



St. James Parish Council

Vondra Etienne-Steib
Chairwoman

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Jason Amato
Vice-Chairman
Linda Hubbell
Secretary

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced at a regular meeting of the Parish Council of the Parish of St. James, State of Louisiana, on August 17, 2022, and laid over for publication of notice:

PROPOSED ORDINANCE 22-10 ST. JAMES PARISH COUNCIL

AN ORDINANCE TO AMEND SECTION 82-25 OF THE ST. JAMES PARISH CODE OF ORDINANCES, AND TO AMEND THE ST. JAMES PARISH GENERALIZED FUTURE LAND USE PLAN

WHEREAS, on May 2, 2018, the St. James Parish Council adopted Ordinance No. 18-02 to amend the parish's land use plan by changing the land use category in the St. James area of the 5th District from "Residential/Future Industrial" to "Residential Growth," and

WHEREAS, Ordinance 18-02 exempted from its effect certain land use approvals granted prior to the effective date of that ordinance; and

WHEREAS, the project exempted from Ordinance 18-02 pertained to the development of a specific methanol project, but the council finds that the better approach to regulating land use in that area is not to tie the allowable use to a specific project but rather to re-designate the land to allow industrial use in addition to residential use; and

WHEREAS, to restore the land use designation of the general area involved to the category originally recommended with the adoption of the land use plan, the Parish Council desires to revise the St. James Parish Generalized Future Land Use Map to change a portion of the area currently designated as "Residential Growth" by reverting it back to its original "Residential/Future Industrial" land use category, the specific portion being shown in blue shading in the aerial photomap attached as Exhibit "A", consisting only of Parcels 5 (LeBeouf), 6 (Sotile), and 17 (Turn Lease).

NOW, THEREFORE, the St. James Parish Council hereby ordains:

SECTION 1. Section 82-25(a) of the St. James Parish Code of Ordinances is hereby amended to read as follows:

Sec. 82-25. Land use plan

(a) **Adoption of future land use plan.** The following map is hereby adopted and incorporated herein by reference to guide to the development of St. James Parish: The "St. James Parish Generalized Future Land Use Plan" dated August _____, 2022 in its digital form, identified as File FutureLandUsePlan_08_____22. A printed version of the plan is attached to this ordinance as Exhibit "B". Any ambiguity in the location of land use category boundaries, or any conflict between the printed and digital forms of the map shall be resolved by relying on the digital form of the map. Any ambiguity in the boundaries shown on the digital map shall be resolved as follows:

[the remainder of Section 82-25 remains unchanged]

SECTION 2. Section 82-25(i) of the St. James Parish Code of Ordinances is hereby amended to add a new sub-subsections (i)(5) and (i)(6) to read as follows:

Sec. 82-25(i) Conditions on Uses.

[sub-subsections 1 through 4 remain unchanged]

5. With respect to Welcome Park in the St. James community, a buffer area of 270 feet on the northern, western, and southern sides of the park shall remain free of industrial uses.
6. With respect to the property commonly known as the South Louisiana Methanol site in the St. James community, no industrial use shall be approved of the property shall be approved by the Planning Commission or the St. James Parish Council if it enjoys a tax exemption under the State of Louisiana Industrial Tax Exemption Program (ITEP) prior to May 2, 2018.

SECTION 3. EFFECTIVE DATE. This ordinance shall be effective immediately upon its passage, or as soon thereafter as allowed by law, and shall apply to any then-pending permit or approval for which a final decision has not been rendered by the parish.

Alvin St. Pierre, Jr. **Jason Amato** **Ryan Louque** **Mason Bland** **Clyde Cooper** **Vondra Steib** **Donald Nash**

District 1

District 2

District 3

District 4

District 5

District 6

District 7

NOTICE IS HEREBY, FURTHER, GIVEN that the Parish Council of said Parish will meet at 6:00 p.m. on Wednesday, August 31, 2022, in the Council Chambers of the Parish Courthouse Annex, 2631 Hwy 20 in Vacherie, LA at which time there will be a public hearing on the adoption of the aforesaid ordinance.

s/Vondra Etienne-Steib
Chairwoman

s/Linda Hubbell
Secretary

Note: St. James Parish will provide, upon request, reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact 1-800-846-5277 (TDD), 1-800-947-5277 (Voice) or 562-2400 (Handicapped) to discuss the particular accommodation needed.

Alvin St. Pierre, Jr.	Jason Amato	Ryan Louque	Mason Bland	Clyde Cooper	Vondra Steib	Donald Nash
District 1	District 2	District 3	District 4	District 5	District 6	District 7