

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

MAY 21, 2026, 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:

We remind 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.

D. APPROVAL OF MINUTES:

1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of April 16, 2026

E. COMMUNICATIONS

F. PUBLIC HEARING:

Rezone from I-1 (Light Industrial) & OL (Open Land) to I-1 (Light Industrial) 526 South Hollywood Road, Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al; Terrebonne Parish Consolidated Government, applicant (*Council District 6 / City of Houma & Bayou Cane Fire*)

G. OLD BUSINESS:

Home Occupation:

Establish a notary business in a R-1 (Single-Family Residential) zoning district; 421 Douglas Drive; David Coffman, applicant (*Council District 3 / Bayou Cane Fire*)

H. NEW BUSINESS:

Preliminary Hearing:

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 291 & 295 Pontiff Street, Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision; Reginald Patterson & Barry Billiot, applicants; and call a Public Hearing for Thursday, June 18, 2026 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

I. STAFF REPORT:

1. *Public Hearing*

Discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts

2. *Public Hearing*

Discussion and possible action regarding notaries as home occupations

J. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman's Comments

K. PUBLIC COMMENTS

L. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE:

We remind 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.

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 16, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 21, 2026 INVOICES AND THE TREASURER’S REPORT OF APRIL 2026

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property (Tracts A1 & A2) belonging to SLMJ Land Company, LLC
Approval Requested: Process D, Minor Subdivision
Location: 2081 West Park Ave., Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Jonathan Cheramie
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 69-A & 69-B, Division of Lot 69, Block 3, Ashland North Subdivision, Phase IV
Approval Requested: Process D, Minor Subdivision
Location: 304 Mozart Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / Grand Caillou Fire District
Developers: Downing Brown / Jessica Medina Damas
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Variance Request: Variance for minimum lot sizes to be 5,625 sq. ft. in lieu of the required 6,000 sq. ft.

d) Consider Approval of Said Application
3. a) Subdivision: Lot 1 [Houma Development Tract 3]
Approval Requested: Process D, Minor Subdivision
Location: 1789 Martin Luther King Boulevard, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Hutton Development, LLC
Surveyor: Tommy Semmes, Jr., P.L.S.

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT:

1. Discussion regarding the CDBG-DR Stormwater Master Plan
2. Discussion and possible action regarding the ratification of the 2025 HTRPC Annual Report
3. Approval of Resolution regarding required Act 859 Training received by Commissioners on May 2, 2026
4. Reminder to those who haven’t completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2026

I. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment between Lots 2 and 3, Block 1 of Myrtle Grove Heights Subdivision; Section 9, T17S-R17E, Terrebonne Parish, LA (104 Grenes Street / Councilman Steve Trosclair, District 9)
2. Lot Line Adjustment between Lot 5-B-2, Lot 6-A, Lot 6-B-2, Lot 7-A, & Lot 7-B of the Redivision of a Portion of Four Point Estates Subdivision; Section 22, T20S-R17E, Terrebonne Parish, LA (908, 910, 911, 912, 913, 914, 915, 916, & 917 Four Point Road, Dulac / Councilman Danny Babin, District 7)
3. Survey and Redivision of Tract J and the Revised AMK, L.L.C. Tract belonging to Jimmy's Towing & Recovery, L.L.C. into Tract J-1 and Tract K; Section 96, T17S-R17E, Terrebonne Parish, LA (411 North Hollywood Road / Councilman Charles "Kevin" Champagne, District 5)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF APRIL 16, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 16, 2026 of the HTRPC to order at 7:18 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angele Poiencot and Mr. Jan Rogers, Vice-Chairman. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning 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.
1. Mr. Gold recused himself from Item G.2 regarding his minor subdivision application for Gold Estates.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 19, 2026.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Gold: “THAT the HTRPC remit payment for the April 16, 2026 invoices and approve the Treasurer’s Report of March 2026.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, presented the 2025 Annual Audit to the Commission for ratification and acceptance.
 - a) Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC ratify and accept the 2025 Annual Audit as presented by Martin & Pellegrin, CPAs.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski informed everyone that it was Mr. Lucio’s birthday.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Alicia & William Johnston requesting approval for Process D, Minor Subdivision, for the Redivision of Lot “E” to Property belonging to Rodney G. Huffaker, et ux, to Lot “E-1” & Lot “E-2”.
 - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the division of property was for mortgage purposes.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Smith moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon submitting all utility service availability letters and add the note from the original plat (approved in 2019) to the current plat in reference to Lots E-1 & E-2 (remove references to Lot F & G).
- e) Mr. Gold moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Redivision of Lot "E" to Property belonging to Rodney G. Huffaker, et ux, to Lot "E-1" & Lot "E-2" conditioned upon the submittal of all utility service availability letters and add the note from the original plat (approved in 2019) to the current plat in reference to Lots E-1 & E-2 (remove references to Lot F & G)."

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

- 2. The Chairman called to order the Public Hearing for an application by Ironman Properties of America, LLC requesting approval for Process D, Minor Subdivision, for Gold Estates, A Redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. McGuire moved, seconded by Mr. Smith: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the variances requested and that the one regarding the frontage was not needed but they did need a variance from the minimum lot size required as depicted on the plat in lieu of the 3,600 sq. ft. He further discussed the Staff Report and stated Staff recommended approval of the minimum lot size variance as well as the variance for 10' between buildings in lieu of the 15' required distance and conditional approval provided upon the submittal of all utility service availability letters and the existing fire hydrant on the corner of Gold Drive and Highway 56 be depicted on the plat.
- e) Mr. Soudelier moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Gold Estates, A Redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres with variances from the minimum lot size requirement as depicted on the plat in lieu of 3,60 sq. ft. and 10' between buildings in lieu of 15' and conditioned upon the submittal of all utility service availability letters and the existing fire hydrant at the corner of Gold Drive and Highway 56 be depicted on the plat."

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

- 3. The Chairman called to order an application by Prime Land Developments, LLC requesting final approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase A.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.

- b) Mr. Pulaski, on behalf of the Parish Engineer, TPCG Engineering Division, read a memo dated April 16, 2026 regarding the punch list items for the development [See *ATTACHMENT A*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon compliance with Engineering punch list items and submittal of a construction bond in an amount subject to approval by the Developer and TPCG Administration.
- d) Mr. Billiot moved, seconded by Mr. Gold: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase A, conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated April 16, 2026 [See *ATTACHMENT A*] and submittal of a construction bond in an amount subject to approval by the Developer and TPCG Administration.”

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

H. STAFF REPORT:

- 1. Ms. Jessica Kemp, Center for Planning Excellence (CPEX) gave a presentation and update on the Complete Streets Policy.
- 2. Mr. Pulaski stated the 2025 Annual Report had not yet been completed but will be for the next meeting on May 21, 2026.
- 3. Mr. Pulaski reminded those who have not completed the required Planning Commissioner training as required by Act 859 have an opportunity to do so on Saturday, May 2, 2026 from 8:00 a.m. to Noon at South Central Planning & Development Commission’s office.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

- 1. Lot Line Shift between Revised Lots 36, 38, 40, & 42, Block 2 to Sugar Ridge West; Section 104, T17S-R17E, Terrebonne Parish, LA (*Sugar Ridge Drive / Councilman Danny Babin, District 7*)
- 2. Revised Tracts C & D, Lot Line Shift of Property belonging to Brandon Trahan; Section 49, T17S-R16E, Terrebonne Parish, LA (*4245 Bayou Black Drive / Councilman Danny Babin, District 7*)

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

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
 - a) Mr. Bercegeay informed the Commission that the TPCG Council did not get a second for the motion to approve the Recreational Vehicles & RV Parks regulations, so they did not get passed.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux inquired about South Central Planning & Development Commission and Barataria Terrebonne Estuary Foundation’s program for home sewerage treatment system upgrades as well as the status on the sidewalk project on Highway 316 from Park to Lost Bayou.
 - b) Mr. Billiot informed the Commission that the Houma United Nations would have as booth at Jazz Fest and encouraged anyone there to visit.
- 2. Chairman’s Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Smith moved, seconded Mr. Billiot: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 8:04 p.m.”

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



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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



April 16, 2026

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*
Staff Engineer *BSO*

SUBJECT: **The Cottages at Cypress Ridge Phase A
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Lights are not installed.
2. A bond or a letter of credit in the amount of 125% the cost to pave is required for the temporary turnarounds.
3. Date set should be stamped on the benchmarks.
4. Pollution Control:
 - a. Service Connection Agreement and payment has not been received.
 - b. Gravity Main Deficiencies:
 1. There is a low point between manhole 3 & 4. This needs to be to proper grade to flow properly.
 - c. Manhole Deficiencies:
 1. Manhole #1 - The invert of the manhole is higher than the pipe invert causing the camera not to fit for inspection.
 2. Manhole #2 is at the incorrect invert causing it to flow to the service.
 - d. Sewer Service Deficiencies:
 1. Lot #20 has the service pipe cut at ground level.
5. Drainage
 - a. Culverts 2, 10, damaged 15"RPVC cross drain culvert (bore thru).
 - b. Manhole 5A, lifting cables need to be cut.
 - c. CB-01 7, CB-08 13 seal voids under decking.
 - d. CB-08 17, CB- O8, seal voids in CB, CB not sealed properly, remove wood form, 24" RPVC culvert protruding into CB
 - e. Culvert 18, size on record drawings is incorrect.
 - f. CB-07 19, seal voids in CB, remove wood form.
 - g. Culvert 24, culvert damaged between 1st & 2nd joints.
 - h. Sheet 4B of the record drawings shows a culvert that was not installed.

**The Cottages at Cypress Ridge Phase A
Final Inspection**

JES Memo to CP dated 4/16/2026

Page 2 of 2

6. Roads:
 - a. Cracked panel on Rustling Oaks Dr. at 132
 - b. Cracked curbing on Rustling Oaks Dr. at 140, 185, 188, & 192

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: F.E. Milford, III, P.E.
Planning Commission
Ernest Brown
Engineering Division
Reading File
Council Reading File

Houma-Correboune 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. <input checked="" type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> 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: SLMJ Land Company, LLC Tracts A1 and A2
- Developer's Name & Address: Jonathan Cheramie, 320 Grand Lakes Dr, Thibodaux, LA 70301
Owner's Name & Address: SLMJ Land Company, LLC, 320 Grand Lakes Dr, Thibodaux, LA 70301
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

- Physical Address: 2081 West Park Avenue, Schriever, LA 70395
- Location by Section, Township, Range: Section 144, T15S-R16E
- Purpose of Development: Tract A2 is being created to be sold as Raw Land. Owner to keep Tract A1.
- 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: May 4, 2026 1" = 100'
- Council District / Fire Tax Area: Coun. Dist. 4, John Amadee / Schriever Fire Dist.
- Number of Lots: 2
- Filing Fees: \$198.08

CERTIFICATION:

I, Chad J. Robichaux, certify this application including the attached data to be true and correct.

Chad J. Robichaux

Print Applicant or Agent

May 4, 2026

Date

Chad J. Robichaux
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.

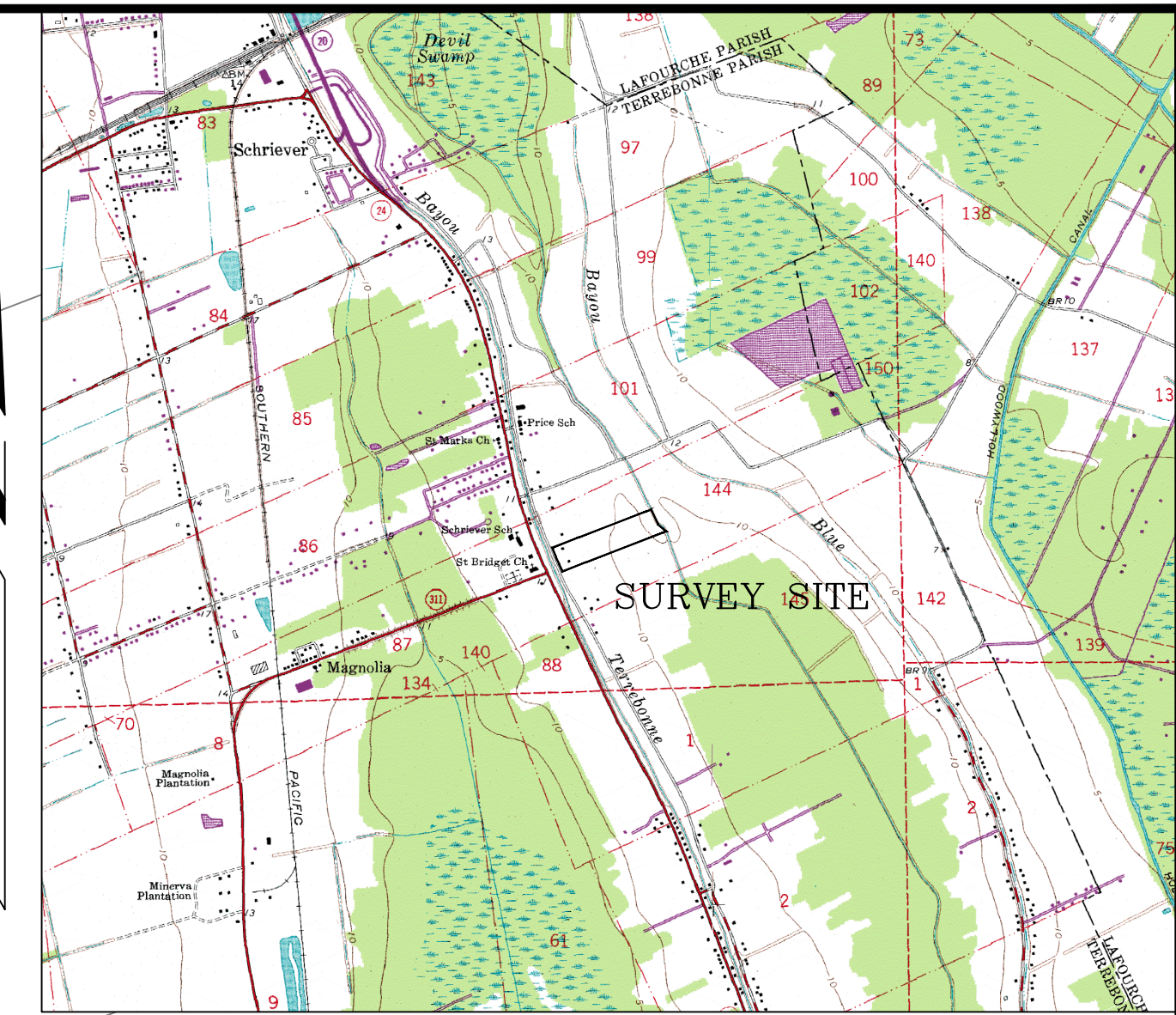
X JONATHAN CHERAMIE
Print Name of Signature

X 4/30/26
Date

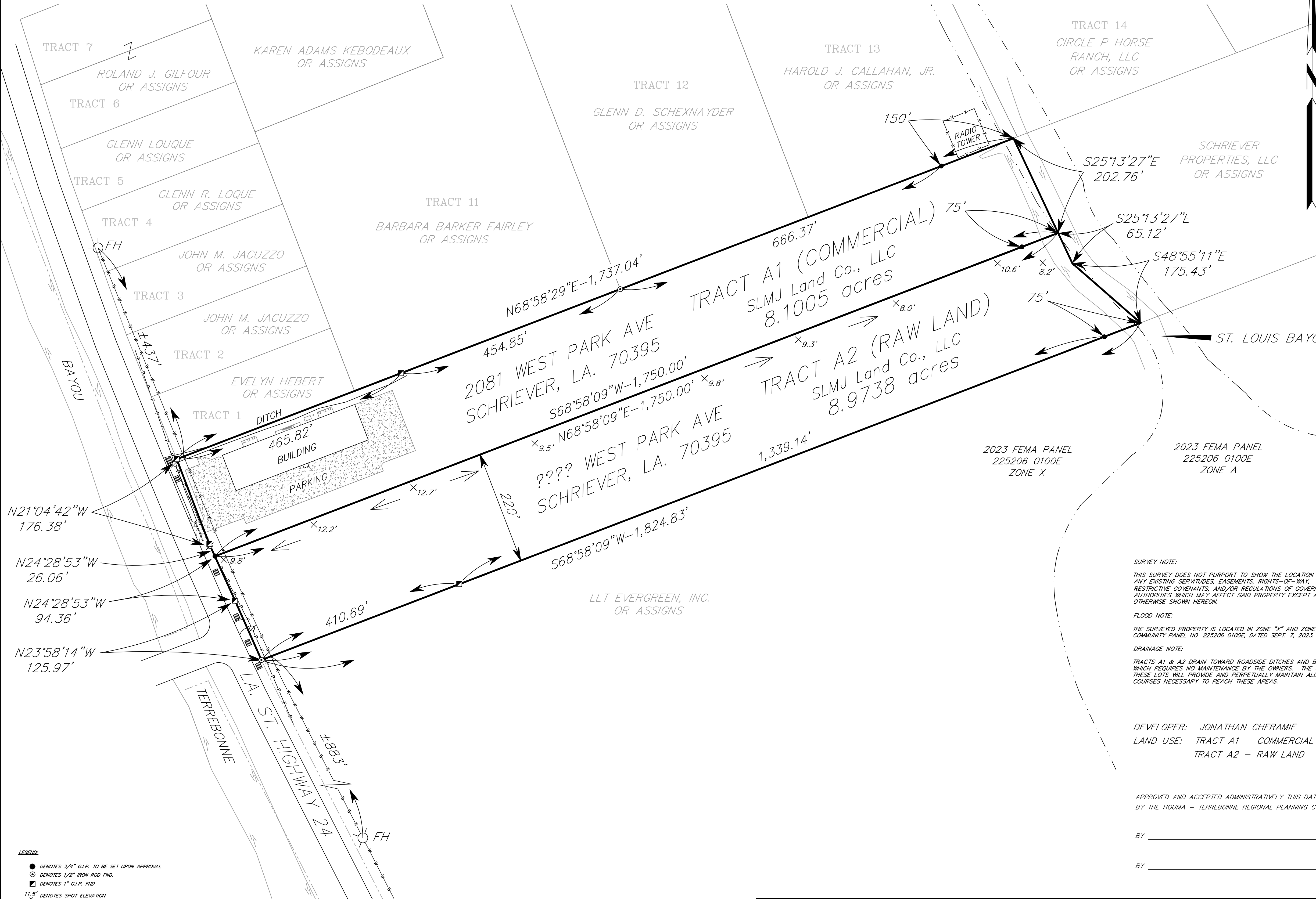
X [Signature]
Signature

PC26/ 5 - 1 - 8

TERREBONNE PARISH
T15S - R16E
SECTION 144



VICINITY MAP
NOT TO SCALE



- NOTE:
REFERENCE BEARING IS S68°58'09"W ALONG THE SOUTHERN BOUNDARY LINE OF TRACT A2 TAKEN FROM REFERENCE PLATS NO. 1 AND NO. 2 BELOW.
- REFERENCES MAPS:
- PLAT PREPARED BY PROSPER TOUPS LAND SURVEYING LLC ENTITLED "SURVEY OF TRACTS 'A' AND 'B' OF PROPERTY BELONGING TO JACQUE F. MIRE, JR. LOCATED IN SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 13, 2014.
 - PLAT PREPARED BY PROSPER TOUPS LAND SURVEYING LLC ENTITLED "SURVEY OF PROPERTY BELONGING TO JACQUE F. MIRE, JR. LOCATED IN SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA," AND DATED AUGUST 20, 2012.
 - PLAT PREPARED BY HAROLD J. TERRACINA, LAND SURVEYOR ENTITLED "SURVEY PLAT SHOWING DIVISION LINES BETWEEN JACQUES MIRE AND ROBERT W. KAPPEL AND A PORTION OF THE LOWER PROPERTY OF JACQUES MIRE LOCATED IN THE ST. BRIDGET COMMUNITY SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA," AND DATED DECEMBER 29, 2007.
 - PLAT PREPARED BY CARL HECK ENGINEERS, INC. ENTITLED "MAP SHOWING THE DIVISION OF THE LEE JOSE CALLAHAN ESTATE INTO TRACTS 1 THRU 20, LOCATED IN SECTIONS 101 AND 144, T-15-S, R-16-E, TERREBONNE PARISH, LOUISIANA," AND DATED APRIL 30, 1982, LAST REVISED JUNE 19, 1984. SEE ENTRY NUMBER 737666 IN TERREBONNE PARISH CLERK OF COURT OFFICE.
 - PLAT PREPARED BY CARL HECK ENGINEERS, INC. ENTITLED "STATE HIGHWAY PROJECT NO. 855-06-13 HOUMA - SCHRIEVER HIGHWAY (GRAY - SCHRIEVER OVERPASS) TERREBONNE PARISH LA 639" AND DATED OCTOBER 7, 1982. SEE ENTRY NUMBERS 785216, 785219 & 792660 IN TERREBONNE PARISH CLERK OF COURT OFFICE.

SURVEY NOTE:
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

FLOOD NOTE:
THE SURVEYED PROPERTY IS LOCATED IN ZONE "X" AND ZONE "A" AS SHOWN ON FEMA MAP, COMMUNITY PANEL NO. 225206 0100E, DATED SEPT. 7, 2023.

DRAINAGE NOTE:
TRACTS A1 & A2 DRAIN TOWARD ROADSIDE DITCHES AND BAYOU ST. LOUIS WHICH REQUIRES NO MAINTENANCE BY THE OWNERS. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

CERTIFICATION:
I certify that the survey depicted on this plat was performed on the ground under my supervision in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the Louisiana Professional Engineering and Land Surveying Board. The accuracy specifications and positional tolerances are in accordance with Rural Area Surveys.



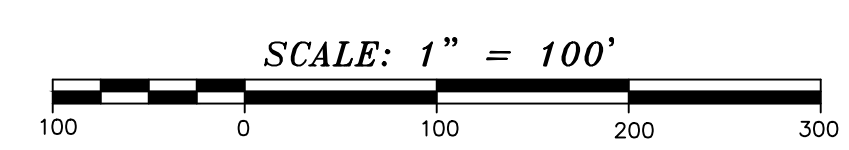
DEVELOPER: JONATHAN CHERAMIE
LAND USE: TRACT A1 - COMMERCIAL
TRACT A2 - RAW LAND

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

BY _____
BY _____

APPROVED: *Chad J. Robichaux*
CHAD J. ROBICHAUX
LA. LAND SURVEYOR REG. NO. 4882
DELTA COAST CONSULTANTS, LLC
631 S. HOLLYWOOD ROAD, HOUMA, LA 70360
(985) 655-3100 - www.deltacoastllc.com

- LEGEND:**
- DENOTES 3/4" G.I.P. TO BE SET UPON APPROVAL
 - DENOTES 1/2" IRON ROD FND.
 - ◻ DENOTES 1" G.I.P. FND.
 - 11.5' DENOTES SPOT ELEVATION
 - ⊕ DENOTES FIRE HYDRANT
 - ⊗ DENOTES POWER POLE
 - ⊞ DENOTES CATCH BASIN
 - P- DENOTES OVERHEAD POWERLINE
 - W- DENOTES WATER LINE (APPROX.)



NO.	REVISION	DATE	 DELTA COAST CONSULTANTS, LLC 631 S. HOLLYWOOD RD. HOUMA, LA 70360 PHONE: 985-655-3100 www.deltacoastllc.com	SCALE AS SHOWN	PLANNING COMMISSION MAP DIVISION OF PROPERTY BELONGING TO SLMJ LAND COMPANY, LLC LOCATED IN SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA	SHEET NO. 1 OF 1
				DATE 05/04/26 PROJECT 2026.034 FIELD BOOK FB 173 / PG 12		
			DESIGNED BY	DRAWN BY PDP	CHECKED BY CJR	

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)

Variance requested for lot sizes. Lots are 5,625.0 sq ft instead of the 6,000 sq ft. as required

Variance requested for lot sizes. Lots are 5,625.0 sq ft instead of the 6,000 sq ft. as required

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

- Name of Subdivision: Division of Lot 69, Phase IV, Block 3 to Ashland North Subdivision
Downing Brown 304 "B", Mozart Dr Houma, LA 70363
- Developer's Name & Address: Jessica Medina Damas 1052 Grand Caillou Rd Houma, LA 70363
Owner's Name & Address: Jessica Medina Damas 1052 Grand Caillou Rd Houma, LA 70363
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald Land Surveyor, Inc.

SITE INFORMATION:

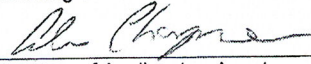
- Physical Address: 304 "B" Mozart Drive
- Location by Section, Township, Range: Section 59, T18S-R18E
- Purpose of Development: create an additional lot
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
Date: 4/10/2026 Scale: 1"=30'
- Council District / Fire Tax Area:
1
- Number of Lots: 2
- Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne
Print Applicant or Agent

4/30/2026
Date

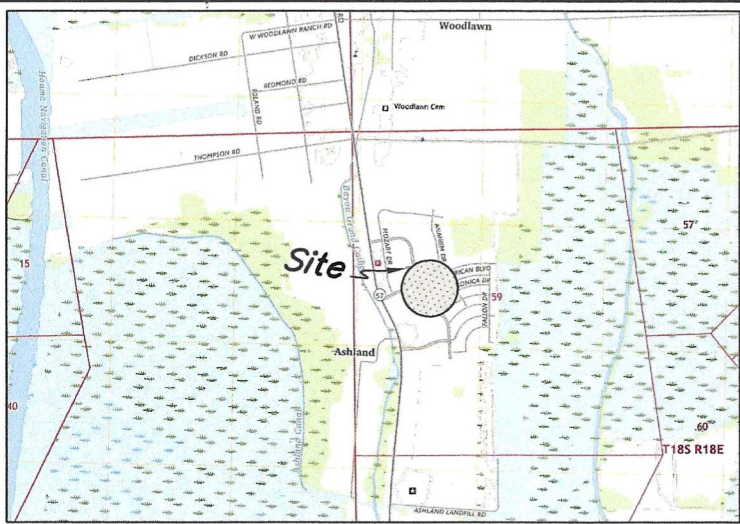

Signature of Applicant or Agent

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.

Jessica Medina Damas
Print Name of Signatory


Signature

5/7/2026
Date



VICINITY MAP

Proposed Land Use:
Single Family Residential



LOT 70

BLOCK 3

LOT 68

MOZART DRIVE

DRIVE

EXPRESS

5' Non Exclusive Servitude
in Favor of Bell South Tele.
Communications

20' Private Sewer Connection
Servitude for House Connections
to Adjacent Lots and T.P.C.G.

5' South Coast
Gas Servitude

Benchmark
N: 378,059.3670
E: 3,489,758.4590
Elevation: 6.3'
(NAVD 88)

FH

CAD #7432



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: This property is situated within ZONE "AE" (EL 11 Feet) as shown on the F.E.M.A. Flood Insurance Rate Map dated Sept. 7, 2023. (Map No. 22109C 0275 E)

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

NOTE: Method of sewer discharge T.P.C.G. Community Sewer.

REFERENCE MAP

"REDIVISION OF BLOCKS 3 & 18 ASHLAND NORTH SUBDIVISION PHASE IV", prepared by Keneth L. Rembert, Surveyor, dated July 13, 1999, and recorded at entry no. 1062579.

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

BY: _____ For: _____

**MAP SHOWING THE DIVISION OF
LOT 69, PHASE IV, BLOCK 3,
TO ASHLAND NORTH SUBDIVISION
LOCATED IN SECTION 59, T18S - R18E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

10 APRIL 2026

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:

REG. P.L.S. No. 3402

Houma-Terrebonne Regional Planning Commission

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

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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:

1. Name of Subdivision: 7Brew
2. Developer's Name & Address: Hutton Development LLC, 736 Cherry St, Chattanooga, TN 37406
Owner's Name & Address: Crescent Farms Plantation, LLC, PO Box 1548, Houma, LA 70361
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Surveyor: Tommy semmes, Jr, Professional Land Surveyors LLC

SITE INFORMATION:

4. Physical Address: 1789 Martin Luther King Blvd, Houma, LA 70360
5. Location by Section, Township, Range: 13, 17, 17
6. Purpose of Development: Purchase of acreage for single tenant commercial building
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:
5/1/2026, 1"=30'
12. Council District / Fire Tax Area:
12
13. Number of Lots: 1
14. Filing Fees: \$177.20

CERTIFICATION:

I, Alexander Rucker, certify this application including the attached data to be true and correct.

Alexander Rucker
Print Applicant or Agent
5/6/2026
Date

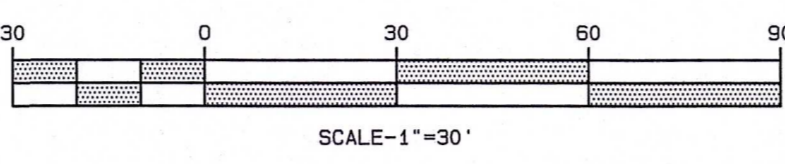

Signature of Applicant or Agent

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.

Edmund S. McCollam
Print Name of Signature
5/7/26
Date

Authenticat
Edmund S McCollam
Signature

SITUATED IN
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 17 EAST
SOUTHEASTERN DISTRICT WEST OF THE MISSISSIPPI
TERREBONNE PARISH, LOUISIANA

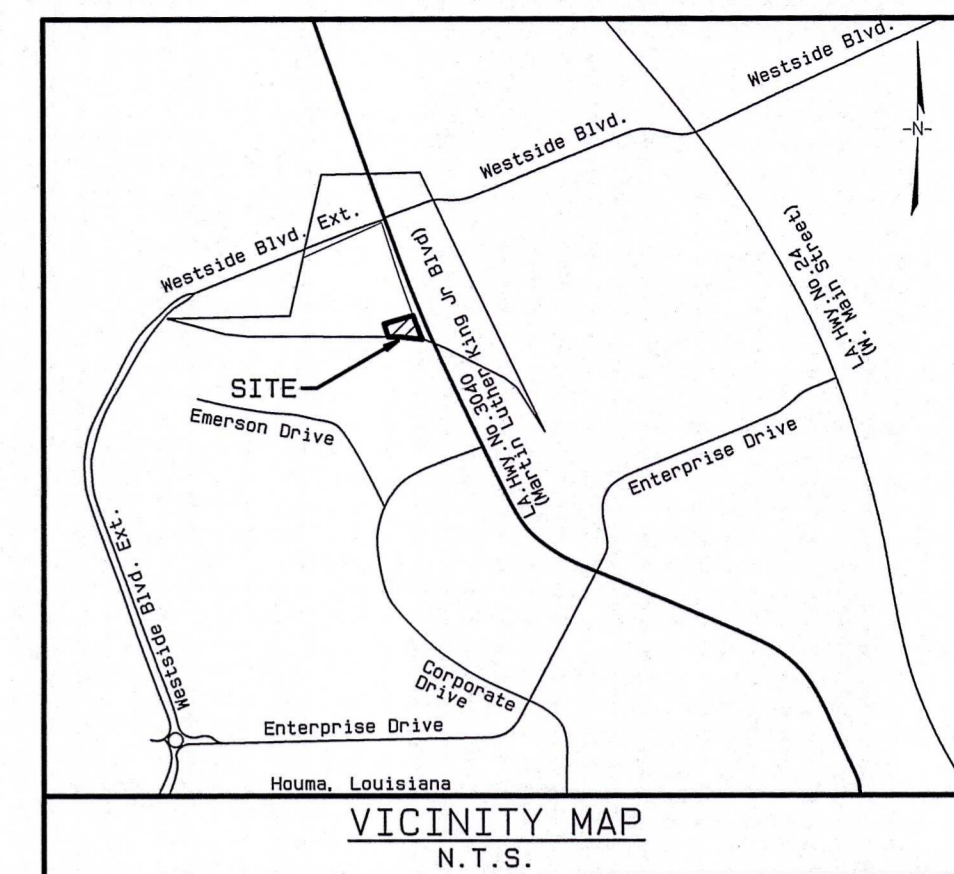


LEGEND

- FOUND MONUMENTATION
- SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
- CENTERLINE OF ROAD
- - - RIGHT-OF-WAY LINE
- - - SERVITUDE LINE
- - - TOP OF SLOPE/DITCH OR DEPRESSION LINE
- - - CL OF DITCH OR SWALE
- OVERHEAD POWER LINE
- POWER POLE
- GUY ANCHOR
- FIBER OPTIC MARKER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONTIGUOUS LAND OWNERSHIP
- LOT 1 LOT NUMBER
- ASPHALT
- DRAINAGE SERVITUDE

NAME OF DEVELOPER: HUTTON
 NAME OF ENGINEER: FORTYDOT4 ENGINEERING DESIGN
 BRYAN S. PRESSNELL, P.E.
 NAME OF SURVEYOR: TOMMY SEMMES, JR., R.P.L.S.
 NO. 4795, LOUISIANA

SERVITUDE REQUIREMENTS AND DEDICATION:
 THE DRAINAGE SERVITUDE SHOWN HEREON CONFORMS TO THE TERREBONNE PARISH REGULATIONS AS PER ORDINANCE NO. 7449, 4-16-08.



SURVEY LEGAL DESCRIPTION

A certain tract or parcel of land situated in Section 33, Township 17 South, Range 17 East, Southeastern District West of the Mississippi, Terrebonne Parish, Louisiana, and being more particularly described as follows:

Commence at 2" iron pipe found marking the Northwest corner of a certain tract on parcel of land (Tract "B") conveyed to Crescent Farms Plantation, LLC, as per deed of record in Instrument No. 1036704 of the records of Terrebonne Parish, Louisiana, and proceed South 22 degrees 35 minutes 27 seconds East, a distance of 1,820.06 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence proceed North 74 degrees 02 minutes 53 seconds East, a distance of 282.98 feet to a 5/8" rebar set on the West right-of-way line of Martin Luther King Jr Boulevard; thence proceed Southeasterly along a curve to the left and the West right-of-way line of Martin Luther King Jr Boulevard for an arc length of 240.98 feet (Radius = 11,559.18 feet, Chord = South 21 degrees 01 minutes 34 seconds East - 240.97 feet) to a point on the South line of Tract "B" of said Crescent Farms Plantation, LLC tract (said point falls in a large drainage ditch); thence proceed North 83 degrees 18 minutes 16 seconds West along the South line of Tract "B" of said Crescent Farms Plantation, LLC tract, a distance of 212.82 feet to a point; thence proceed North 89 degrees 46 minutes 16 seconds West along the South line of Tract "B" of said Crescent Farms Plantation, LLC tract, a distance of 109.05 feet to a point; thence proceed North 17 degrees 21 minutes 55 seconds West, a distance of 127.73 feet to the POINT OF BEGINNING, containing 1.185 Acres, more or less, and being subject to all other rights-of-way, easements and servitudes of record and/or of use.

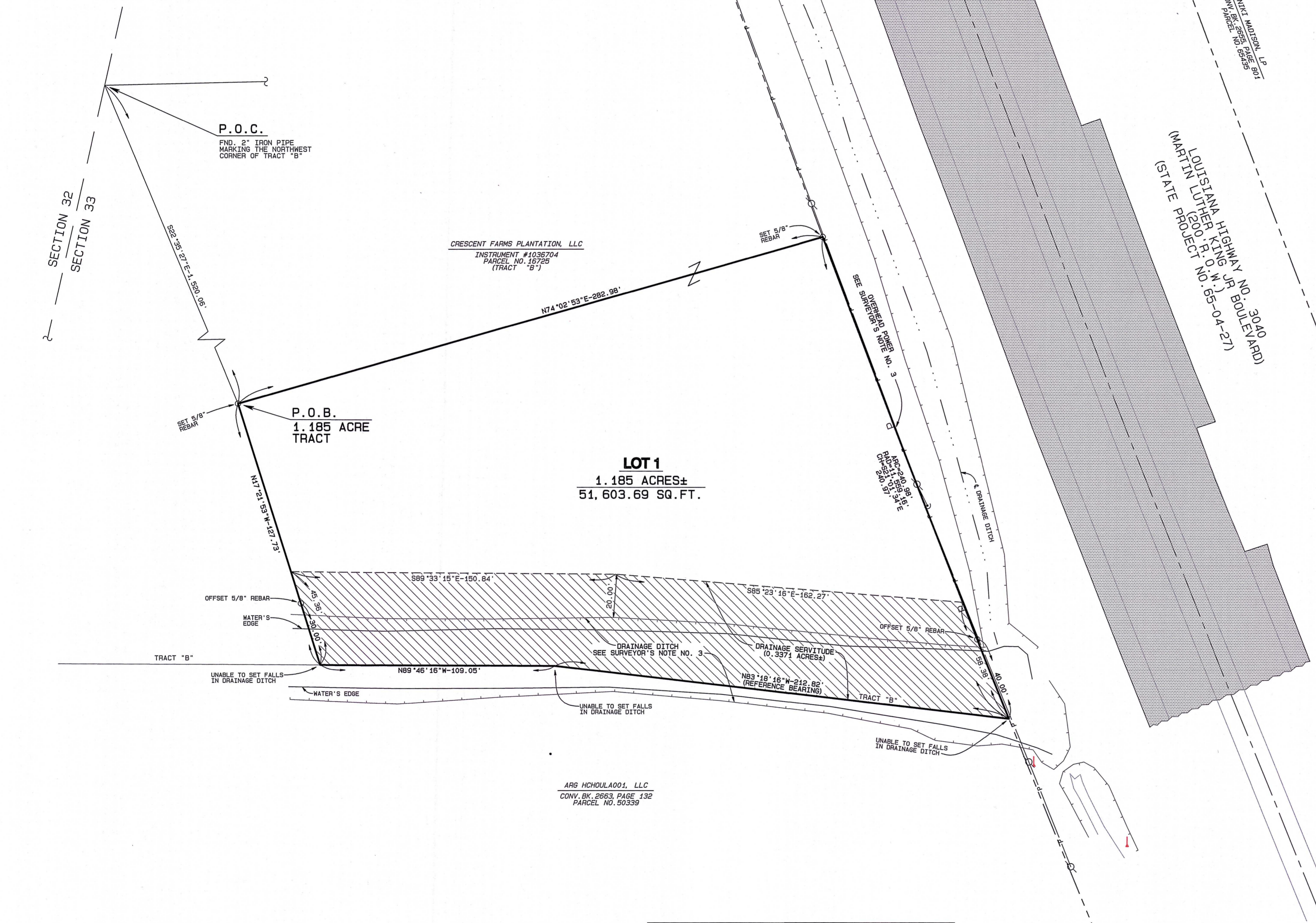
This description is based on the Boundary Survey and Plat prepared by Thomas A. Semmes, Jr., Registered Professional Land Surveyor, dated June, 2025 and revised March, 2026.

REFERENCE PLATS:

- 1) PLAT OF SURVEY OF HOUMA DEVELOPMENT TRACT 3 WITHIN SECTIONS 71, 81 & 94, T 17 S-R 16 E AND SECTIONS 28, 29, 30, 31, 32, 33, 99, 101 & 102, T 17 S-R 17 E, TERREBONNE PARISH, LOUISIANA, PREPARED BY T. BAKER SMITH & SON, INC., DATED OCTOBER 7, 1971.
- 2) PLAT OF SURVEY OF CRESCENT FARMS PLANTATION, L.L.C., RAW LAND DIVISION OF THE REMAINING AREA OF CRESCENT FARMS PLANTATION ALONG MARTIN LUTHER KING, JR. BLVD., SECTIONS 32 AND 33, T 17 S-R 17 E OF THE CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA, PREPARED BY JAMES B. PELLEGRIN, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED FEBRUARY 29, 2024.

FLOOD ZONE DATA

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22109C0235E (SEPTEMBER 7, 2023) FOR TERREBONNE PARISH, LOUISIANA, THIS PROPERTY LIES IN FLOOD ZONE "AH" FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.



PROPERTY:

ZONING CLASSIFICATION:
C-2 (GENERAL COMMERCIAL DISTRICT)

SETBACK REQUIREMENTS:

FRONT	25'
REAR/BACK	25'
SIDE/INTERIOR	6'

SURVEYOR'S NOTES:

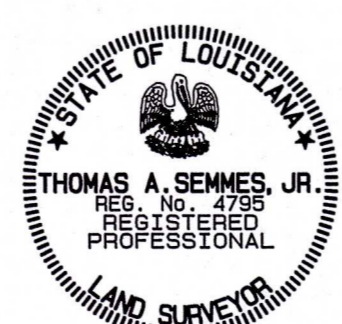
- 1) BEARINGS SHOWN HEREON HAVE BEEN DETERMINED BY G.P.S. OBSERVATION TAKEN AT SITE BASED ON NAD 83 DATUM, LOUISIANA SOUTH ZONE 1702. (REFERENCE BEARING ALONG THE SOUTH LINE OF SUBJECT TRACT).
- 2) THIS SURVEY IS BASED ON TITLE COMMITMENT (FILE NO. 25-006420-960) ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 20, 2025 SIGNED BY UNITED TITLE OF LOUISIANA, INC.
- 3) THERE WERE NO RECORDED SERVITUDES OR RIGHT-OF-WAYS FOR THESE TWO LOCATIONS (OVERHEAD ELECTRIC AND/OR DRAINAGE) FURNISHED IN THE SCHEDULE B11 EXCEPTIONS IN TITLE COMMITMENT (FILE NO. 25-006420-960)

CERTIFICATION

I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that I have performed a Class "A" survey in accordance with the Standards of Practice For Property Boundary Surveys as established by the State Board of Registration for Professional Engineers and Land Surveyors and to the best of my knowledge this is a true representation of that survey and have monumented the corners of each lot with a 5/8" Iron Pin.

Thomas A. Semmes, Jr. 5/1/2026

Thomas A. Semmes, Jr. P.L.S. No. 4795
 P.O. Box 2433
 West Monroe, Louisiana 71294
 (318) 651-9041



DATE	DESCRIPTION	BY

DEDICATION

STATE OF LOUISIANA
 PARISH OF TERREBONNE

Before me, the undersigned Notary Public, personally came and appeared:

Crescent Farms Plantation, LLC, herein represented by Andrew McCollam, Jr., Edmund McCollam, John M. McCollam and William Clifford Smith, its General Managers, who declares and acknowledges that they are the owners of the property hereon shown, and they have platted the property into one LOT as shown hereon.

The servitudes as shown are hereby dedicated for utilities and/or drainage, and, may be used for common elements of the subdivision.

THIS DONE AND SIGNED at _____, Louisiana, on this the ____ day of _____, 2026, in the presence of the undersigned competent witnesses and me, said Notary Public.

WITNESSES:

Witness _____	Date _____	Andrew McCollam, Jr.	Date _____
Printed Name _____		Edmund McCollam	Date _____
Witness _____	Date _____	John M. McCollam	Date _____
Printed Name _____		William Clifford Smith	Date _____

Notary Public _____ Date _____
 Printed Name _____
 I.D. NO. _____

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

BY _____ FOR _____

CONCEPTUAL PLAN

HUTTON'S HIGHWAY NO. 3040 SUBDIVISION

LOUISIANA STATE HIGHWAY NO. 3040, HOUMA, LA

SITUATED IN
 SECTION 33
 TOWNSHIP 17 SOUTH, RANGE 17 WEST
 SOUTHEASTERN DISTRICT WEST OF THE MISSISSIPPI
 TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30' CLIENT: HUTTON MAY, 2026

TOMMY SEMMES, JR.
 PROFESSIONAL LAND SURVEYING CO., INC.
 P.O. BOX 2433, WEST MONROE, LOUISIANA 71294
 (318) 651-9041