# Exhibit C. Harvey Site Zoning Map & Documents





# Harvey Site Zoning Map









West Feliciana Parish

Site Boundary

### West Feliciana Parish Zoning

M2 - General Industrial District

RA - Residential-Agricultural District

### **Existing Roadway**

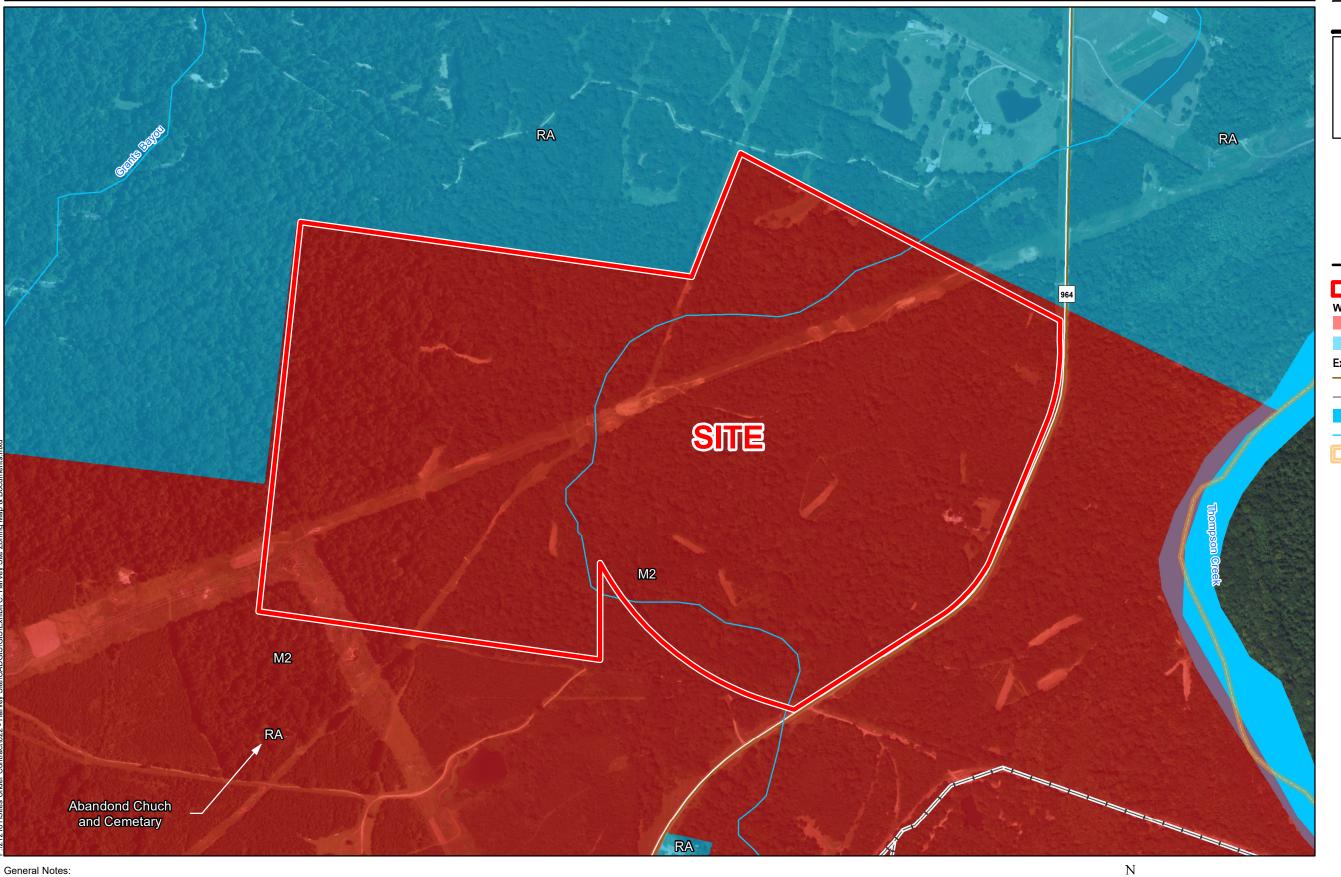
- Rural State Highway

→ Railroad

Waterbody

Stream

Parish Boundary



- 1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative. 2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at ftp://ftp2.census.gov/geo/tiger/TIGER2013. 3. Zoning data derived from West Feliciana Parish Zoning Map found at http://wfparish.org/departments/planning-zoning.





Date:	8/13/2018
Project Number:	212161
Drawn By:	TMK
Checked By:	JAY



## Harvey Site Zoning Map & Documents

Sec. 135-87. - General industrial district (M-2); purpose.

- (a) This district is established to provide areas for manufacturing, assembling, fabricating, warehousing and related activities. These uses generate emissions and have adverse effects on surrounding properties and are not compatible with primary commercial, institutional and residential uses. See chapter 115.
- (b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.

(Ord. No. 1-11-94, art. III, § 5, 1-11-1994)

Sec. 135-91. - List of permitted uses in commercial, industrial, professional, special and planned unit development districts.

The following table indicates where uses are permitted in commercial, industrial, professional, special and planned unit development districts. A permitted use is identified with a capital P. If there is a blank space under the district heading, then the use is not permitted.

### LIST OF PERMITTED USES IN COMMERCIAL, INDUSTRIAL, PROFESSIONAL, SPECIAL AND PLANNED UNIT DEVELOPMENT DISTRICTS

	C- 1	C- 2	C- 3	C- 4	M- 1	M- 2	P- 1	S- 1	PUD
Airports						Р		Р	
Alcohol and liquor establishment		Р	Р	Р	Р	Р			Р
Animal hospital and veterinarian establishments provided all animals shall be kept inside soundproof, air conditioned buildings		Р	Р	Р					Р
Auto and truck major repairs, including such services as repair, reconditioning, painting, body and fender work, upholstering and seat covering			Р	Р	Р	Р			
Auto and truck sales, rental and minor repair			Р	Р					
Auto service stations and centers		Р	Р	Р					Р
Bank and financial institutions	Р	Р	Р						Р
Barber and beauty shops	Р	Р	Р						Р
Bed and breakfast	Р							Р	Р

Bottle gas storage and distribution				Р	Р	Р		
Branch banks	Р	Р	Р					Р
Cemeteries							Р	
Churches, clubs and fraternal organizations			Р				Р	
Construction offices with equipment			Р	Р	Р	Р		
Convenience food and/or general merchandise stores		Р	Р					Р
Convenience gas stations		Р	Р					Р
Drive-in commercial businesses		Р	Р					Р
Drive-in theatres				Р				
Drug stores	Р	Р	Р					Р
Dry cleaning stations	Р	Р	Р					Р
Educational facilities							Р	
Exterminating, fumigating, septic tank pumping, furnace cleaning, well drilling and like services				Р	Р	Р		
Florists, greenhouses, nurseries	Р	Р	Р				Р	Р
Freight trucking terminals and heavy equipment repairs, services, loading and storage, including trucks and other movable equipment, self-motorized or not, trailers and accessory equipment				Р	Р	Р		
Funeral establishments		Р						Р
Gift shops		Р	Р					Р
Hospital, nursing home and other related inpatient public or private facilities			P				Р	

			1	1	1		1		
Indoor amusement and entertainment facilities including, but not limited to bowling alleys, gaming devices, billiard parlors, theatres, health studios and similar indoor recreational and entertainment centers		Р	P	P					Р
Kennels								Р	
Light industrial operations including predominantly indoor industrial				İ					
activities involving only those operations generating no significant particular or gaseous emission which could create harmful or unpleasant effects outside the immediate area of activity including operations such as assembly, binding, bottling, engraving, fabricating, freezing, optical goods, grinding, packaging, printing, processing, secondary manufacturing, research, storage or testing of previously manufactured components or previously prepared materials					P	P			
Manufacture, sale and service of electric and neon signs and advertising structure				Р	Р	Р			
Manufacturing use not in conflict with the provisions of this or any other resolutions of the parish or state or federal statutes; any such use found to be potentially noxious, dangerous or offensive to adjacent district or the general public shall be permitted only on the written approval of the parish land use planning commission and subject to such conditions or safeguards as may be required by said planning commission in the interest of public safety, health and welfare						P			
Meat processing and slaughtering plants								Р	
Medical and dental clinics	Р	Р	Р				Р		Р
Mini-warehouses		Р	Р	Р	Р	Р			Р
Mobile home and trailer sales			Р	Р					
Mobile home parks								Р	Р
Mobile home subdivisions								Р	
				-			-		

Mobile offices	Р	Р	Р	Р	Р	Р			Р
Monument sales				Р	Р	Р			
Motels, hotels and tourist homes		Р	Р						Р
Offices for accountants, architects, dentists, doctors, engineers, insurance agents, lawyers, real estate agents and similar services	Р	Р	Р				Р		Р
Outdoor amusement and entertainment facilities				Р				Р	
Outdoor storage lots and yards, including wrecking and salvage yards and vehicle recovery yards					Р	P			
Outdoor storage lots and yards, excluding wrecking and salvage yards				Р	Р	P			
Post offices			Р						
Printing, publishing, photo, data processing and communication studios		Р	P	P					
Public and private schools			Р					Р	
Public utilities including equipment and supply storage					Р	Р			
Public utility stations and public services				Р	Р	Р		Р	
Quarrying and the excavation of other natural resources								Р	
Racetracks including auto, motorcycle, horses, etc.								Р	
Railroads and railroad siding				Р	Р	Р			
Recreational facilities, public or private that are regional by nature								Р	
Recycling centers				Р	Р	Р			
Recycling collection centers	Р	Р	Р	Р	Р	Р		Р	Р

Restaurants	Р	Р	Р	Р		Р	Р		Р
Retail stores for household and office supplies and furnishings		Р	Р	Р					Р
Sales and service of physician/surgeon, barber/beauty, and hotel, restaurant/food service supplies and equipment				Р		P			
Sales and storage of lumber, metal and building electrical, heating, plumbing, welding and similar contractors and industrial supplies				Р		Р			
Sanitary landfills								Р	
Self-service laundries	P	Р	Р						Р
Shopping centers and malls		Р	Р						Р
Signs, on-site use advertising in accordance with section	Р	Р	Р	Р	Р	Р	Р	Р	Р
Signs, off-site signs including billboards, panels and other advertising signs in accordance with section		Р	Р	Р	Р	Р			Р
Single-family and two-family	Р	Р	Р	Р	Р	Р	Р		Р
Travel trailer parks			Р					Р	
Truck stops, including en route servicing and minor repairs but excluding truck terminals and their storage warehouse			Р	Р		Р			
Utility and telephone towers								Р	
Wholesale trade and warehousing of goods sold at retail by uses within commercial districts but excluding distributors, sales and storage of hides, skins, furs, livestock, live poultry or other odor-producing animal products, but including raw materials such as timber, sand and gravel, oil and gas and other natural resource products				P	Р				



**KEVIN COUHIG** Parish President

SHERREL W. JOHNSON Finance Director

ROLANDA J. ROBINSON Council Secretary

KATHY M. WELCH Treasurer/Personnel Director

JIM FERGUSON

Director of Public Works, Planning and Zoning

District A MELVIN YOUNG 6900 Greenwood Road St. Francisville, LA 70775

District B JOHN C. THOMPSON Parish Council Vice-Chairperson 11126 Wakefield Drive North St. Francisville, LA 70775

District C **MEL PERCY** 4888 Audubon Lane St. Francisville, LA 70775

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An Equal Opportunity Employer

### West Feliciana Parish

5934 Commerce St. ● P.O. Box 1921 ● St. Francisville, Louisiana 70775 (225) 635-3864 • Fax: (225) 635-3705

# **MEMO**

To:

Re:

19/18/17 18/17 - NS 18/17 Jim Ferguson, Planning & Zoning Administrator 2817 LAHuy

AU: 200011600

Alan L. Kirkpatrick, Planning & Zoning Vice-Chairperson

From: Ms. Sydney Picou Walker, Council Chairperson

Date: **December 12, 2017** 

Council Recommendation on Rezoning Request for

M.L. Harvey

The Council at its July 10, 2017 meeting met in regular session at its regular meeting place to hear the subject request.

The following action was taken:

Moved by Mr. Percy to approve the rezoning request for M.L. Harvey property at 2817 Highway 964. Seconded by Mr. May. There was no objection. Motion carried unanimously.

Should you have any questions on the decision of the Council, please feel free to contact me.

Thank you for your continued dedication and service to our community.

