



Zoning Commission

AGENDA for April 15, 2024 Page 1 of 2

Meetings are held at the
Iberia Parish Council Chambers
300 Iberia Street, 4th Floor
New Iberia, Louisiana.

I. CALL TO ORDER – CHAIRWOMAN’S OPENING REMARKS

II. PRAYER AND PLEDGE

III. ROLL CALL

Name	PRESENT	ABSENT
Jacob Weaver		
Ian Alpha		
Jane Braud		
Lauren Brown		
Glenn Crappell		
Richard Broussard		
Hubert Landry Jr.		
Nathaniel Mitchel Sr.		
Lane Romero		
Chad Segura		
Gerrit Landry		

IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS

V. APPROVAL OF AGENDA

1. April 15, 2024

VI. ADOPTION OF MINUTES

1. January 16, 2024

VII. NEW BUSINESS

1. Requested Action: Special Use/ Conditional Use Permit
 Location: Jefferson Terrace
 Owner: Annette Wilcox
 Applicant: New Cingular Wireless dba AT&T Mobility

2. Requested Action: To rezone property from R-2 (Mixed Residential)
 to C-2 (Commercial)
 Location: 5106 Hwy 14
 Size: .520 Acres
 Owner: Abdule Shahid



Zoning Commission

AGENDA for April 15, 2024 Page 2 of 2

VIII. OTHER BUSINESS

IX. ADJOURNMENT

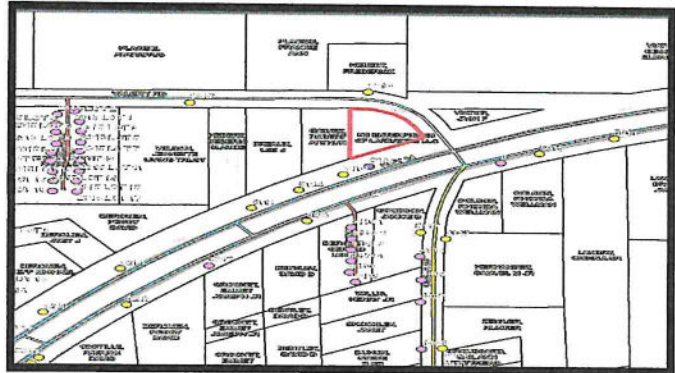
NOTE: The Zoning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

IBERIA PARISH REGIONAL ZONING COMMISSION
STAFF REPORT
April 15, 2024

SUBJECT: Reclassification of Property
Abdule Shahid

Owner: Abdule Shahid

Location: 5106 Hwy 14
Iberia Parish



REQUEST:

Requesting to reclassify 0.520 acres of property from R-2 (Mixed Residential) to C-2 (Commercial).

RELEVANT ISSUES:

- The property currently has a convenience store on location.

RECOMMENDATION:

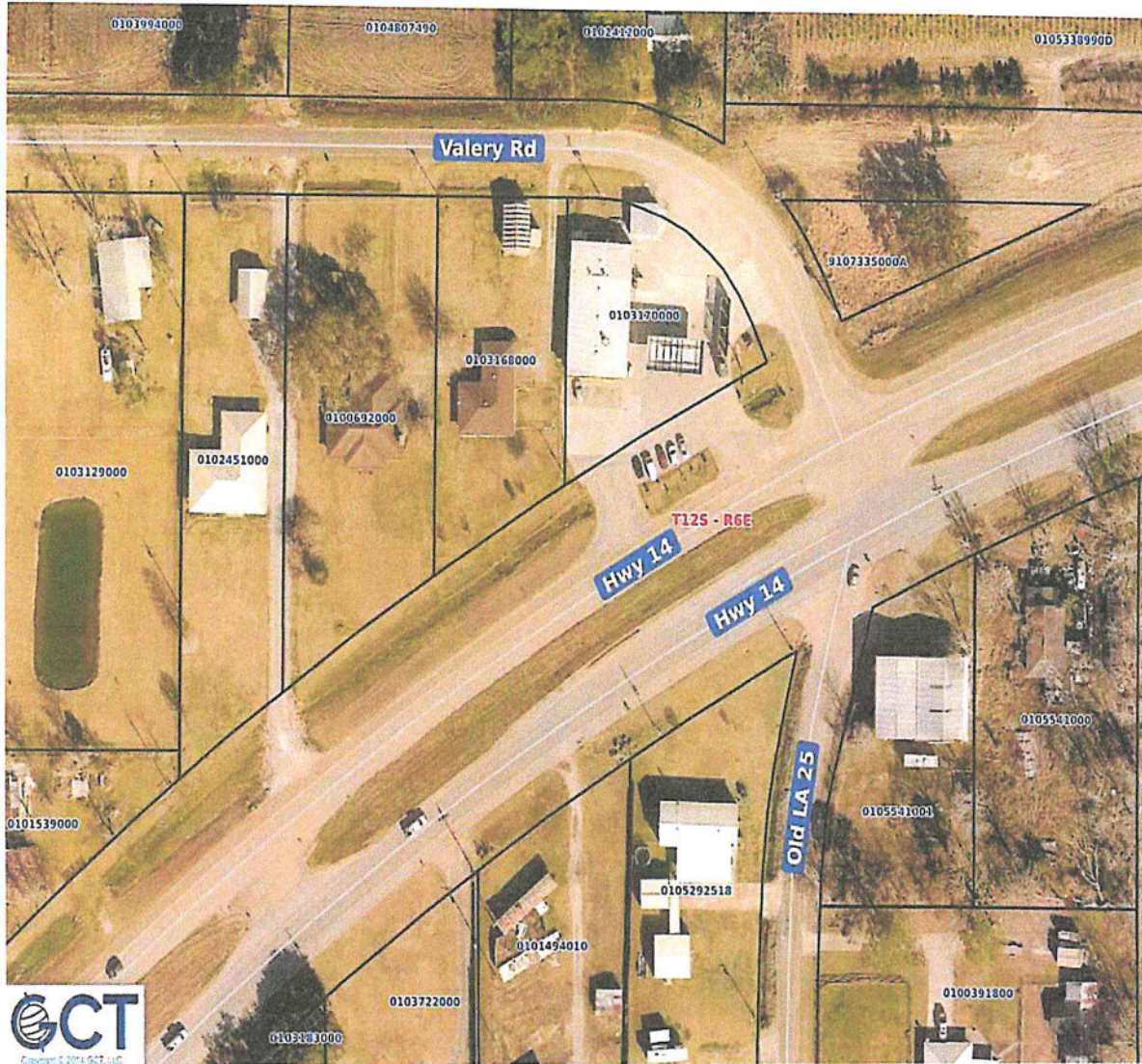
- Staff is recommending approval of the request.

Attachments:

Aerial

Adjoining Property Owners

Zoning Map



ADJACENT PROPERTY OWNERS
Abdule Shahid

ROBERT GALVEZ
5110 HWY 14
NEW IBERIA, LA 70560

LEE BREAUX
P.O. BOX 11831
NEW IBERIA, LA 70560

SEDRIC HEBERT
5118 HWY 14
NEW IBERIA, LA 70560

JEANETTE WILSON
2307 VALERY RD
NEW IBERIA, LA 70560

AUGUSTUS & FRANKIE PLACIDE
1398 SANDROCK LANE SOUTHWEST
ATLANTA, GA 30331

FREDERICK HEBERT
P.O. BOX 13094
NEW IBERIA, LA 70562

JANICE GOODSON
5107 HWY 14
NEW IBERIA, LA 70560

GERALD DEROUEN
1111 CONNIE RUE
NEW IBERIA, LA 70560

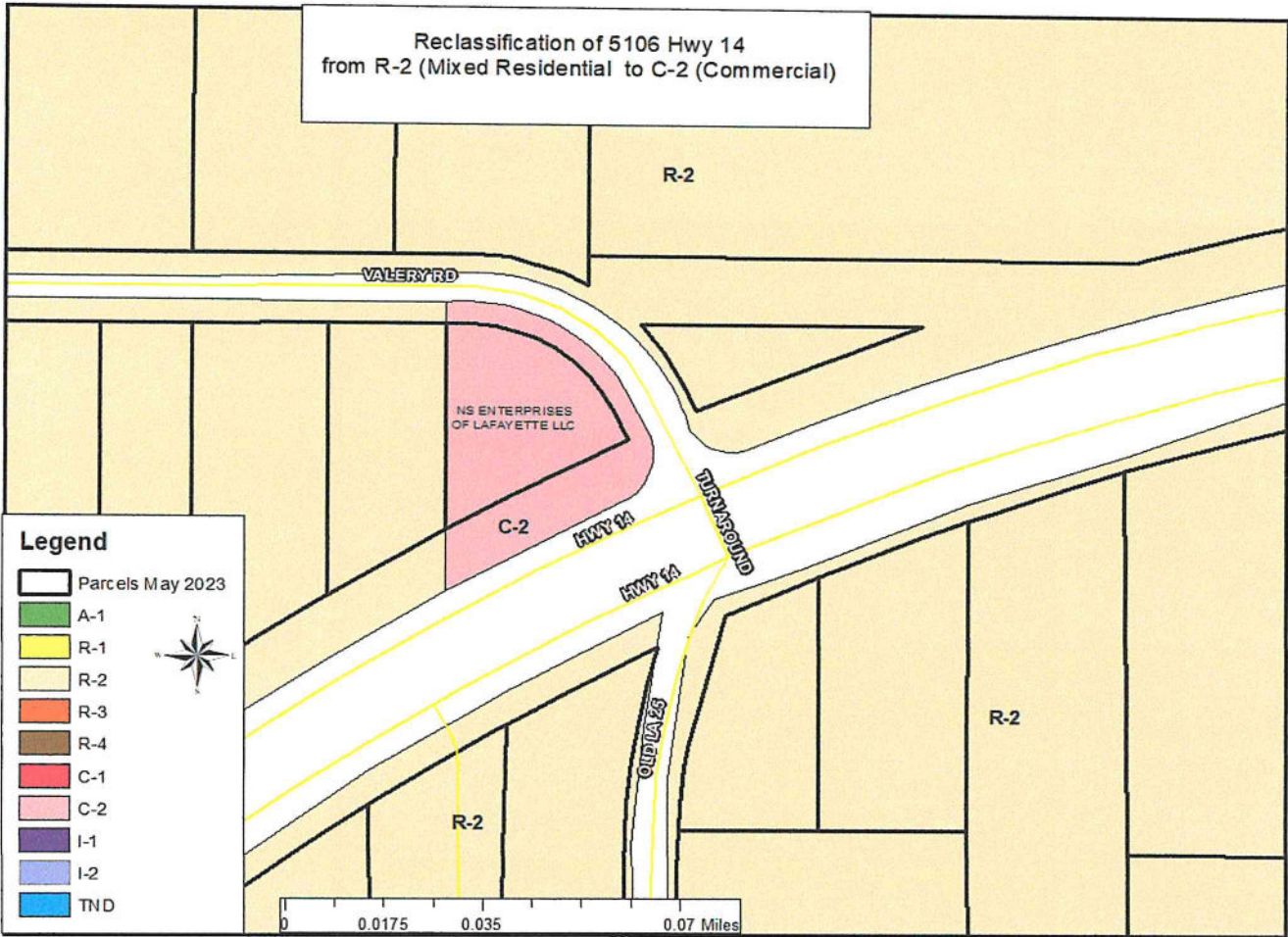
DAVID BENTLEY
5203 HWY 14
NEW IBERIA, LA 70560

OWNER:
ABDULE SHAHID
1101 N UNIVERSITY AVE
LAFAYETTE, LA 70506

RHONDA COLSON
306 SILVER ST
NEW IBERIA, LA 70560

JACK VIATOR
5016 JEFFERSON ISLAND RD
NEW IBERIA, LA 70560

Reclassification of 5106 Hwy 14
from R-2 (Mixed Residential to C-2 (Commercial)



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IBERIA PARISH REGIONAL ZONING COMMISSION
STAFF REPORT
April 15, 2024

SUBJECT: Reclassification of Property
Annette Viator Wilcox

Applicant: New Cingular Wireless dba AT&T Mobility

Owner: Annette Viator Wilcox

Location: 1902 A Jefferson Terrace
Iberia Parish



REQUEST:

The applicant is requesting a conditional use permit for a new telecommunication tower.

CONDITIONS OF DEVELOPMENT:

1. Adequate provisions shall be made such that development activities do no adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works)
2. All work to be performed within public Right-of Way or Easement must be permitted. (Public Works)

Attachments:
Aerial
Adjoining Property Owners



jefferson terrace

Show search results for jefferso...



-91.817 29.975 Degrees

ARCENEAUX, TROY

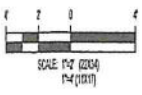
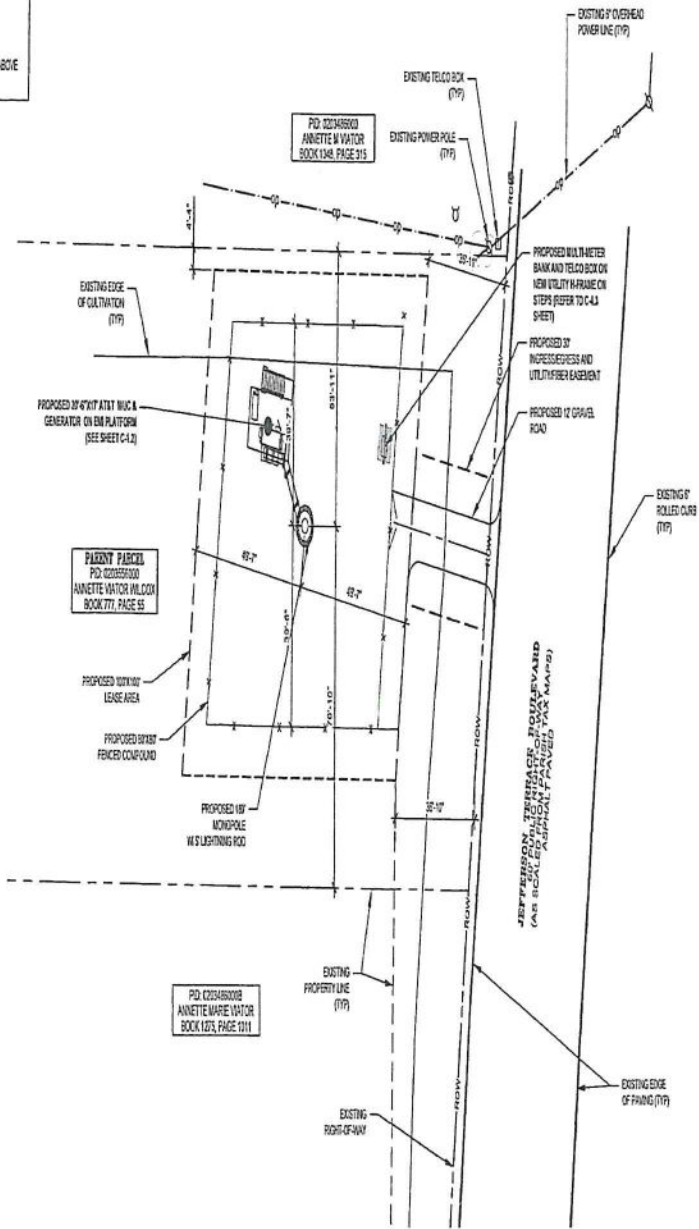
Search

HERE

SUBJECT PROPERTY IS LOCATED IN PANEL
 222430202E, DATED 10/22/11
 AND IS IN THE BASE FLOOD ZONE "A2"
 AND IS IN A SPECIAL FLOOD HAZARD AREA.

BASE FLOOD ELEVATION (BFE) = 12'
 HIGHEST ADJACENT GRADE (HAG) = 10'
 FINISHED FLOOR ELEVATION (FFE) = 15'

FFE OF W/WHOVY IS DESIGNED TO BE 6' ABOVE
 FINISHED GROUND (FG)



ADJACENT PROPERTY OWNERS



AT&T FR
 1002835
 SITE NAME
 J ALLEN GARGRE

SITE ADDRESS
 1630 JEFFERSON TERRACE
 NEW BEAUFORT, NC 28560

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	BAJ	11/05/23

**PRELIMINARY
 DRAWING**
 (NOT VALID UNLESS
 STAMPED AND SIGNED)

THIS IS A PRELIMINARY DRAWING AND NOT A CONTRACT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

OVERALL SITE PLAN

SHEET NUMBER:
C-1

New Cingular Wireless dba AT&T Mobility

**BRAVO PROPERTIES
2111 HWY 14
NEW IBERIA, LA 70560**

**AMY PETRY
1704 JEFFERSON TERRACE
NEW IBERIA, LA 70560**

**ROBIN LIVING TRUST OF 1994
1714 JEFFERSON TERRACE
NEW IBERIA, LA 70560**

**ROBERTA VOORHIES
600 LONG VUE PLACE
MADISONVILLE, LA 70447**

**CHRIS TURNER
3916 ROMERO RD
YOUNGSVILLE, LA 70592**

**KNEUPPER LLC
3215 SUGAR OAKS RD
NEW IBERIA, LA 70563**

**KELLY FINLEY
2103 JEFFERSON TERRACE
NEW IBERIA, LA 70560**

**APRIL BROUSSARD
2117 JEFFERSON TERRACE
NEW IBERIA, LA 70560**

**AGENT:
STACEY MATHIS
6326 RAVENWOOD WAY
SARASOTA, FL 34243**

**OWNER:
ANNETTE WILCOX
1956 GLENDALE AVE
BATON ROUGE, LA 70808**

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**WANDA SONNIER
808 CAJUN DR
NEW IBERIA, LA 70563
HE2024-0004**