

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE**  
**APPLICATION FOR ZONING CHANGES / AMENDMENTS**  
**VARIANCES OR EXCEPTIONS**



CASE NUMBER EX-0120-0072

DATE RECEIVED 1/14/20

FEE \$100.00

**APPLICANT INFORMATION**

NAME: D & G Construction, LLC

c/o Adam Daigle

ADDRESS: 520 North Hazel Street

Sulphur, LA 70663

PHONE NUMBER: (Home) \_\_\_\_\_

(Work) 337-625-5150 (Cell) 337-625-5154

Email: jim@dgconst.net

**PROPERTY INFORMATION**

LOCATION: 7000 Block of John Brannon Road AMOUNT OF LAND: x = 40 acres

IDENTIFYING LANDMARK: Existing borrow pit

PRESENT ZONING CLASSIFICATION: Agricultural (A-1)

METRO. PLANNING BOUNDARY IN OUT

- ☐ REZONING  
☐ ZONING VARIANCE  
☒ EXTENSION

**ZONING REQUEST INFORMATION**

- ☐ EXCEPTION  
☐ SUBDIVISION VARIANCE  
☐ REVISION  
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM \_\_\_\_\_  
TO \_\_\_\_\_

PURPOSE OF REQUEST: To allow a five (5) year extension of an existing borrow pit.

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE [Signature] DATE 1/31/20

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |            |           |            |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | YES        | NO        | <u>N/A</u> |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | YES        | NO        | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | YES        | NO        | <u>N/A</u> |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____<br>SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____<br>OTHER _____ |            |           |            |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?  | <u>YES</u> | NO        | N/A        |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                          | YES        | <u>NO</u> | N/A        |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <u>YES</u> | NO        | N/A        |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <u>YES</u> | NO        | N/A        |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | YES        | <u>NO</u> | N/A        |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>AE</u> BFE <u>9</u> FT.  | <u>YES</u> | NO        | N/A        |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for conditions.

Application Summary				
Applicant	D & G Construction, LLC		Submit Date	1/14/2020
Case Number	EX-0120-0072		Site Area	40 Acres
Location	7000 Block of John Brannon Road	Police Jury District		12- Judd Bares
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/ A	
Request(s)				
To allow a five (5) year extension of an existing borrow pit.				
Site Characteristics				
Present Zoning Classification	Agricultural (A-1)			
Identifying Landmark	Existing borrow pit			
Urban Service Area	Out	Flood Zone	AE, Bfe 9'	
Area Characteristics				
Surrounding Zoning	Agricultural (A-1), Light Industrial (I-1), Heavy Industrial (I-2), Heavy Industrial Restricted (I-2R)			
Surrounding Uses	Rural Residential, Industrial			
Zoning History				
Original Zoning	Agricultural (A-1)		Date	1980
<b>Recent Zoning Requests in Immediate Area</b> In the past five years, there have been two zoning requests within the immediate area. <ul style="list-style-type: none"><li>• In 2017, the Planning and Zoning Board and the Police Jury <b>granted</b> a request by D &amp; G Construction, LLC to rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (storage yard and park and ride facility) in the 7000 Block of John Brannon Road. This is pertaining to the property in question.</li><li>• In 2015, the Planning and Zoning Board <b>granted</b> a request by Vicky Lynn Manard Alexander, et al for a zoning exception to allow a borrow pit (27 acres) in the 7000 block of John Brannon Road. This is pertaining to the property in question.</li></ul>				
Recommendation				
Because minimal impacts are to be expected, the staff recommends that the request be <b>granted</b> with the following conditions:  <ol style="list-style-type: none"><li>1) that the development must be in accordance with Section 26-122 (1) h. 4. i. through xii. of the Parish Code of Ordinances;</li><li>2) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and</li><li>3) that hauling must be completed within five (5) years.</li></ol>				



520 N. HAZEL STREET  
SULPHUR, LA 70663  
PHONE (337) 625-5150  
FAX (337) 625-5154  
LA CONTRACTORS LICENSE 39966



January 30, 2020

Calcasieu Parish Police Jury  
Division of Planning and Development  
Lake Charles, Louisiana

**Subject: Zoning Permit Time Extension**  
**Case: EX04-024-15**

Mr. Crain,

D&G Construction, LLC would like to request a five (5) year time extension on the zoning of our Borrow Pit located in the 7000 Block of John Brannon Road in Ward Four (District 12, Judd Bares).

The reason for the request is D&G Construction, LLC did not remove the amount of material it had anticipated in the previous years. There are numerous upcoming projects in the West Calcasieu Parish/West Cameron area that we plan on quoting that will require Fill Material.

I will be happy to discuss any questions you have, please contact me @ (337) 625-5150.

Respectfully,

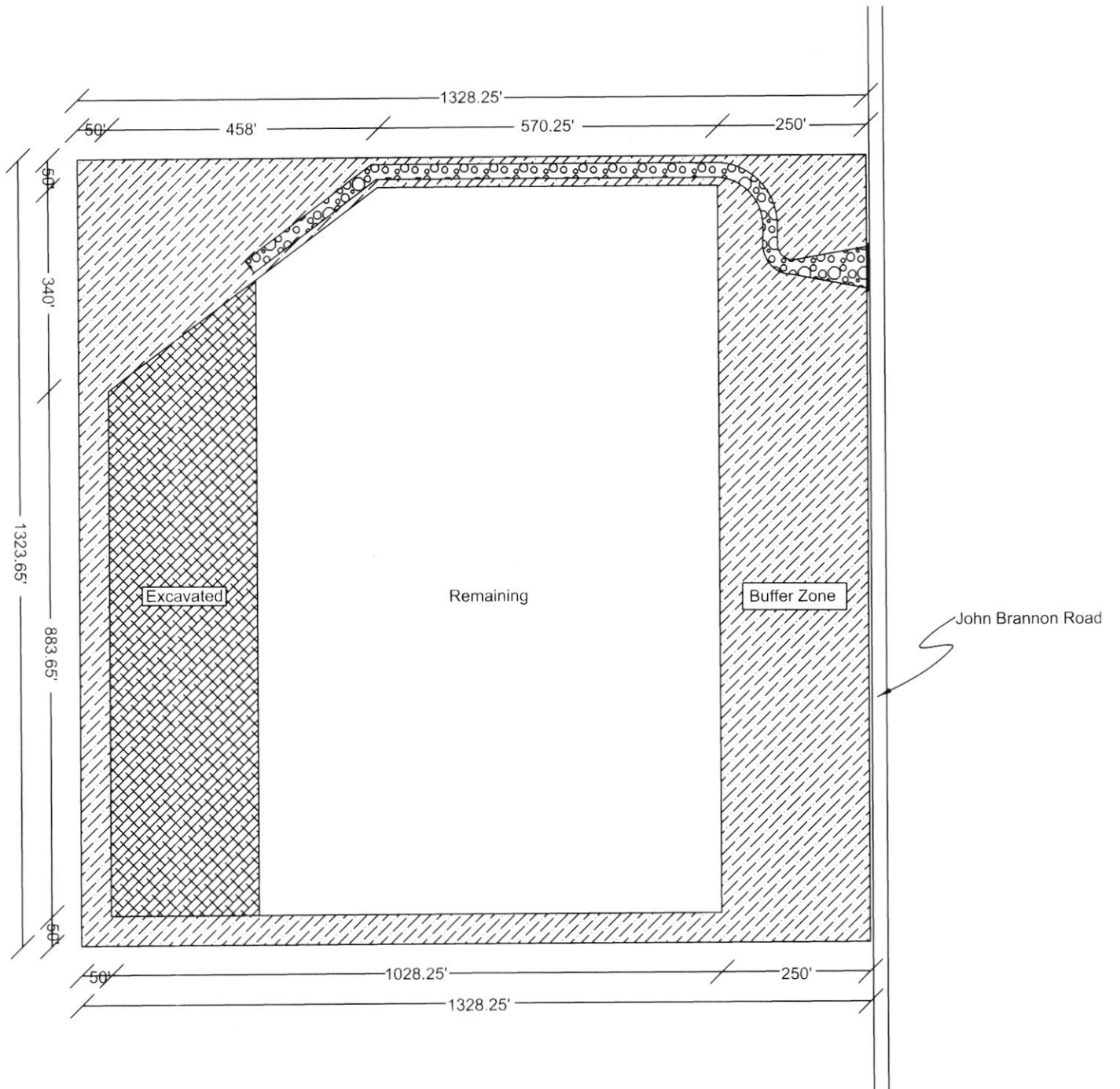
D&G Construction, LLC

A handwritten signature in cursive script that reads 'Jim Daigle'.

Jim Daigle  
Project Manager

Scanned and Uploaded  
Date: 2/13/2020  
By: AB

## Revised 02/10





D & G Construction, LLC

