



City of Gretna Planning & Zoning Commission Meeting April 2, 2025 – 5:30 PM

The Planning & Zoning Commission of the City of Gretna, Louisiana held the meeting scheduled for Wednesday, April 2, 2025, at 5:30 p.m. at 740 Second Street, Gretna City Hall, Gretna, LA 70053.

Notice for the Planning and Zoning Commission meeting was duly posted as law requires on the bulletin board, at Gretna City Hall main entrance, 740 Second Street, Gretna, LA 70053.

1. Call to Order and Roll Call:

Roll call taken; Commission members present James Rolf, Rory Cadres, and Elizabeth Strohmeyer, Lisa Carr and William Tomasak Absent: None

Chairman, James Rolf was in the chair, and the City Clerk was present. A quorum of four members being present, Chairman Rolf, called the meeting to order at 5:37 PM.

City Staff present: Norma Cruz, City Clerk; Amelia Pellegrin, Director, Planning and City Development and Qudsiyyah Noorulhaqq, City Planner.



2. Major Resubdivision: (Recommendation to Council)

1. 2000 Huey P. Long Avenue –

The resubdivision of Lots 10, 11 and 12, Square 13B, Gretna Garden Subdivision; and the resubdivision of Lots 1 through 6, 15 and 16, Square 18, Stafford Subdivision, **INTO** Lot 10A, Square 13B, Gretna Garden Subdivision; and **INTO** Lot 1A, Square 18, Stafford Subdivision; as per the plan of survey and resubdivision by Tildon J. Dufrene, Jr. of Dufrene Surveying and Engineering Inc., dated March 7, 2025.

-Chairman James Rolf informed that the Planning and Zoning Commission members were meeting tonight to review the request for a major resubdivision and major site plan review for a planned redevelopment of vacant property and an existing structure at 2000 Huey P. Long. The items will be presented together but voted on separately.

The Commission members will then ask corresponding questions if any, then deliberate based upon reports provided, along with public comments to be heard in favor or against this proposed project, or to approve the project with staff recommendations and contingencies. The City Staff recommendation along with the Commission's recommendation will be presented to the City Council for their final consideration and approval at the April 9, 2025, Council Regular meeting.

3. Major Site Plan Review request: (Recommendation to Council)

1. 2000 Huey P. Long Avenue- Garrity + Accardo Architects (Brady Garrity), Applicant

Miss Amelia Pellegrin, Director, Zoning and City Development informed packets were available on the table and proceeded to provide the slide presentation and written staff report on the existing zoning and land use and a zoning analysis.

Major Resubdivision Approval - Unified Development Code, Chapter 58; Section 58-70 (d-7):

- The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;
- The proposed subdivision complies with the UDC and applicable state and federal regulations;
- The proposed subdivision, including its lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;
- The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and
- The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

-Member Lisa Carr questioned Miss Pellegrin if the proposed and existing buildings will be in operation simultaneously. Miss Pellegrin clarified that they would not.

Citizen Barbara Tery asked if 22nd would be “taken”. Miss Pellegrin responded, “No.”

-Miss Pellegrin continued with slide the presentation and explained the parking calculations and that a legal agreement would have to be created so that the church and parking lots could not be sold separately.

This resubdivision was recommended by Staff for approval with the contingency that:

1. A signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use.

-Miss Pellegrin proceeded with the presentation to discuss the major site plan requirements:

Criteria for Major Site Plan Approval (2000 Huey P. Long Avenue).

- (1) The proposed building, site development and uses are consistent with the Comprehensive Plan;
- (2) The proposed buildings are located and designed to comply with the applicable zoning district requirements in Article 3 and 4 of this UDC;
- (3) The proposed uses are consistent with the applicable zoning district requirements in Article 3 of this UDC, and any supplemental conditions in Article 5 of this UDC; and
- (4) The Planning Director has granted approval for any administrative relief pursuant to Sec. 58-86 and the Planning & Zoning Commission has granted approval for any variances pursuant to Sec. 58-65 that are required for UDC compliance.

-Miss Amelia Pellegrin stated administrative relief was given on the buffer length requirement. The requirement is 10’ but relief was given so that average is 5’7” so parking requirements could be met.

The following conditions were initially recommended by Staff for the Planning and Zoning Commission consideration:

1. A signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use.
2. An erosion control plan must be provided, detailing the placement and type of drainage protection during construction, including silt fencing.
3. Pervious and greenspace calculations must be provided to demonstrate compliance with the requirements that at least 50% of the site's planting area must be green infrastructure and at least 50% of all hardscaping must use pervious paving.
4. Emergency access for fire trucks must be determined.
5. The location of the trash disposal and recycling system with the details of its screening.
6. Street tree planting plan needed with appropriate selection of species given underground utilities.
7. Parking lot lighting plan.

After the major site plan review staff report was released on March 28, 2025, with the initial recommendations, applicants submitted updated site plans. Miss Amelia Pellegrin reviewed these updates, which included stormwater requirements, parking layout, landscaping plan, erosion control plan, lighting plan, and details on trash location and screening.

The following conditions were recommended by Staff for the Planning and Zoning Commission’s consideration:

1. A signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use.
2. Specifics on shrub selection are referenced on landscaping plans, per UDC species and density.

3. Pedestrian / Safety lighting in parking lot (10A).
4. Site plan review is valid for 1 year, an extension of the site plan review will have to be requested if construction is to be delayed beyond that period.

Chairman Rolf requested a motion made regarding the type of recommendation to be for the major resubdivision.

-Member Lisa Carr offered a motion for approval with the conditions recommended by City Staff, to include a signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use and was seconded by Member Elizabeth Strohmeyer.

Chairman Rolf opened the floor to public comment, hearing none, the Chairman Rolf announced that the floor is closed to public comment and the hearing is closed.

On a motion by **Member Lisa Carr** and seconded by **Member Elizabeth Strohmeyer**, **IT WAS RESOLVED** to approve with conditions recommended by Staff, the Major Resubdivision request for the applicant of 2000 Huey P. Long Avenue; Pastor Eddie Cross III, Applicant (Good Hope Baptist Church); and the same was approved by the following vote:

Yeas: Members Rory Cadres, James Rolf William Tomasak, Lisa Carr and Elizabeth Strohmeyer

Nays: None

Absent: None

Abstain: None

Mr. Brady Garrity, Applicant was invited to make his presentation before the commission members on the major site review. Mr. Garrity informed they were working on a cross-dedication agreement and considering low-level bollard lighting instead of flood lighting due to residential proximity. He also noted that the landscaping selection will be updated after reviewing the UDC.

-Chairman Rolf expressed approval of the bollard lighting as it is below the sight line.

-Member William Tomasak inquired about the building height. Brady explained that the building is 3 feet above street level and 22 feet tall, making it 25 feet off the ground.

-Miss Pellegrin clarified that the maximum building height for a C-1 zoning district is 35 feet.

-Member Tomasak asked about public comments. Miss Pellegrin stated no public comments were received. Resident Barbara Terry expressed support for the church's development.

-Member Lisa Carr asked if the church would be hosting weddings in the future.

-Pastor Eddie Cross III confirmed that it will remain solely a church.

-Miss Norma Cruz, City Clerk, stated that as a community resident, she viewed this as a significant improvement to the neighborhood.

-Chairman Rolf then requested a motion regarding the recommendation for the major site plan review.

-Member Lisa Carr offered a motion to recommend the major site plan review with the conditions put forward by City Staff. These conditions include a signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use. Conditions also include specifics on shrub selection referenced in the landscaping plan per UDC species and density, a pedestrian/safety lighting in parking lot (10A). The site plan review is valid for one year otherwise an extension will be required if construction is delayed. The motion was seconded by Member Rory Cadres.

On a motion by **Member Lisa Carr** and seconded by **Member Elizabeth Strohmeyer**, **IT WAS RESOLVED** to approve with Staff recommended conditions, the Major Site Plan request for the applicant of 2000 Huey P. Long Avenue; Garrity + Accardo Architects (Brady Garrity), and the same was approved by the following vote:

Yeas: Members Rory Cadres, James Rolf, William Tomasak, Lisa Carr and Elizabeth Strohmeyer

Nays: None

Absent: None

Abstain: None

-Resident Barbara Terry questioned when construction will begin. Pastor Eddie Cross III responded that it would start as soon as possible.

-Miss Pellegrin explained that building permits still must be applied for and that the site plan review is valid for one year; an extension will need to be requested if construction is delayed.



4. Meeting Adjournment.

There was no further business to conduct, and on a motion by **Chairman James Rolf** and seconded by **Member William Tomasak**, the Planning and Zoning Commission meeting for Wednesday, April 2, 2025, adjourned at 6:09PM, and the same was unanimously approved.

Respectfully submitted,

Amelia Pellegrin,
Director, Planning and City Development