



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
City Council (tentative)
Introduction: January 14, 2025
Public Hearing: January 28, 2025
Staff Recommendation: Denial

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. 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 subdivision proposes individual private sewer treatment facilities for both lots.
10. For subdivisions where sanitary sewer is not accessible, UDC Sec. 4.3.2.C.3.b (1) states that:

Subdivisions of no more than five lots, with each lot having an area of at least 22,500 square feet and a width of at least 100 feet, may have effluent from an approved sewage disposal (treatment) system draining to open effluent ditches, provided such open effluent ditches are predominant in the area and are at least 24 inches deeper than the grade at the building site. Sufficient grade elevations to adequately determine this requirement and a statement by the engineer certifying that open effluent ditches are predominant in the area shall be provided on the plat and approved by the Health Unit along with a vicinity map at an appropriate scale showing the subject property and any existing buildings, streets and drainage channels within at least one thousand 1,000 feet in all directions from the subject property.

11. Consequently, UDC Sec. 11.1.1 C.3 Exceptions to Lot Standards applies, requiring a minimum width of at least 100 ft. for the proposed lots, which are zoned R Rural and have no access to the Wastewater Suburban Transportation Network or a Community Sanitary Sewer Treatment Facility.
12. The proposed flag lot meets the technical requirements of the UDC (Table 1).

Table 1. Summary of Technical Requirements of the UDC

Standard or Guideline (UDC Sec.)	Required	Proposed	Meets?
Lot Standards			
Lot Width (11.1.1 C.3 (a))	Min. 100 ft	110 ft	YES
Lot Area (11.2.1)	Min. 6000 sq ft	0.975 acres (42,471 sq. ft.)	YES
Flag Lots Dimensions (4.3.8 B)			
Flagpole Width	Min. 20 ft	20 ft	YES

13. The minimum 100 ft. lot width requirement for private sewer is intended to limit sewer outfalls to one per 100 ft of frontage. While the flag lot technically complies with

dimensional regulations, the proposed subdivision would result in more than one sewer outfall per 100 ft of frontage, as the current lot has 105 ft of frontage.

14. Staff review comments were sent to the applicant on December 12, 2024, with a follow-up email on December 20, 2024. As of December 25, 2024, no response has been received.
15. Staff recommends denial of this conditional use permit because creation of this flag lot would result in two lots that do not meet the minimum lot width required for private sewer treatment.

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

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

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.*

Comment: The proposal does not meet the required 100 ft. lot width. The addition of the flag lot would increase the number of sewer outlets discharging into the existing ditch, potentially overwhelming its capacity and leading to inefficiencies in drainage and potential health hazards from effluent runoff. Therefore, the proposed flag lot does not fully mitigate adverse impacts on public infrastructure and services, failing to comply with this standard.

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

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.

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: (OUTSIDE OF C.S.D.) INDIVIDUAL PRIVATE TREATMENT SYSTEMS. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.
 SCHOOL DISTRICT: EBR-6
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
 CPPC I.D. NUMBERS:
 LOT B-2-A-1: 1540701444

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

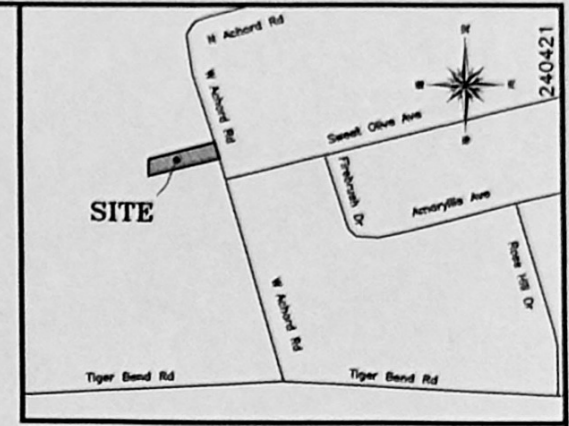
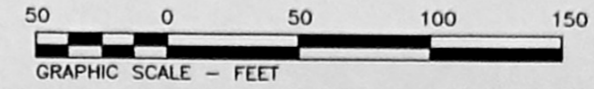
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE 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.

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 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.



VICINITY MAP
 SCALE 1" = 500'

LEGEND

- Fd. Iron
- Set 1/2" I.R.

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.

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

HEATHER GRAY, SANITARIAN
 EAST BATON ROUGE PARISH
 HEALTH UNIT
 DATE

NOTE:

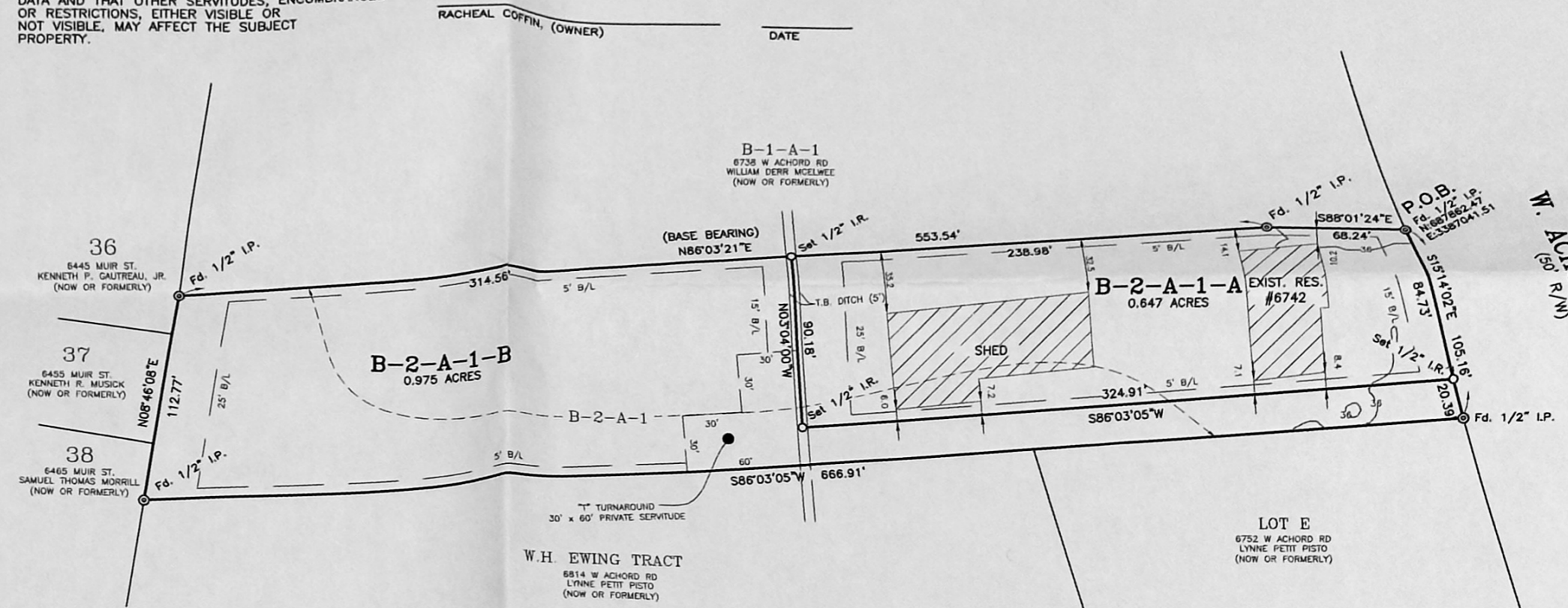
THE CITY OF ST. GEORGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

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
 MELISSA GUILBEAU, AICP
 DATE
 (CS-13-24)

ENGINEERING MANAGER
 DATE



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
RACHEAL COFFIN

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
 F. DEWITT LADNER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983
 DATE
 10/02/2024

