



13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 6742 W. Achord Road
Owner: Racheal Coffin & Matthew Coffin
Applicant: Stephen LaCour, L&L Land Surveying, Inc
Site Area: 1.62 acres
Zoning: R Rural
Character Area: Suburban
Flood Zone: X (Protected by Levee)
Conveyance Zone: No
Existing Use: Low Density Residential

Request: Conditional Use Permit to create a new flag lot in the subdivision of Lot B-2-A-1, Achord, Joseph Young & Bertha W. Achord Tract, into two lots: Lots B-2-A-1-A and B-2-A-1-B, located in Section 34, T-7-S R-2-E G.L.D. (S24-03-F)

Zoning Commission:
January 6, 2025 and March 10, 2025

City Council (tentative)
Introduction: March 25, 2025
Public Hearing: April 8, 2025

Staff Recommendation: Approval

Findings

1. The subject site is a single residential property with street frontage to W. Achord Road. The width of the current lot is 105 ft.
2. The site is currently occupied by an existing residential building and a shed at the rear of the house.
3. The property and its surrounding sites are zoned R (Rural) with the Future Land Use designation of Residential Neighborhood. The surrounding land uses are low density residential to the north, south, east and west (Figure 1).
4. There are no flag lots in the surrounding area of the subject site.



Figure 1: Current Zoning

5. The applicant has submitted a request to subdivide the subject site into two lots - Lot B-2-A-1-A and Lot B-2-A-1-B - which is a staff-level subdivision request (S24-03-F).
6. One of the proposed lots is a flag lot, which requires a conditional use permit (UDC Sec.7: 4.3.8.B). The applicant requests a conditional use permit to create a new flag lot.
7. The flag lot, Lot B-2-A-1-B, is proposed to have an area of 0.975 acres (42,471 sq. ft.), and will have vehicle access to W. Achord Road via a driveway approximately 325 feet in length.
8. An "L"-shaped servitude, measuring 30 ft. by 60 ft., is proposed at the end of the "flagpole" to serve as a T-turnaround.
9. The proposed lots have no access to the public sewer network or a Community Sanitary Sewer Treatment System. The proposed Lot B-2-A-1-A is currently served by an individual private sewer treatment facility.
10. In the Staff Report dated 12/26/2024, staff recommended denial of the conditional use permit, as the creation of a flag lot would result in two lots failing to meet the 100 ft minimum lot width required for private sewer treatment facilities originally proposed on both lots.
11. The case was deferred at the 1/6/2025 Zoning Commission meeting to the 3/10/2025 meeting to allow the applicant to explore alternative sewer solutions with the City engineer.
12. The applicant revised the plat to remove any proposed individual sewer treatment facility for Lot B-2-A-1-B.
13. Both proposed lots are designated as "Not a Building Site." Any future permits for buildings or additions will not be allowed until the properties comply with all sewer requirements in the UDC and a revised plat is approved to remove the designation.
14. The proposed flag lot meets the technical requirements of the UDC (Table 1).

Table 1. Summary of Technical Requirements of the UDC

Standard (UDC Sec.7:)	Required	Proposed	Meets?
Lot Standards			
Lot Width (11.1.1 C.3 (a))	Min. 50 ft	110 ft	YES
Lot Area (11.2.1)	Min. 6000 sq ft	0.975 acres (42,471 sq. ft.)	YES
Flag Lots Dimensions			
Flagpole Width (4.3.8 B)	Min. 20 ft	20 ft	YES

Standards Applicable to All Conditional Uses (UDC Sec. 7:3.5.3)

- A. The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties.

Staff Comment: The flag lot design maintains compatibility with adjacent rural and low-density residential properties. The layout preserves existing land uses, such as open yards and residential areas, which minimize any potential visual impact.

- B. The proposed use will not unduly burden essential public infrastructure and services including roadways, existing parking spaces, police and fire protection facilities, drainage systems, refuse disposal, water and sewers, and schools.

Staff Comment: The proposed subdivision will not burden public infrastructure or services. Both lots are designated "Not a Building Site," preventing development until UDC sewer requirements are met.

- C. The proposed use will not allow land or building usage that is incompatible with the existing character or usage of the neighborhood.

Staff Comment: The surrounding area consists of rural and low-density residential uses consistent with the proposed flag lot. Zoning for the property and adjacent lots is R (Rural), making the proposed flag lot compatible with the area's character and designation.

Public Notification

- The subject property sign was posted on December 18, 2024.
- Letters were mailed to owners of property within 300 feet on December 20, 2024.
- Legal advertisement was published on December 22 and 29, 2024, and January 6, 2025.

BASE BEARING: N86°03'21"E (SPC-LA SOUTH ZONE 1702)
 FLOOD ZONE: SHADED X BASE FLOOD ELEVATION: (ADJ.) 28.0'
 F.E.M.A. F.I.R.M. MAP NO. 22033C0290E DATE: 5/2/08
 RECORD INUNDATION N/A

DRAWN BY	BAK
CREW CHIEF	SSL
TECHNICIAN	FDL
CHECKED BY	SSL
CHECKED BY	-

FLOOD ZONE SCALED FROM F.I.R.M.

NOTE: SPECIFIC FLOOD HAZARD AREAS, BASE FLOOD ELEVATIONS, CONVEYANCE ZONES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.

REFERENCE:

1. MAP SHOWING EXCHANGE OF PROPERTY BETWEEN LOTS B-1-A & B-2-A OF THE JOSEPH YOUNG ACHORD AND BERTHA W. ACHORD PROPERTY CREATING LOTS B-1-A-1 & B-2-A-1, BY BRADLEY J. ROBERTS, P.L.S., DATED 06/02/2016. RECORDED AS ORIGINAL #677 BUNDLE #12743.

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

PROPOSED SEWER INSTALLATION DEDICATION:

NO BUILDING PERMITS SHALL BE ISSUED FOR LOT B-2-A-1-A & B-2-A-1-B UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED: (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED AND BONDED BY THE OWNER/CONTRACTOR; (4) DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE SANITARY SEWER IMPROVEMENTS; (5) UPON ACCEPTANCE OF THE WORK BY THE DEPARTMENT OF PUBLIC WORKS OR THE POSTING OF A BOND BY THE OWNER/CONTRACTOR, A REVISION TO THIS PLAT REMOVING THIS STIPULATION (SEE PROPOSED SEWER INSTALLATION DEDICATION SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION FOR APPROVAL; AND (6) THE REVISED PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

PRIVATE DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET, RIGHTS OF WAY AND SERVITUDES SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRIVATE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE.

 MATTHEW T. COFFIN, (OWNER) DATE _____

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

SEWAGE DISPOSAL:

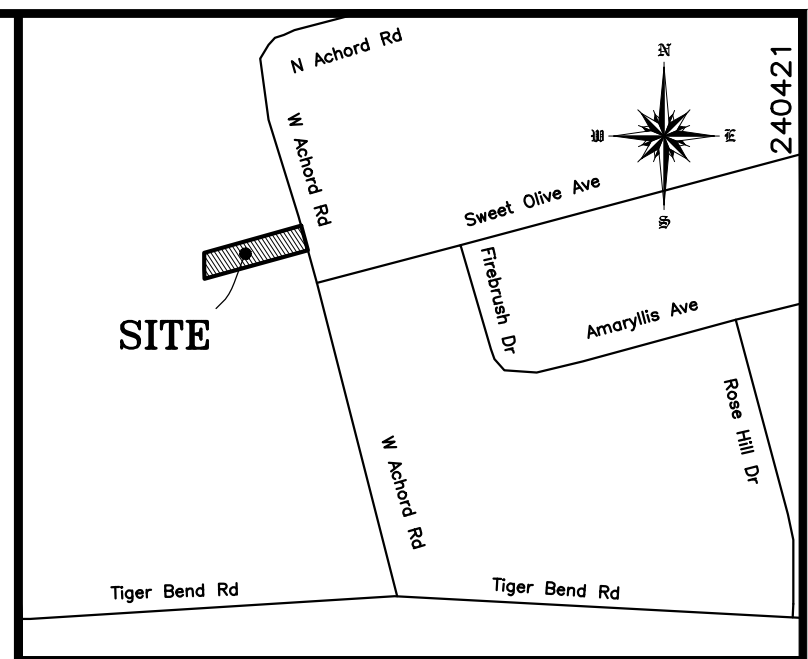
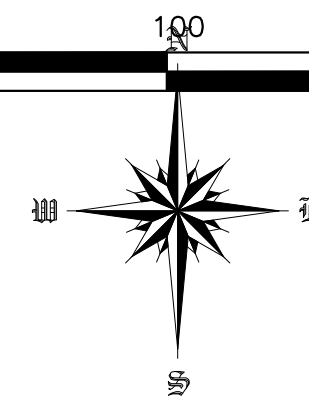
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE EBR HEALTH UNIT.

()NOT A BUILDING SITE**

**THE UNDERSIGNED OWNER HEREBY CERTIFIES THAT THE LAND DESIGNATED AS LOTS B-2-A-1-A & B-2-A-1-B WILL NOT BE ALLOWED ANY NEW PERMITS FOR BUILDINGS OR ADDITIONS TO THE PROPERTY UNTIL THE PROPERTY COMPLIES WITH ALL REQUIREMENTS IN UNIFIED DEVELOPMENT CODE 4.3.2 & 4.3.6.D TO MAKE A CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, ONCE THESE CONDITIONS ARE MET AND A REVISED PLAT IS APPROVED/RECORDED TO REMOVE THE "NOT A BUILDING SITE" DESIGNATION.

50 0 50 100 150

GRAPHIC SCALE - FEET



VICINITY MAP
SCALE 1" = 500'

LEGEND

- ⊙ Fd. Iron
- Set 1/2" I.R.
- (M) Measured
- (R) Record

NOTE:
 THE CITY OF ST. GEORGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
 THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED

APPROVED: CITY OF ST. GEORGE

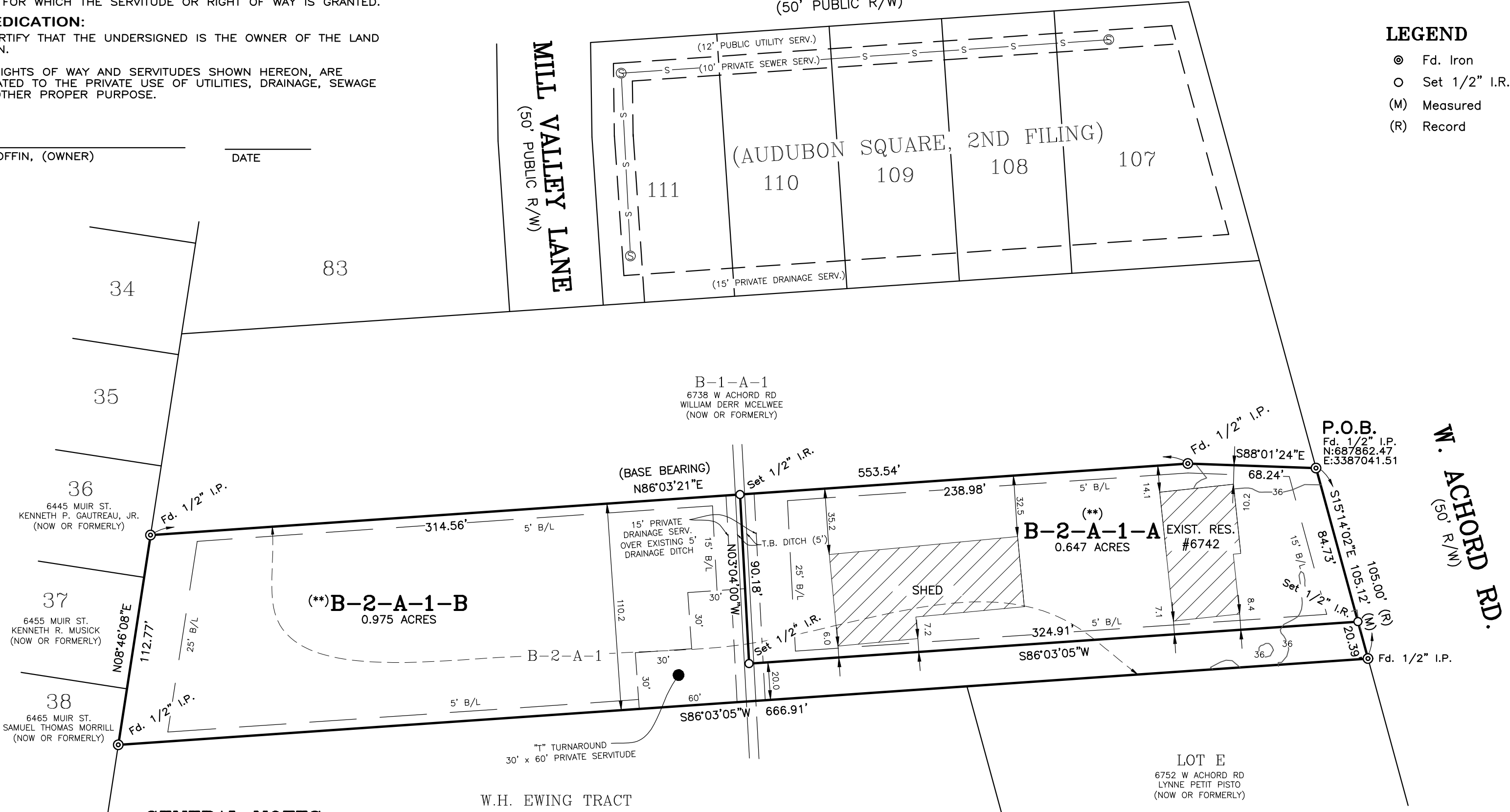
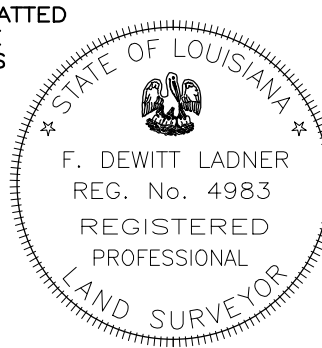
 PLANNING DIRECTOR DATE _____
 MELISSA GUILBEAU, AICP

 DIRECTOR OF DEVELOPMENT DATE _____

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.
 I FURTHER CERTIFY THAT THIS MAP CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

 F. DEWITT LADNER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983

10/02/2024
 DATE



GENERAL NOTES:

- Building Setbacks:**
 - Front: 15'
 - Rear: 25'
 - Side: 5'
- TOTAL AREA: 1.622 ACRES
- TOTAL NO. LOTS: 2
- ZONING: RURAL
- COMPREHENSIVE LAND USE: RN
- EXISTING LAND USE: LDR
- CHARACTER AREA: RURAL
- WATER: BR WATER CO.
- ELECTRICITY: ENTERGY
- GAS: ENTERGY
- TELEPHONE: AT & T
- SEWER: C.S.D/ NO CURRENT CONNECTION/ PROPERTY OWNERS PLAN TO CONNECT TO CITY OR COMMUNITY SEWER SYSTEM IN THE FUTURE.
- SCHOOL DISTRICT: EBR-6
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
- OPPC I.D. NUMBERS: LOT B-2-A-1: 1540701444

MAP SHOWING SURVEY & DIVISION
 OF
LOT B-2-A-1
ACHORD TRACT
 INTO
LOTS B-2-A-1-A & B-2-A-1-B
 LOCATED IN SECTION 34, T7S-R2E
 GREENSBURG LAND DISTRICT
 CITY OF ST. GEORGE
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
MATHEW T. COFFIN



(CU 24-01/ S 24-03 F)