

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

OCTOBER 16, 2025, THURSDAY
6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of September 11, 2025
- E. COMMUNICATIONS
- F. OLD BUSINESS:
 - 1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant (*Council District 1 / City of Houma Fire*)
- G. NEW BUSINESS:
 - 1. Planned Building Group
Placement of a two-story housing building (containing two apartments), 440 Magnolia Street; Start Corporation, applicant (*Council District 7 / City of Houma Fire*)
- H. STAFF REPORT
- I. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman’s Comments
- J. PUBLIC COMMENTS
- K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES:
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 11, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE OCTOBER 16, 2025 INVOICES AND THE TREASURER’S REPORT OF SEPTEMBER 2025
- F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Division of Property belonging to Oliver Naquin or Assigns into Lot "B," Lot "C," and Lot "D"
Approval Requested: Process D, Minor Subdivision
Location: 106 Oliver Court, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: James Naquin
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the required minimum of 25' of lot frontage along a public right of way
d) Consider Approval of Said Application
2. a) Subdivision: The Cottages at Cypress Ridge, Phase A
Approval Requested: Process C, Major Subdivision-Engineering
Location: LA Hwy. 24/Executive Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Prime Land Developments, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1118-1138 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1007-1019 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
3. a) Subdivision: Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and Remaining Land
Approval Requested: Process D, Minor Subdivision
Location: 107 Bayou Neuf Ct., Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Rodney J. Ledet, Jr.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Variance Request: Variance from the required minimum of 25' of lot frontage along a public right of way
d) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tracts "A" & "B," Property belonging to Hunt Holdings, LLC, et al; Section 20, T19S-R18E, Terrebonne Parish, LA (6009-A & 6011 Highway 56 / Councilwoman Kim Chauvin, District 8)
2. Tracts 4-A & 4-B, A Redivision of Property belonging to Corinne L. Portier, et al; Section 53, T18S-R19E, Terrebonne Parish, LA (4102 A Highway 56 / Councilwoman Kim Chauvin, District 8)
3. Lot Line Shift between Lots 19 & 20A, Block 2 of Southern Comfort Waterfront Community & Tract "B" belonging to Michael K. Tate; Section 37, T20S-R17E & Section 87, T19S-R17E, Terrebonne Parish, LA (8294 Grouper Court / Councilman Danny Babin, District 7)

4. Tract A-B-C-A to be acquired from Georgana Berger and permanently attached to the Property of John G. Verret, Jr., et ux; Section 32, T18S-R17E, Terrebonne Parish, LA *(474 Bayou Dularge Rd / Councilman Brien Pledger, District 1)*
5. Revised Parcels 2, 5, & 6 and a 36' road right-of-way also know as Biggy Court, A Redivision of Property belongng to Steven J. Kinsella, et al; Section 53, T18S-R19E, Terrebonne Parish, LA *(102 Biggy Court / Councilman Carl Harding, District 2)*
6. Tracts DL-2 and DS-1, A Redivision of Property belonging to Dove Land Corporation, et al; Section 1, T18S-R17E, Terrebonne Parish, LA *(2406 Denley Road & 249 & 257 Thompson Road / Councilman Brien Pledger, District 1)*
7. Revised Tracts 2 & 3, A Redivision of Property belonging to Blue Marlin Oilfield & Equipment Rentals, Inc. and Dove Equipment & Boat Rentals, Inc.; Section 102, T17S-R17E, Terrebonne Parish, LA *(596 South Hollywood Road / Councilman Clyde Hamner, District 6)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) *Public Hearing*
Discussion and possible action regarding proposed RV Park Regulations

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 11, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 11, 2025 of the HTRPC to order at 6:23 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot; Mr. Terry Gold; and Mr. Travion Smith. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *No one had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of August 21, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the August 21, 2025 invoices and approve the Treasurer’s Report of July 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, Inc., dated September 11, 2025, requesting to table Item H.1 regarding the Oliver Naquin division of property [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Property belonging to Oliver Naquin or Assigns into Lot “B,” Lot “C,” and Lot “D” until the next regular meeting of October 16, 2026 as per the Developer’s request.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Public Hearing for an application by Penny Dastugue requesting approval for Process D, Minor Subdivision, for the Redivision of Parcel “E” belonging to KMA Houma Land, LLC.
- a) Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public present to speak on the matter.

- c) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters and raw land label depicted on the plat for Parcel E-1.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Parcel “E” belonging to KMA Houma Land, LLC conditioned upon the submittal of all utility service availability letters and raw land label be depicted on the plat for Parcel E-1.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

1. *TABLED* Division of Property belonging to Oliver Naquin or Assigns into Lot “B,” Lot “C,” and Lot “D” [See *ATTACHMENT A*]
2. The Chairman called to order the Public Hearing for an application by Travis Buquet Home Builders, LLC requesting approval for Process A, Re-Subdivision, for Revised Lots, Blocks 1, 2, and Common Area of Eagle Landing Subdivision.
 - a) Mr. Travis Buquet, applicant, discussed the location and division of property.
 - b) The Chairman recognized Kelly Fabre, 4511 Bayouside Drive, who had no opposition.
 - c) Mr. McGuire moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
 - e) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Revised Lots, Blocks 1, 2, and Common Area of Eagle Landing Subdivision.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the application by Prime Land Developments, LLC requesting engineering approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase A.
 - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the application.
 - b) Mrs. Schexnayder read a memo dated September 11, 2025 regarding the punch list items for the development [See *ATTACHMENT B*].
 - c) Mr. Milford discussed Item 3 regarding the fire hydrant distance but that it was within the 10% allowance the fire code allows, Item 5.a regarding rear lot drainage and being an exception that the Engineering Division allows, Item 5.c regarding the inlet spacing and requesting he and Mrs. Schexnayder to work through, and Item 5.d regarding further analyzation with the modular and discuss further if needed when the results came back. He requested conditional approval to mov

forward and allowing him and Mrs. Schexnayder to work through the issues together.

- d) Mr. Pulaski stated Staff recommended conditional approval provided upon compliance with TPCG Engineering Division's punch list and fine with the Developer and TPCG Engineering working through the issues with Items 3, 5.a and 5c.
- e) Discussion was held regarding the Developer/Engineer returning to the Planning Commission after the items were worked through with TPCG Engineering.
- f) Mr. Thibodeaux moved, seconded by Mr. McGuire: "THAT the HTRPC table the engineering application for Process C, Major Subdivision for The Cottages at Cypress Ridge, Phase A until the next regular meeting of October 16, 2025 [See *ATTACHMENT B*].

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC acknowledge for the record the following Administrative Approval."

- 1. Tract "E-D-H-I-E" containing 9.33 acres to be purchased by Prime Land Developments, LLC; Section 4, T16S-R16E/R-17E, Terrebonne Parish, LA (*139 Executive Drive / Councilman Carl Harding, District 2*)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:

The Chairman called the Public Hearing to order for the discussion and possible action regarding the proposed RV Park Regulations.

- a) Mr. Pulaski stated that as per the August 21, 2025 meeting, the Public Hearing was tabled until the next regular meeting of October 16, 2025 with two committee meetings being held before then. He suggested September 25, 2025 and October 8, 2025. Discussion was held regarding the meetings starting at 3:00 p.m. rather than the usual 3:30 p.m. and making the meetings special and not a committee meeting.
- b) Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC hold two special meetings on September 25, 2025 and October 8, 2025 at 3:00 p.m. to discuss the proposed RV Park Regulations."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments: None.
- 2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:53 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Becky Becnel

From: Alisa Champagne <achampagne@bellsouth.net>
Sent: Thursday, September 11, 2025 3:03 PM
To: Becky Becnel
Subject: Oliver Naquin Division of Property

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Becky,

Please allow this email to serve as notice that I am requesting to table item H(1) Division of property belonging to Oliver Naquin, or assigns, into Lot "B," Lot "C" and Lot "D" on tonight's Planning Commission Agenda until next month's regularly scheduled meeting.

Please feel free to contact me if you have any questions.

Alisa Champagne, L.S.I.
Charles L. McDonald,
Land Surveyor, Inc.
(985)876-4412
(985)876-4806 (Fax)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



September 11, 2025
1st Review
Item H.3

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** 

SUBJECT: **The Cottages at Cypress Ridge Phase A
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.5.9.H Flood Hazard area not shown on the plat.
2. 24.7.1.4.6 The developer must submit architectural elevations, including graphic depictions such as photographs or measured drawings to the planning commission.
3. 24.7.6.1.8 Lot 2 Block 1 is not within 250 feet of a hydrant.
4. 24.7.6.2.3.ii Access need to be provided to both sides of the outfall east of the CCC ditch.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.6. All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
 - b. V.B.11 Gutter calculations are not provided
 - c. V.B.11 Inlet spacing exceeds 250 feet.
 - d. VI. Impacts to system will be further analyzed with our modeler and addressed at a later date.
 - e. VIII.C Plat need to be provided showing entire servitude for outfall ditch.
6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. Pollution Control
7. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
8. 24.7.6.4 Benchmark should be provided at the intersection of Executive Drive and Rustling Oaks Drive.

The Cottages at Cypress Ridge Phase A
Review of Engineering Approval
JES Memo to CP dated 09/11/2025
Page 2 of 2

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc:

F.E. Milford, III. P.E., (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☒ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

SEE ATTACHED LETTER

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO OLIVER NAQUIN, OR ASSIGNS INTO LOT "B," LOT "C" AND LOT "D"
Developer's Name &
2. Address: James Naquin 106 Oliver Court Houma, LA 70364
Owner's Name & Address: Deepwell Rentals, Inc 106 Oliver Court Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 106 Oliver Court Houma, LA 70364
5. Location by Section, Township, Range: Section 44, T16S-R17E
6. Purpose of Development: To create 3 Lots of record
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Planned Unit Development: ☒ Y ☐ N ☐ **
11. Date and Scale of Map:
14 August 2025 / 1" = 60'
12. Council District / Fire Tax Area:
Council Dist. 9 / Fire Tax Area - Bayou Blue
13. Number of Lots: 3 Lots
14. Filing Fees: _____

CERTIFICATION:

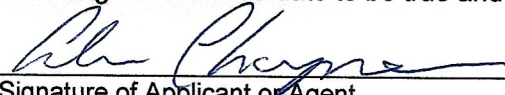
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

8/25/2025

Date


Signature of Applicant or Agent

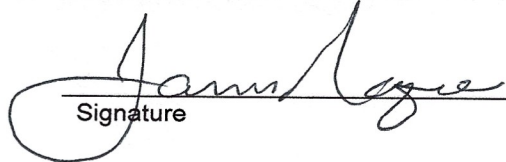
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

JAMES NAQUIN

Print Name of Signature

8-25-25

Date


Signature

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

29 September 2025

Houma Terrebonne Regional Planning Commission
P O Box 1446
Houma, LA 70361-1446

Re: Variance Request - Oliver Naquin Division

Planning Commission Members:

This is a variance request from the required 25' of frontage on a public right of way. The landowner would like to use Oliver Court as frontage for Lots "B," "C" and "D". Lot "D" is for commercial use only and Lots "C" & "B" are for residential use only. At one time there were two residences on the original tract, both using Oliver Court for access. Now, there is a residence currently on Lot "C" that's being created with this division that uses Oliver Court for access as shown on the survey plat. The landowner is planning to build a home on Lot "B" and would like to continue to use Oliver Court for access. If he must give up 25' for access from Highway 316 there would not be enough space for the home. Oliver Court was created by a subdivision of property belonging to Oliver L. Naquin on a map recorded with the Clerk of Courts Office dated October 4, 1961, and has been used by the Naquin family for access to their property/homes from Highway 316 since. The landowner asks that the commission grant this variance request so that he and his family can continue to use Oliver court as their access from Highway 316.

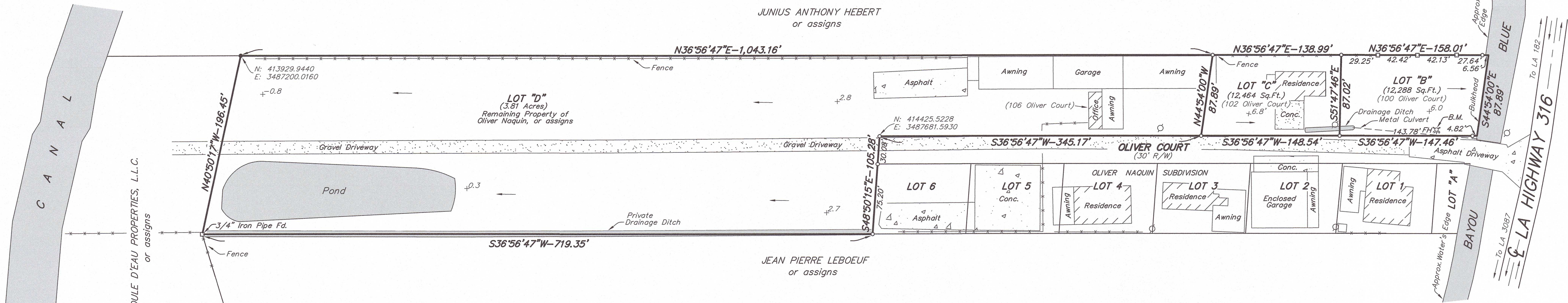
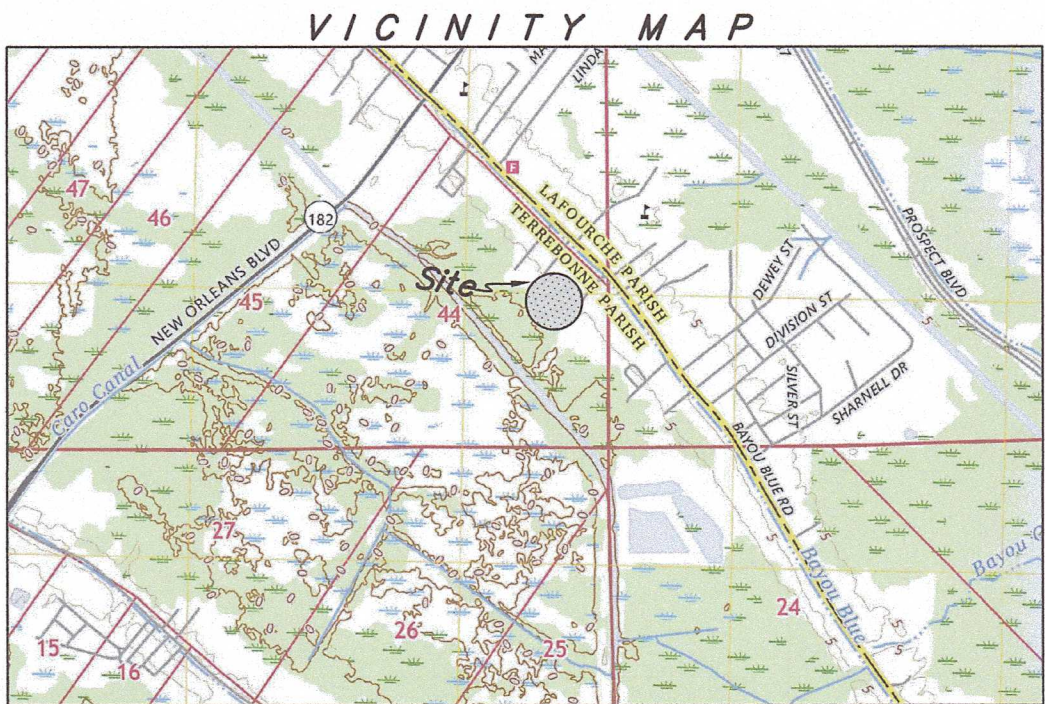
Sincerely,



Alisa Champagne
Agent for Applicant

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

- LEGEND:**
- o Indicates 1/2" Iron Pipe Set. Unless Noted
 - Indicates 1/2" Iron Rod Fd. Unless Noted
 - Indicates 1/2" Iron Pipe Fd. Unless Noted
 - FHxx Indicates Fire Hydrant
 - Indicates Power Pole
 - +0.0 Indicates Ground Elevation
 - Indicates Drainage Flow
 - Indicates Fence



GENERAL NOTES:

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "X" & ZONE "AE" (EL 5 FEET), as shown on the F.E.M.A. Flood Insurance Rate Map dated Sept. 7, 2023. (Map No. 22109C 0125 E)

NOTE: Lots "B" & "C" are for residential use only and Lot "D" is for commercial use only.

REFERENCE MAPS:

"MAP SHOWING BOUNDARY AGREEMENT BETWEEN MRS. JUNIUS ANTHONY HEBERT ET. AL. WILEY HEBERT ET. AL. OLIVER NAQUIN ET. AL AND PETER J. LUKE" prepared by Douglas S. Talbot, Land Surveyor, dated August 28, 1967 and recorded at entry no. 331912.

"SUBDIVISION OF PROPERTY BELONGING TO OLIVER L. NAQUIN" dated October 24, 1961 and recorded at entry no. 221872.

MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO OLIVER NAQUIN OR ASSIGNS INTO LOT "B," LOT "C" AND LOT "D" LOCATED IN SECTION 44, T16S - R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60' 14 AUGUST 2025



CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985) 876-4412/Fax: (985) 876-4806
Email: clmsurveyor@aol.com

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

BENCHMARK:
Top of Fire Hydrant
Elevation: 8.46'
N: 414904.7260
E: 3488033.6070

SEWER NOTE:
NOTE: The property shown hereon shall utilize the drainage canal to the Southwest side of the property and Bayou Blue on the Northeast side for sewer discharge. The property owners shall perpetually maintain all necessary drainage structures.

NOTE: Method of sewer disposal is by individual treatment plant.

Approved and accepted this date _____ by the Houma Terrebonne Regional Planning Commission

By: _____ For: _____

DATE	REVISION	BY

DIVISION OF PROPERTY BELONGING TO OLIVER NAQUIN, OR ASSIGNS	
CHARLES L. McDONALD LAND SURVEYOR, INC. HOUMA, LOUISIANA P.O. Box 1390 Gray, LA 70359 Ph: (985) 876-4412/Fax: (985) 876-4806	
DRAWN: J.E.C.	CHECKED: C.L.M.
SCALE: 1" = 60'	
DATE: 14 Aug 25	
JOB # 7288	CAD # 7288 Deepwell

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☒ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☒ Engineering | D. ☐ Minor Subdivision |
| ☐ Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: The Cottages at Cypress Ridge, Phase A
- Developer's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd.
Owner's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd.
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>LA Hwy. 24</u> | |
| 5. Location by Section, Township, Range: <u>Section 4 T16S-R16E/R17E</u> | |
| 6. Purpose of Development: <u>Residential Planned Unit Development</u> | |
| 7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial | 8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other |
| 9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other | 10. Planned Unit Development: Y ☒ N ☐ |
| 11. Date and Scale of Map:
<u>August 19, 2025</u> Scale of Map: 1" = 60' | |
| 12. Council District / Fire Tax Area:
<u>2 / Schriever</u> | |
| 13. Number of Lots: <u>54</u> | 14. Filing Fees: <u>\$860.00</u> |

CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III
Print Applicant or Agent

8-21-2025
Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

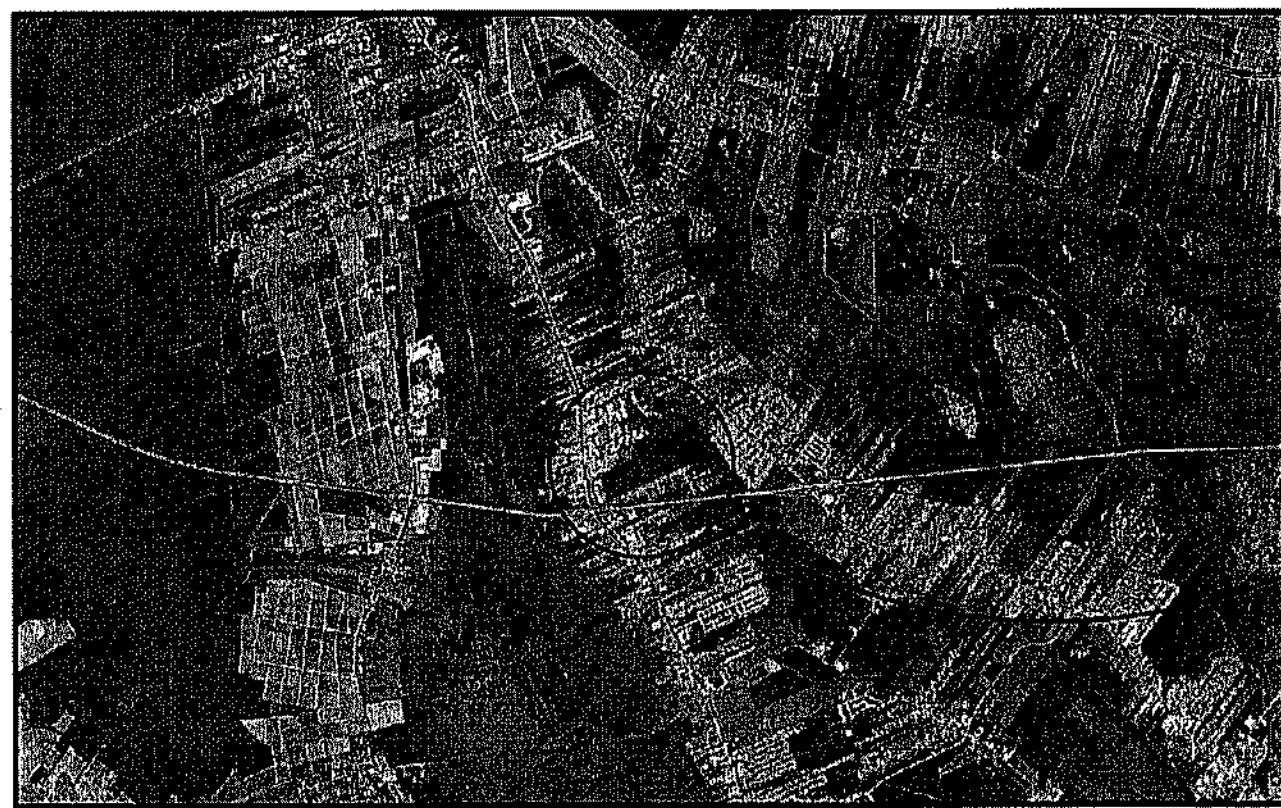
Brad Cefet
Print Name of Signature

8-21-25
Date


Signature

PC25/ 9 - 3 - 33

Revised 11/3/2021



VICINITY MAP

PROJECT SITE

LEBOUEF, DANIEL
JOHN & SUSANNA

N=430995.1986
E=3455714.1233

TRACTOR SUPPLY
COMMERCIAL

SYNERGY
BANK

BURGER KING

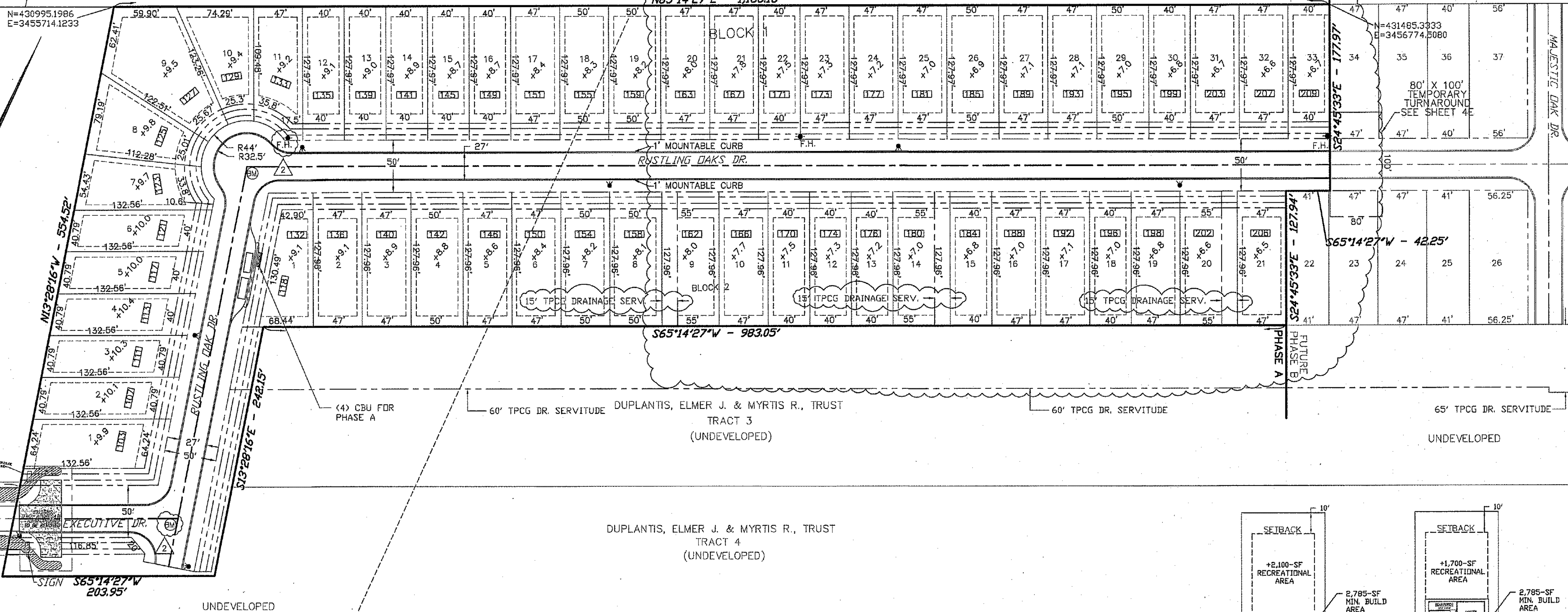
BEST WESTERN
TRACT A-3

UNDEVELOPED

SOUTHLAND INTERNATIONAL OF LOUISIANA, LLC

SUSANNA KENNEDY LEBOUF, OR ASSIGNS
UNDEVELOPED

PROJECT NO.	PARISH	SHEET NO.
25-47	TERREBONNE	2



SECTION 4, T16S-R16E
SECTION 4, T16S-R17E

GENERAL NOTES:

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "X" as shown on the FEMA Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C, 00092 & 00100 E)

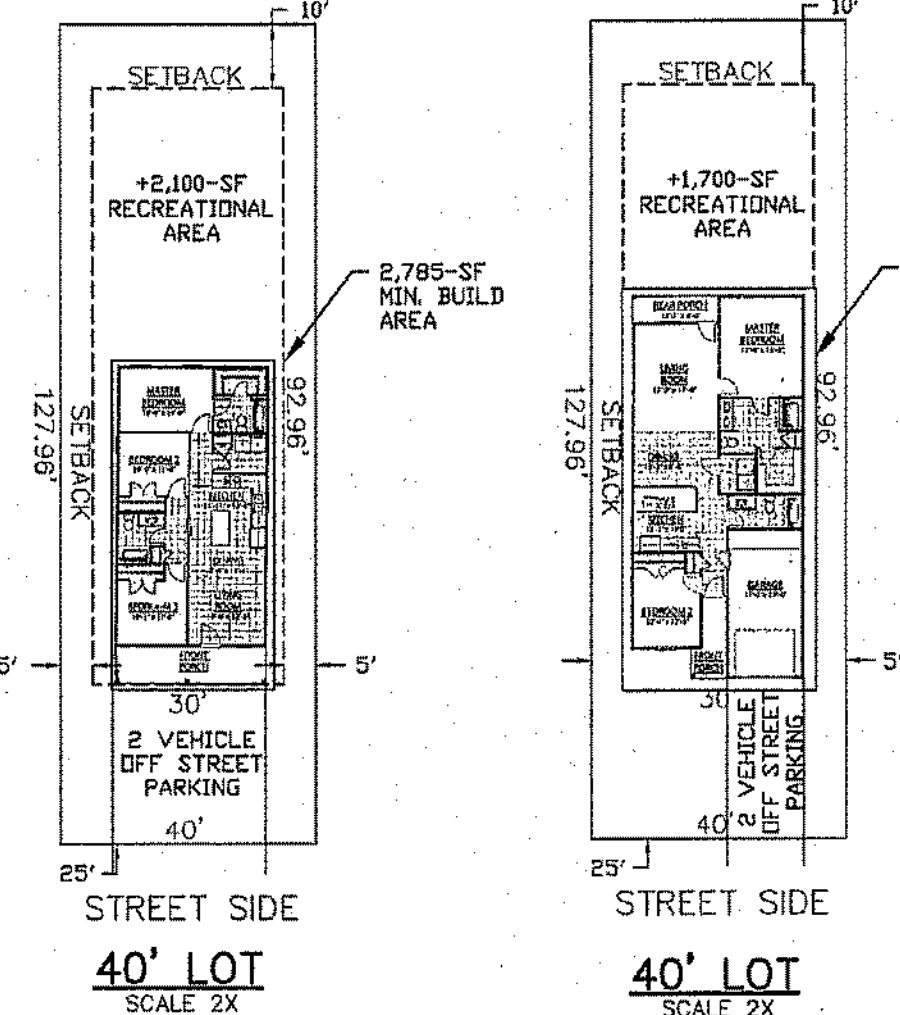
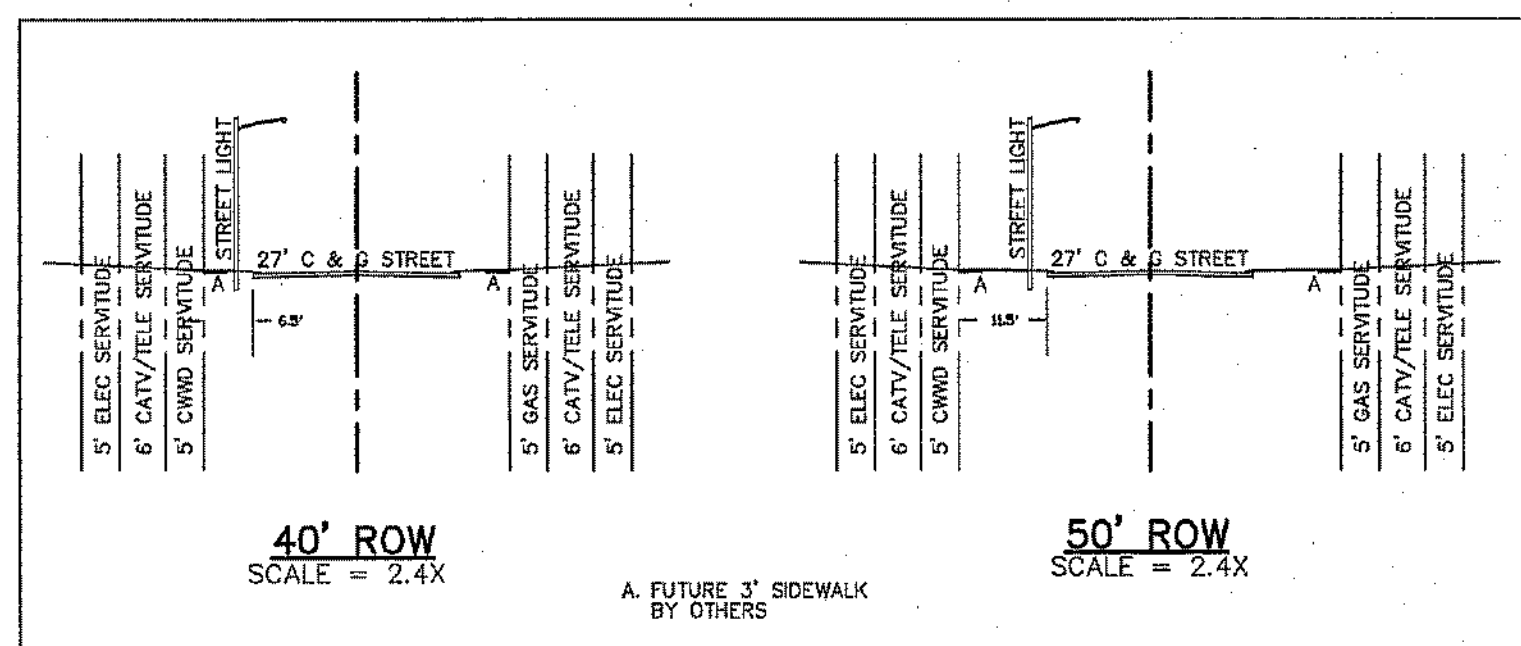
NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum standards of practice for land surveyors as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in

APPROVED AND ACCEPTED THIS DATE
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT



PHASE A - 54 LOTS
PHASE B - 54 LOTS
PHASE C - 54 LOTS
PHASE D - 55 LOTS
217 TOTAL LOTS

CURB & GUTTER DRAINAGE
TPCG COMMUNITY SEWER
SCHRIEVER FIRE DISTRICT
ATMOS GAS
COMCAST
ENTERGY/SELECA
COUNCIL DISTRICT NO. 2
SCHOOL DISTRICT NO. 2
ROAD LIGHTING DISTRICT NO. 1

LAND USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT
SUBDIVISION PLAN

PROPOSED SUBDIVISION FOR:
THE COTTAGES AT CYPRESS RIDGE (PHASE A)
PRIMELAND DEVELOPMENT, LLC
SECTION 4, T16S - R16E/R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 25-47 CAD # 2547-SD FILE #

LEGEND

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- FINISH C/L LOT GRADE ELEVATIONS
- HOUSE NUMBERS

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X LOTS ARE LESS THAN 12,000 SQ. FT.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: Lots 115 thru 122, a redivision of Revised Parcel 6-B belonging to Miss Janis' 4J Spell's, LLC
2. Developer's Name & Address: Miss Janis' 4J Spell's, LLC P.O. BOX 15794 Hattisburg, MS 39404
Owner's Name & Address: Miss Janis' 4J Spell's, LLC P.O. BOX 15794 Hattisburg, MS 39404
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: FOUR POINT ROAD
5. Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R18E
6. Purpose of Development: CAMP OWNERS WANT TO PURCHASE THE LAND UNDER THE CAMPS
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map: DATE: 9/25/25
12. Council District / Fire Tax Area: _____
13. Number of Lots: 8
14. Filing Fees: _____

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/25/25

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MISS JANIS' 4J SPELL'S, LLC

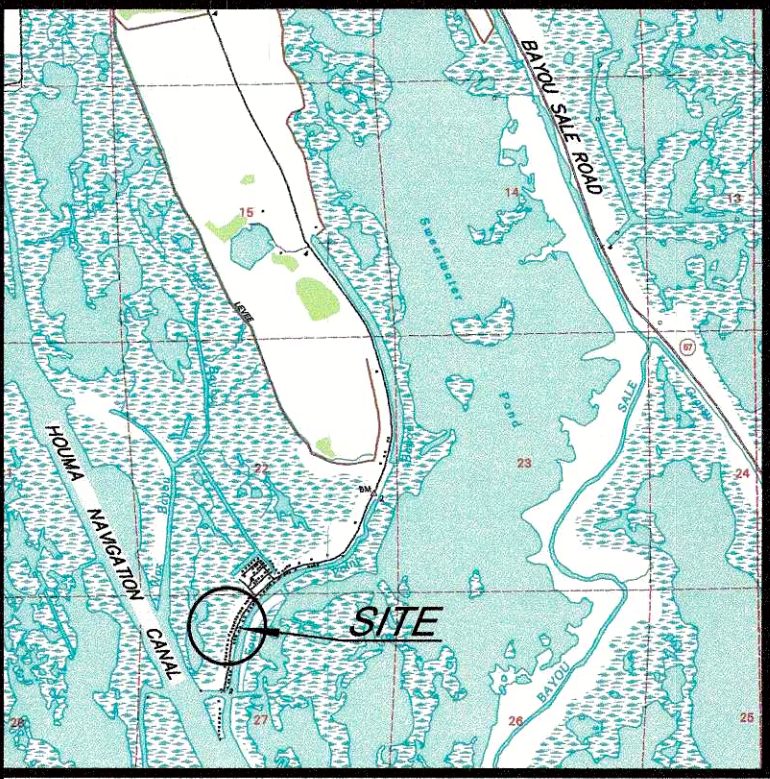
by: Janis C. Spell

Print Name of Signature

X
Signature

9/25/25

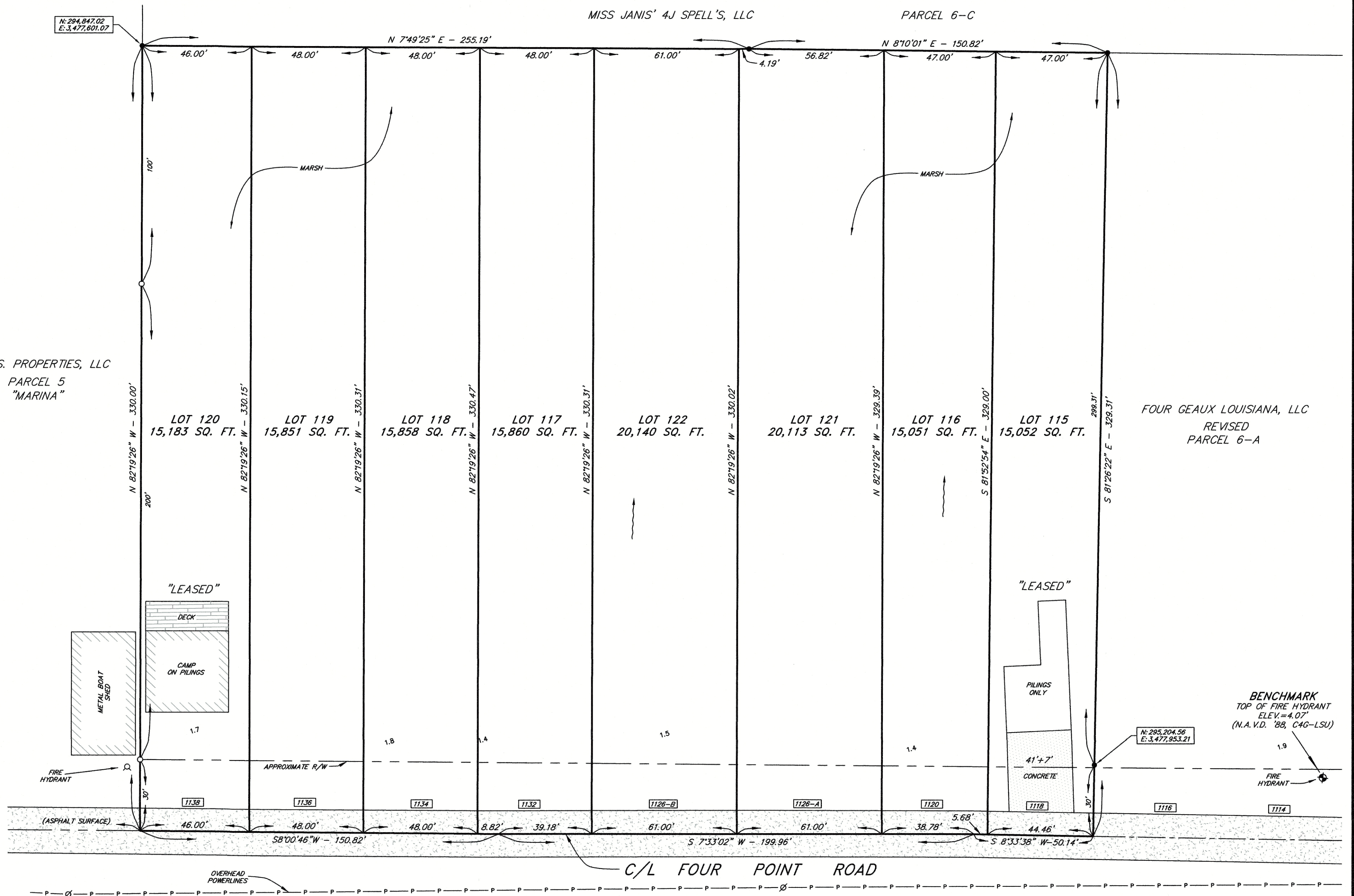
Date



"VICINITY MAP"



C.D.R.S. PROPERTIES, LLC
PARCEL 5
"MARINA"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO THE MARSH IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 15'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 6, PROPERTY OF FOUR POINT INDUSTRIES, LLC, IN SECTIONS 22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C46 USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES IRON SHAFT FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES BENCHMARK
- INDICATES MUNICIPAL ADDRESS
- INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: _____

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

8 - PARCELS

"MINOR SUBDIVISION"
LAND USE: CAMP SITES

PLAT SHOWING LOTS 115 THRU 122,
A REDIVISION OF REVISED PARCEL 6-B
BELONGING TO MISS JANIS' 4J SPELL'S, LLC
LOCATED IN SECTIONS 22 & 27, T20S-R17E
TERREBONNE PARISH, LOUISIANA



Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 25 SEP 25



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☐ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☒ Minor Subdivision |
| ☐ Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

☒

LOTS LESS THAN 12,000 SQ FT

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Revised Parcel 3-B and Lots 65 thru 73, a redivision of Revised Parcel 3-B belonging to Miss Janis' 4J Spell's, LLC
- Developer's Name & Address: Miss Janis' 4J Spell's, LLC PO Box 15794 Hattisburg, MS 39404
Owner's Name & Address: Miss Janis' 4J Spell's, LLC PO Box 15794 Hattisburg, MS 39404
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1005, 1007, 1011, 1013, 1013A, 1015, 1017, 1019 & 1021 Four Point Rd
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: CAMP OWNERS WANT TO PURCHASE THE LAND UNDER THE CAMPS
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: DATE: 9/25/25 SCALE: 1"=30'
- Council District / Fire Tax Area: _____
- Number of Lots: 10
- Filing Fees: _____

CERTIFICATION:

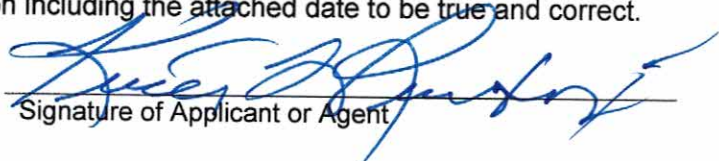
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/25/25

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MISS JANIS' 4J SPELL'S, LLC

By: Janis C. Spell

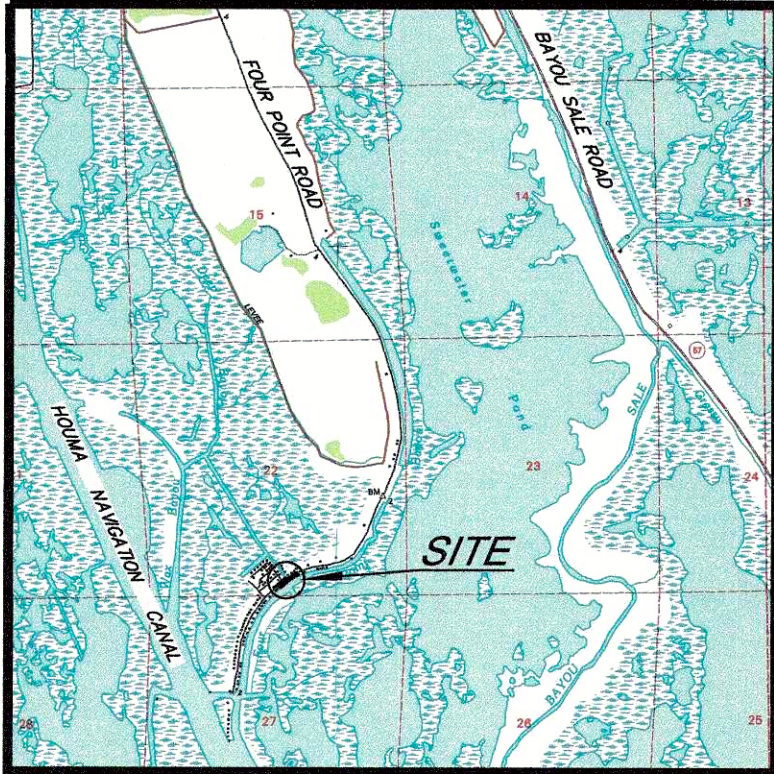
Print Name of Signature

☒

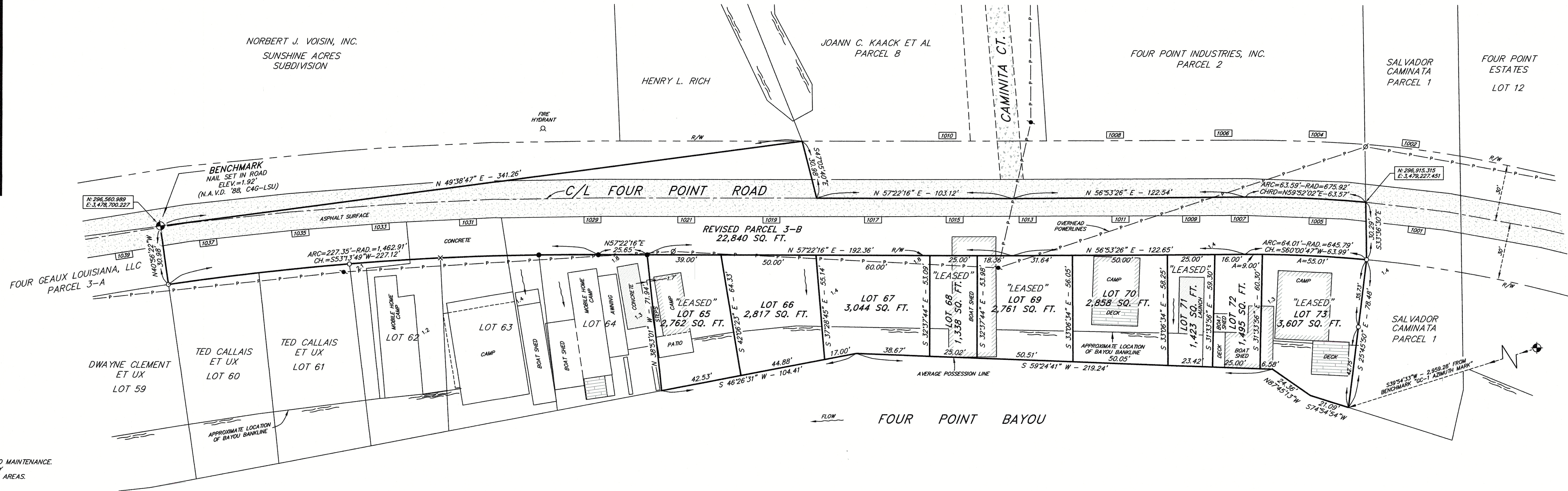
Signature

9/25/25

Date



"VICINITY MAP"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO FOUR POINT BAYOU WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E",
AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 15'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE
NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY
TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS,
RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY
THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE
SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE
SEARCH OR PUBLIC RECORD SEARCH IN COMPIING THE DATA FOR THIS SURVEY AND NO
ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY.
KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION
OF JURISDICTIONAL WETLANDS. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS
USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE
SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT
DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

LEGEND:
X CHISELED "X" SET IN CONCRETE
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD FOUND
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
— INDICATES BENCHMARK
— INDICATES SPOT ELEVATION
— INDICATES MUNICIPAL ADDRESS
— INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

10 - PARCELS



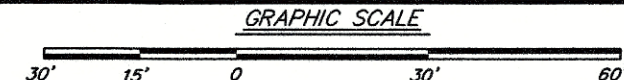
SHEET 2 OF 2

"MINOR SUBDIVISION"

LAND USE: CAMP SITES

PLAT SHOWING REVISED PARCEL 3-B AND LOTS 65 THRU 73,
A REDIVISION OF REVISED PARCEL 3-B BELONGING TO
MISS JANIS' 4J SPELL'S, LLC
IN SECTIONS 22 & 27, T20S - R17E
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 25 SEP 25

JOB NO.: 297 FIELD BOOK: 458 ADDRESS: DULAC CAD NAME: CAMINITA-JANIS-PARCEL-3-B-DIVISION-PC-25-297
DRAWN BY: BM PAGES: 3-5 SURVEY FILE: "CAMINI83" FOLDER: CAMINITA PROPERTY CRD: TERRY DAWSEY-1029 FOUR POINT ROAD

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☐ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☒ Minor Subdivision |
| ☐ Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X We are requesting a variance to continue with extending the current 20' servitude being utilized in lieu of the 25' requirement.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Survey and division of property belonging to Rodney J. Ledet, Jr. into Lot 1 and the remaining land
- Developer's Name & Address: Rodney J. Ledet, Jr.
Owner's Name & Address: 107 Bayou Neuf Court Chauvin, La 70344
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: David A. Waitz, P.E., P.L.S.

SITE INFORMATION:

- | | |
|--|--|
| 4. Physical Address: <u>107 Bayou Neuf Court Chauvin, La 70344</u> | |
| 5. Location by Section, Township, Range: <u>Section 33 T18S-R18E</u> | |
| 6. Purpose of Development: <u>Single Family Residential</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| ☒ Single-Family Residential | ☐ Community |
| ☐ Multi-Family Residential | ☒ Individual Treatment |
| ☐ Commercial | ☐ Package Plant |
| ☐ Industrial | ☐ Other |
| 9. Drainage: | 10. Planned Unit Development: Y ☐ N ☒ |
| ☐ Curb & Gutter | 11. Date and Scale of Map: |
| ☒ Roadside Open Ditches | <u>Sept. 15, 2025 1" = 60'</u> |
| ☐ Rear Lot Open Ditches | 12. Council District / Fire Tax Area: |
| ☐ Other | |
| 13. Number of Lots: <u>2</u> | 14. Filing Fees: <u>\$187.64</u> |

CERTIFICATION:

I, David A. Waitz, P.E., P.L.S., certify this application including the attached date to be true and correct.

David A. Waitz, P.E., P.L.S. - Agent
Print Applicant or Agent


Signature of Applicant or Agent

9/17/2025

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

David A. Waitz, P.E., P.L.S. - Agent
Print Name of Signature

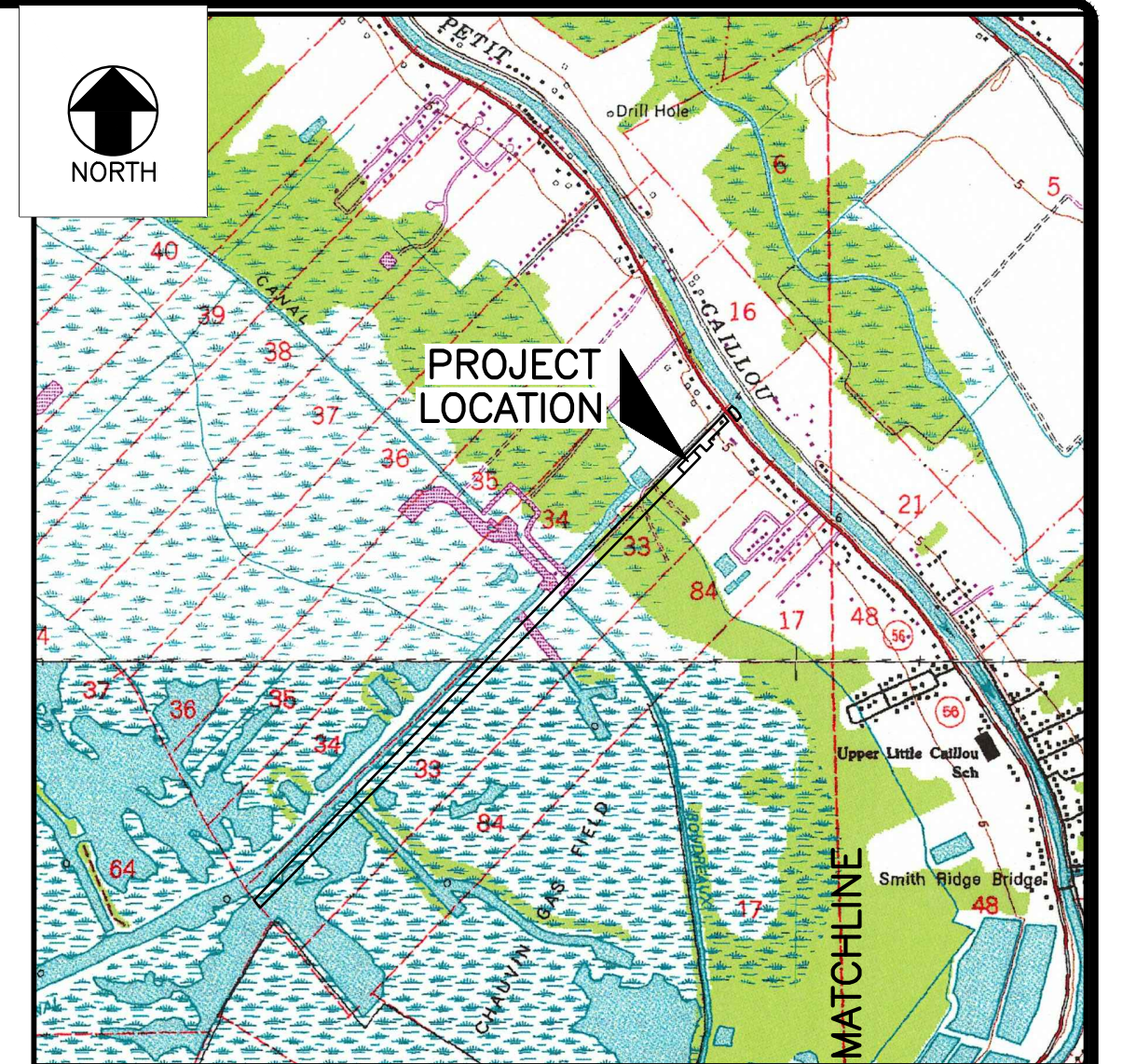
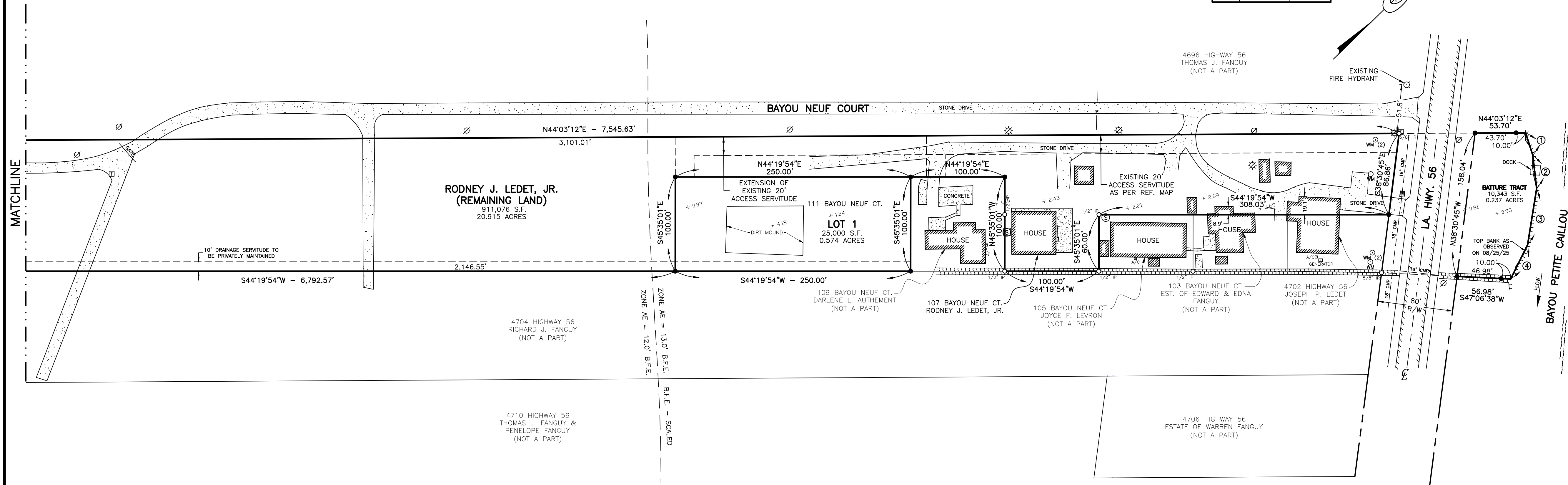

Signature

9/17/2025

Date

NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83, STATE
PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET, WHICH ARE
BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.) SOLUTION
FILE NO. 2025_102 OP1756209809618, HAVING THE COORDINATES
OF NORTHING = 367,272.74; EASTING= 3,518,589.66

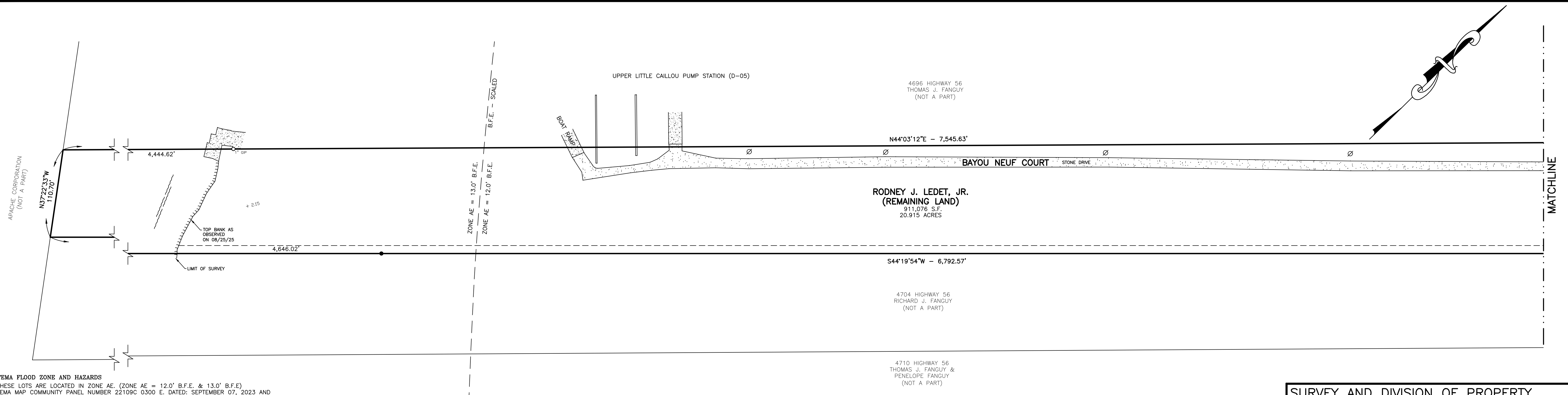
LINE	BEARING	DISTANCE
1	S63°29'25"E	24.95'
2	S52°20'48"E	35.53'
3	S36°27'57"E	60.47'
4	S19°21'58"E	40.57'



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- | | |
|---|-----------|
| FOUND PROPERTY MARKER
(UNLESS NOTED OTHERWISE) | ○ |
| SET 3/4" I.R. | ● |
| EXISTING FENCE | — X — |
| EXISTING POWER POLE W/ LIGHT | ⚡ |
| EXISTING POWER POLE | ⊙ |
| EXISTING ANCHOR | → |
| EXISTING TELEPHONE PEDESTAL | ☎ |
| EXISTING WATER VALVE | ⊕ WV |
| EXISTING FIRE HYDRANT | 🔍 |
| EXISTING WATER METER | ⊕ WM |
| EXISTING GAS VALVE | ⊕ GV |
| EXISTING GAS METER | ⊕ GM |
| EXISTING SEWER TANK | ⊕ S |
| EXISTING CATCH BASIN
WITH SUBSURFACE DRAINAGE | --- ☒ --- |
| EXISTING SPOT ELEVATION
(IN FEET, NAVD 88, GEOID 18) | ⓧ.X |
| LAND HOOK | ⌋ |



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE AE. (ZONE AE = 12.0' B.F.E. & 13.0' B.F.E.)
 FEMA MAP COMMUNITY PANEL NUMBER 22109C 0300 E. DATED: SEPTEMBER 07, 2023
 COMMUNITY PANEL NUMBER 22109C 0475 E. DATED: SEPTEMBER 07, 2023

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION
 AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE
 WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT AS SET
 FORTH BY THE STATE OF LOUISIANA, BOARD OF PROFESSIONAL ENGINEERS
 AND LAND SURVEYORS, AND THE ACCURACY, SPECIFICATION AND POSITION TOLERANCES
 ARE IN ACCORDANCE WITH CLASS 1 SURVEYS INDICATED ON THE ABOVE STANDARD:

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

EXCEPT AS SHOWN

PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED:

APPROVED: David A. Waitz OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. Req. No. 4744

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____

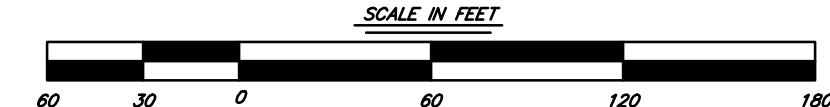
FOR: _____

APPROVALS

RODNEY J. LEDET, JR. DATE

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL
UNDERGROUND UTILITIES AND/OR PIPELINES
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A COMPLETE ABSTRACT AND TITLE OPINION.

DATE OF SURVEY: AUGUST 25, 2025



DATE	DESCRIPTION	BY
REVISION		

SURVEY AND DIVISION OF PROPERTY
BELONGING TO RODNEY J. LEDET, JR. INTO
LOT 1 AND THE REMAINING LAND
LOCATED IN SECTION 33, T18S-R18E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

1107 CANAL BLVD.
 THIBODAUX, LA 70301
 (985) 447-4017 OFFICE
 (985) 447-1998 FAX
 DWAITZ@WAITZENGINEERING.COM

DESIGNED: JMT	DETAILED: JED	FIELD BOOK: 424
CHECKED: DAW	CHECKED: DAW	PAGE: 29
DATE: SEPTEMBER 15, 2025 FILE: F:\DWGSET\2025\25-102\PIAT.dwg JOB NO: 25-102		

Chapter 17 MOBILE HOME AND RESIDENTIAL BUILDING PARKS

Proposal:

- 1. RETITLE Ch. 17 AS: MOBILE HOME PARKS, RESIDENTIAL BUILDING PARKS AND RECREATIONAL VEHICLE PARKS**
- 2. ADD NEW: ARTICLE IV. - Recreational Vehicles Parks, as follows:**

DRAFT

ARTICLE I. – RECREATIONAL VEHICLES & RV PARKS
DIVISION I. - GENERALLY

Sec. 17-01. Purpose.

The purpose and objective of this Article is to recognize the value of recreational vehicles and recreational vehicle parks (RV Parks) as leisure facilities in Terrebonne Parish and to regulate their use and development for the benefit of the general public and those utilizing recreational vehicles and such parks or facilities while also preventing overcrowding and undue congestion of the population; to provide adequate and convenient open space for vehicular traffic and parking, utilities and access for emergency and service apparatus by:

- (a) Establishing regulations to control the placement of recreational vehicles;
- (b) Establishing minimum standards and requirements for the design, construction and maintenance of recreational vehicle parks and the related utilities and facilities which are subject to the jurisdiction of these regulations as herein set forth;
- (c) Defining duties and responsibilities of owners and operators in making recreational vehicle parks clean, sanitary and fit for temporary human habitation; and
- (d) By fixing penalties for violations.

Sec. 17-02. Scope.

The regulations contained in this chapter shall apply to the placement and use of recreational vehicles; and the ownership, development and operation of recreational vehicle parks, as herein defined, situated in all areas of Terrebonne Parish, Except for locations outside of the Morganza To the Gulf Hurricane Protection System, in which the following sections of this Article DO NOT apply:

- (a) Sec. 17-07(e) – Landscape Buffer Requirements
- (b) Sec. 17-07(g) – Landscaping
- (c) Sec. 17-08(e) – Minimum Lot Size

Sec. 17-03. Definitions.

FEMA Temporary Housing Unit means a post disaster transportable emergency living unit designed and constructed to standards determined and specified by the Federal Emergency Management Agency of the US Department of Homeland Security (FEMA), to meet immediate and short-term basic housing needs for persons rendered homeless in consequence of a declared disaster. Such units are neither designed nor constructed to meet the minimum standards for a residential structure in the state of Louisiana as set out in the Louisiana State Uniform Construction Code, or minimum housing standards as determined by the US Department of Housing and Urban Development (HUD) except in instances where FEMA or other agency utilizes HUD plated mobile homes.

Mobile Home (See Mobile Home & Mobile Home Parks Article).

Park Model Recreational Vehicle (also known as a recreational park trailer) means a trailer type towable vehicle that is too large for normal vehicle towing and designed to provide temporary accommodation for recreation, camping, or seasonal use. Such recreational vehicles are built on a single chassis, mounted on wheels, do not exceed four hundred (400) square feet in set-up mode, and are manufacturer certified as compliant with the American National Standards Institute (ANSI) Standard A119.5 for recreational park trailers. These trailers are designed for occasional recreational purposes and are neither designed nor intended by their manufacturers to be used as permanent residences (Recreational Vehicle Industry Association).

Permitted means placed under the authority of a valid and legally obtained permit issued by the Planning & Zoning Department of the Parish.

Primary Residence means a person's principle abode, a permanent dwelling, being a house, townhouse, apartment, or US Department of Housing & Urban Development (HUD) plated mobile home, that is the principle accommodation in which a person resides, has declared homestead or which constitutes their home address for the purposes of legal filings and records. Where a person habitually uses a box number for their mailing address, the physical address connecting them to that box number may, in the absence of significant contradicting factors, be deemed to be their primary residence.

Recreational Vehicle (RV) means a motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping. For purposes of this Chapter, a "recreational vehicle" includes new and used motor homes, new and used travel trailers, new and used fifth-wheel travel trailers, new and used folding camper trailers, and slide-in truck campers[LARS Title 32 §1252.47]. RVs shall be registered with the appropriate Department of Motor Vehicles for their state of origin.

Recreational Vehicle (RV) Park means a defined area of land, lawfully approved for commercial use as a facility to accommodate transient leisure needs for the parking and use of recreational vehicles, which complies in all respects with the requirements of Title 51, Chapter 15, (Public Health Sanitary Code) of the Louisiana Administrative Code. An RV Park may be a stand-alone facility, or an identifiably separate area adjoining a lawfully approved Mobile Home Park. Placement of two (2) or more recreational vehicles for one's own use on a single parcel, whether owned or leased, shall constitute an RV park.

Sanitary Service Station means a sewage inlet, with cover, surrounded by a concrete apron sloped inwards to a drain, and watering facilities to permit periodic wash down of the immediately adjacent areas, to be used as a disposal point for the contents of intermediate waste holding tanks.

Service Building means a building housing toilet and bathing facilities for men and women, with laundry facilities.

Structure means that which is built or constructed, whether permanent, or temporary, and either fixed or portable and shall include recreational vehicle or travel trailer as defined by LAC Title 51, Public Health Sanitary Code.

Sec. 17-04. Recreational vehicles generally.

Restrictions on Use: Recreational vehicle construction standards are not governed by the Louisiana State Uniform Construction Code or regulations of the US Department of Housing and Urban Development and, being only designed to meet transient short term lodging needs associated with leisure activities, do not conform to any recognized standards for residential housing. Neither, a recreational vehicle, nor a park model recreational vehicle, nor a FEMA temporary housing unit shall in any circumstances, other than permitted use for a limited time in direct consequence of a declared emergency, be used as a primary residence or home.

Sec. 17-05 – 17-06. Reserved.

DIVISION II. – RECREATIONAL VEHICLE PARK CONSTRUCTION

Sec. 17-07. Recreational vehicle parks.

Whether developed as an adjunct to an approved mobile home park or as a stand-alone facility, RV Parks shall be subject to the Houma-Terrebonne Regional Planning Commission (HTRPC), zoning compliance when applicable, permitting approval, and shall conform to the following standards:

Maximum density and site occupancy: There shall not be more than eighteen (18) spaces per acre; and the occupied area of any recreational vehicle space (RV, slides, canopies, etc.) shall not exceed seventy-five (75) percent of the area of its individual space.

(a) Setbacks: There shall be a minimum spacing of ten (10) feet between recreational vehicles or between recreational vehicles and other structures.

(b) Access: Access to RV parks shall be only from collector streets, arterials, or highways. No RV park space shall have direct access to or from local residential streets. RV parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development.

(i) RV parks with more than thirty (30) spaces shall provide a secondary means of egress.

(ii) RV parks shall provide one additional secondary means of egress for every forty-five (45) spaces above sixty (60) spaces.

(a) Five to thirty (30) spaces, one primary access.

(b) Thirty-one (31) to sixty (60) spaces, one primary and one secondary access.

(c) Sixty-one (61) spaces to one-hundred five (105), one primary and two secondary accesses.

(d) One hundred six (106) through one hundred fifty (150), one primary and three secondary accesses.

(iii) Secondary means of egress may be to any local, collector, arterials, or highways.

(c) **Driveways:** Internal access shall provide a minimum of 20' crushed aggregate surface constructed to DOTD standards within a private servitude of access having a minimum width of thirty (30) feet and, where only one (1) driveway is provided, shall include an adequate turnaround at the rear of the site for emergency vehicles.

(d) **Landscape Buffer Requirements:** Recreational vehicle parks shall provide a landscaped strip of green space twenty-five (25) feet wide along major highways and local streets. The perimeter boundaries of recreational vehicle parks shall provide for a five (5) foot green space between interior property lines of the park and the adjoining space, tract or parcel.

- i. The landscape buffer area, identified as the required green space abutting all public rights-of-way, shall contain small trees, shrubs and other landscape elements.
- ii. Trees shall be planted at the rate of one (1) per twenty-five (25) feet of street frontage. These trees may be spaced evenly or planted in groups or clusters.
- iii. Due to their compatibility with conditions in southeast Louisiana, acceptable tree species are limited to Bald Cypress, Pond Cypress, Southern Magnolia, Swamp Red Maple, Red Oak, Water Oak, Live Oak, Green Ash, Sweet Gum, Shumard Oak, Sycamore, River Birch, Sweet Gum, Cherry Bark Oak, Pin Oak, Willow Oak, Wax Myrtle, Crape Myrtle, Chinese Elm, Cabbage Palm and Date Palm. Trees shall be a minimum of twelve (12) feet in height with a minimum two-inch caliper trunk size at the time of planting. Multi-trunk Wax Myrtles and Crape Myrtles must be a minimum two-inch caliper trunk size and eight (8) feet in height at the time of planting and cannot make up more than fifty (50) percent of the total required trees.
- iv. Other species may be included but may not be counted toward fulfilling the requirements of this section.
- v. Landscape areas with shrubs shall be installed in a mulched bed with a minimum of one (1) square feet of bed per linear foot of street frontage. Shrubs shall be a minimum height of two (2) feet when planted.
- vi. Plant material within the five (5) foot vegetative area along interior property lines shall be maintained in a clean and neat condition. When used, shrubs shall be a minimum height of two (2) feet when planted. Landscaping within these areas may be designed to preserve vistas and allow for cross-breezes.
- vii. In lieu of a landscape buffers along the perimeter, a brick, wood, or vinyl fence, which is at least six (6) feet in height may be used.

(e) **Open Space and Recreation:** When provided, open space and recreational areas shall be on a minimum ratio of 250 square feet for every recreational vehicle space, provided that the buffer zones shall not be included as part of such requirement.

(f) **Landscaping:** A landscape plan for the site, to include all buffer strips, open spaces, common areas, and recreational areas shall be provided as part of the RV park application. Planting areas shall be drawn to scale and labeled in

accordance with current conventions for such plans, which shall also be subject to the approval of the Planning & Zoning Department staff.

- (g) **Signs:** All internal roadways and individual spaces shall be clearly and consistently labeled to standards approved by Parish 911 Addressing. RV Parks shall be permitted up to two (2) signs at a size of one (1) square foot per linear footage of lot frontage with a maximum of one hundred (100) square feet of signage area visible from external roadways and/or adjoining property.
- (h) **Site Plan: Planning and Zoning Department may accept hand drawn plans or require drawings from a licensed professional.** There shall be a site plan, in such form as shall be approved by the Planning Commission, which shall locate and show dimensions for all external and internal space lines, buffer strips, roadways, utility connections, fire fighting and suppression systems, waste disposal points, core health & hygiene facilities, permanent structures, easements, and rights of way. Also shown on this plan shall be the elevations above mean sea level for each individual space and each permanent structure and may be requested to be established by a Louisiana licensed land surveyor or professional engineer. Each individual space or structure shall be identified on the plan by a number approved by the administrator of the 911 addressing service and identified on the ground by the corresponding label. Additional requirements may be imposed by other relevant building controls.
- (i) **Fire Prevention:** The installation of equipment and services for the prevention and fighting of fires shall be subject to separate approval by state fire authorities and/or local relevant fire district.
- (j) **Health & Hygiene:** All spaces may be required by the Department of Health to have access to common facilities provided to meet the service building and sanitary service station requirements of the Louisiana State Uniform Construction Codes and Louisiana Public Health Sanitary Code and subject to approval by either the Louisiana Department of Health and Hospitals or the Pollution Control Division of Terrebonne Parish Public Works Department as applicable. *In areas where the sewerage connection is a community sewer, TPCG Pollution Control approval shall also be required.*
- (k) **Other Laws and Regulations:** A recreational vehicle park shall also comply with requirements imposed by other regulatory controls including, but not limited to, federal, state and local floodplain regulations, state health and hygiene regulations, local zoning and property maintenance regulations, state and local building codes, state and local fire codes.

Sec. 17-08. General provisions for recreational vehicle parks.

- (a) **Restrictions on Use:** RV parks are designated for the transient use and occupancy of recreational vehicles. No person may use, cause, or permit the use by any person of any part of an approved RV park, nor any vehicle placed therein, as their primary or long term (in excess of 180 days) residence unless the RV remains fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

- (b) **Permitted accessory uses:** Subject to restrictions imposed by the parish code and permitting processes, accessory uses which are not available to the public, but serve the needs of park users, may be permitted within the interior of the park and may include, but not be limited to, amenities such as:
 - i. Coin operated laundry equipment or car wash.
 - ii. Vending machines.
 - iii. A management facility or office.
 - iv. Recreational facilities or clubhouses.
 - v. Common storage facilities.
 - vi. Manager's single family residence, which may also include the park office.
 - vii. Sale of recreational vehicles between private parties, but not for new or used RV sales as a commercial business.
- (c) **Parking standards:** Guest parking may be provided at the rate of one (1) additional space per three (3) RV spaces and may be located in a centralized area(s) or on or adjacent to each cluster of individual RV lots/sites. Parking areas should be screened from roads, activity areas, and adjoining property whenever possible. Parking for registration facilities, if present, shall be at a minimum of two (2) parking spaces for persons arriving at the park. The minimum size of each parking space shall be 180 square feet and at least one (1) space shall be of a sufficient depth to allow for the trailer and tow vehicle.
- (d) **Setbacks from Approved Subdivisions:** No RV park shall be located within 500 feet of an approved subdivision consisting of ten (10) or more lots. An approved subdivision is a subdivision (residential or commercial/industrial) approved by the Houma-Terrebonne Regional Planning Commission.
- (e) **Minimum lot size:** Minimum lot size for an RV park shall be five (5) acres.
- (f) RV parks shall be regulated as a commercial business.
 - i. See TPCG Code Chapter 14, Articles VIII and IX.
 - ii. See also TPCG Code Chapter 19-204 and 19-205

DIVISION II. – RECREATIONAL VEHICLE PARK APPLICATION & APPROVAL PROCESS

Sec. 17-09. Application procedure and approval process.

- (a) **Approving Authority:** Each application for the development and establishment of a recreational vehicle park shall be submitted for approval to the Houma-Terrebonne Regional Planning Commission.
- (b) **Consideration of applications for park approval:** The Houma-Terrebonne Regional Planning Commission will use the same procedure as provided in Section 17-31 of the parish code for the purpose of approving a mobile home park, as though the words "*recreational vehicle*" were substituted for the words "*mobile home*" throughout those provisions, for the approval process only, except that Conceptual, Preliminary, and Engineering Phases may be combined. This shall not extend to design standards for Mobile Home Parks, since these are separately detailed within these Recreational Vehicle Park Regulations.

Sec. 17-10. Violations.

(a) Process, procedures and penalties:

- i. It shall be unlawful for any person or corporation to develop, establish, or operate a recreational vehicle park, or to place, or use a recreational vehicle, or to cause to be placed or use any recreational vehicle, except as provided for herein.
- ii. It shall be unlawful for any recreational vehicle park owner to allow abandoned, junked, dilapidated, stripped, or broken down recreational vehicles to be stockpiled, located, or remain in any such park for a period of more than thirty (30) days.
- iii. It shall be unlawful for any person or corporation to operate a recreational vehicle park without obtaining and maintaining a valid occupational license from the Parish.
- iv. All violations shall be strict liability offenses to be dealt with as if they were violations of the Terrebonne Parish Consolidated Building Code, under procedures and penalties established by Section 114 of that code.

(b) Revocation of park approval: The Planning Commission, upon recommendation of the Director of Planning and Zoning for the Parish, shall have authority to revoke its approval for a recreational vehicle park:

- i. where such recommendation is supported by clear evidence of repeated refusal or failure to resolve violations, notice of which has been duly served on the operator or manager of the park; **or**
- ii. where the operation of the park has resulted in the conviction of an owner or its manager for “*Keeping a Disorderly Place*” or “*Letting a Disorderly Place*” under section 19-204 or 19-205 of the parish code; **or**
- iii. where, on report by the Director of Planning and Zoning for the Parish, in the view of the Planning Commission, there is other good and sufficient cause for such action in the interests of public safety, health or welfare.
- iv. Once revoked, approval for the operation of a recreational vehicle park shall not be granted to the to the same owner(s), or corporation, or a corporation in which the same owners have an interest until two years have elapsed and the circumstances leading to revocation shall have been remedied. Any application for re-approval shall be treated as a new application, and no prior non-conforming conditions shall be allowed to continue.
- v. An occupational license to maintain and operate a recreational vehicle park may be revoked when the owner, operator, or person in charge has been found guilty by a court of competent jurisdiction of, or has pleaded *no contest* to, violating any provision of this article. After revocation, the occupational license may be reissued after the lapse of one (1) year, if the circumstances leading to revocation have been remedied and an undertaking is rendered, by sworn affidavit, that the park will be maintained and operated in full compliance with the law.
- vi. Recreational vehicle parks which were established and lawfully operated under a valid occupational license prior to ~~January 1st 2015~~ the adoption date of these ordinances may continue as a nonconforming use provided, they shall not be discontinued for a period of twelve (12) months or more. Nonconforming parks shall automatically lose the benefit of prior nonconforming status if there is any increase in the extent to which they fail

to conform to the requirements of this Article; nor shall they be permitted to expand in area or to increase the number of spaces or recreational vehicles accommodated without obtaining recreational vehicle park approval as provided for herein.

Sec. 17-11. Variances.

- (a) Where it can be shown by the owner or the owner's designated representative that any provision of these regulations would cause any unnecessary hardship if strictly adhered to because of topographical or other conditions peculiar to the specific site, then a variance must be petitioned for in writing and submitted to the Planning Commission. The petitions shall state fully the petitioners' special conditions and reasoning for the requested variance.
- (b) The Planning Commission will study the variance requested and all comments and approve or disapprove the variance. If, in the opinion of the Planning Commission, a departure can be made without damaging the purpose of these regulations, the requested variance may be approved, with or without such attached conditions as the commission may, in its absolute discretion deem appropriate, unless the Planning Commission finds that it would not be in the best interest and welfare of the parish or neighboring properties to approve the requested variance; and the reasons for the approval or disapproval shall be entered into the minutes of the meeting; with the party requesting the variance being informed of the decision in writing.
- (c) In no case shall any variance, modification or waiver be more than a minimum easing of the requirements.

Sec. 17-12. Appeals.

- (a) Upon denial of a recreational vehicle park development, the Houma-Terrebonne Regional Planning Commission shall communicate its reasons to the Terrebonne Parish Council and developers within seven (7) days of said denial. Included with the notice of denial to the developer shall be the appeal process provided herein.
- (b) Applicants may appeal a denial decision rendered by the Houma-Terrebonne Regional Planning Commission to the Terrebonne Parish Council. A denial appeal shall be filed within thirty (30) days of the Planning Commission decision. The notice of appeal shall include the names and addresses of all adjacent property owners of said affected development, and the development's name and location. A denial appeal shall be filed in writing with the Terrebonne Parish Council clerk.
- (c) Upon receipt of request for appeal, the Terrebonne Parish Council must hear the appeal within thirty (30) days of receipt of the request. The Terrebonne Parish Council may override the decision of the Planning Commission by a majority vote of the full Council.
- (d) Upon receipt of request of appeal, the Terrebonne Parish Council shall notify the Houma-Terrebonne Regional Planning Commission and adjacent property owners of said request for appeal.

- (e) Included in the notice of appeal shall be: the notice of the hearing date, list of adjacent property owners, the name and location of said development, and name of the developer.

Secs. 17-13—17-25. Reserved.

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