our over 55 community directly borders the proposed two lots. I believe it is critical to this hearing process to have access to accurate maps to include all current and proposed structures. As a result, I request the Office of Planning and Development require an updated map of the Greens before making any decision on the proposed two lots.

My second concern is the new location of the proposed lots and the new street required to support vehicle access. Depending on the exact location of the homes, the new Chipping Lane street will extend between 60 and 100 ft. With a 20 feet wide street, this adds around 1200 to 2000 sq ft of new concrete street. Replacing the current green space with homes and streets will only aggravate our current drainage issues at the intersection of Courtyard, Green Court and the new Chipping Lane. With just a minor rainfall, this intersection floods and full drainage is delayed. The proposed lots and street are elevated well above street level which will result in rapid water runoff to our streets.

It's important to note, our streets are concrete and private. As such, the residents of just 166 homes in the Greens HOA are responsible for the maintenance of our streets with an annual street repair budget of

around 85K. Not counting current inflation for the cost of street repairs, our streets are valued at somewhere between 3 and 3 ½ million dollars, that is around \$18,000 per Greens household. The average age of our residents is 74 years old, over 50 of our residents are widows or single and many others are on fixed incomes. With the addition of a new street, it only compounds our future financial obligations.

Thank you for your consideration.

Don Bailey

**POSITION STATEMENT ON THE NEED FOR GREEN SPACE IN
THE GREENS OF PELICAN POINT (2/13/2024)**

Presented to the Parish of Ascension Office of Planning and Development Planning Commission Meeting (2/14/24)

As advocates for the well-being and holistic health of older adults, we firmly support the imperative need for green space with 55 and over living communities, specifically *The Greens of Pelican Point*. Green spaces are not mere amenities but integral components essential for supporting a thriving and fulfilling environment for residents in this demographic.

Our position is rooted in the recognition of the multifaceted benefits that green spaces offer to older adults. These spaces serve as catalysts for promoting physical activity, social connectivity, mental well being, and environmental stewardship.

Access to green spaces is a cornerstone of promoting physical health among older adults. By providing opportunities for outdoor exercise, such as walking, gardening, or tai chi, green spaces facilitate the maintenance of mobility, flexibility, and cardiovascular health. Moreover, exposure to natural elements has been linked to reduced stress levels, improved immune function, and enhanced overall health outcomes, underscoring the indispensable role of green spaces in supporting the physical vitality of older adults.

Beyond physical health, green spaces are instrumental in nurturing social connectivity and a sense of belonging within 55 and over living communities. These spaces serve as gathering points for recreational activities, social events, and shared experiences, fostering bonds of friendship and camaraderie among residents. In an era where social isolation and loneliness pose significant challenges for older adults, the presence of green spaces offers invaluable opportunities for meaningful interactions and mutual support, enriching the social fabric of the community.

Green spaces play a pivotal role in promoting environmental sustainability and ecological resilience within 55 and over living communities. By incorporating sustainable landscaping practices, biodiversity conservation initiatives, and green infrastructure designs, these communities can serve as models of environmental stewardship, fostering harmony between human habitation and the natural world. By advocating for the integration of green spaces into community planning and development, we uphold our commitment to creating environments that empower older adults to live vibrant, fulfilling, and meaningful lives, enriched by the restorative power of nature.

Barbara Bourgeois
5290 Courtyard Drive
Gonzales, LA 70737
barbarabourgeois@gmail.com

February 14, 2024

RE: Pelican Point Golf Community Revision to Large Scale Development Master Plan

After learning about the proposed revisions to the Pelican Point master plan, I carefully examined all of the documents in the Packet for this meeting. I came across a memo from Mr. Eric Poche to the Planning Commissioners dated February 6, 2024. The last three paragraphs on the second page addressed **drainage and traffic studies**.

In the last paragraph, Mr. Poche stated:

“The following items should be considered by the Planning Commission in their analysis of the case:

- **At the January 9, 2019 Planning Commission meeting (which was five years ago), the developer was notified that, should this plan come before the Commission for another revision, revised traffic and drainage studies would be required for the entire development. The commission must waive this requirement to allow this revision to move forward as submitted.”**

Mr. Poche's last sentence to the commissioners concerned me. For the first time in the six years that we have lived in The Greens at Pelican Point, our sunroom flooded a few weeks ago. It is frightening to walk into a room full of water and worry that this will continue or worsen with the extreme weather that has become so common.

In the past 5 years, construction of new homes and businesses has shot up dramatically along Hwy 44 between Hwy 30 and Hwy 22 (**which is a distance of only 4.2 miles**). The growth will only continue with The Village of Conway building the rest of the 950 planned homes and with the completion of the strip mall currently under construction there.

So, my questions for the Planning Commission are:

- What would be the justification for the commission to grant the developer waivers from the traffic and drainage studies when that requirement was ordered by the Planning Commission five years ago?
- What are the criteria for conducting each of the studies?

Respectfully submitted by Barbara Bourgeois