

Houma-Terrebonne Regional Planning Commission

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

SEPTEMBER 17, 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 August 20, 2026

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 126 King Street, Lot 36, Block C, Mechanicville; Devery L. Harkless, applicant *(Council District 1 / City of Houma Fire)*
2. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) Revised Tract A containing 2.507 acres, Progressive Square, Add. No. 1 (225-248 Rue D'Iberville); Travis Buquet, applicant *(Council District 6 / Bayou Cane Fire)*

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 August 20, 2026 and the Special Meeting of September 3, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 17, 2026 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2026

F. COMMUNICATIONS

G. OLD 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) Variance Request: Variance from the 50' x 50' buildable area requirement

d) 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 Requests: 1) Variance from the 50' x 50' buildable area requirement
2) Variance from the 6,000 sf minimum lot size requirement

d) Consider Approval of Said Application
3. a) Subdivision: Southwood Place Residential Building Park; Lot 1, Southwood Place Subdivision
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary
Location: 100 Southwood Place, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Blue Fire District
Developer: Ironman Properties of America, LLC
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Variance Requests: 1) For the minimum 10,000 sq. ft. for the Open Space & Recreation area, 3,924.48 sq. ft. is being provided
2) From the maximum density of eight (8) dwelling units per net acre
3) For a minimum area per unit space of 1,254.42 sq. ft. in lieu of the required 4,000 sq. ft.
4) For a minimum depth per unit space of 40 feet in lieu of the required minimum depth per unit space of 75 feet
5) For a minimum width per unit of 31.75 feet in lieu of the required minimum width per unit space of the required 50 feet
6) For a minimum setback of 5 feet in lieu of the required front yard setback of 10 feet

d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Tracts B-1 and C-2, belonging to Acadia Agricultural Holdings, LLC into Tract B-1-A, Raw Land Tract B-1-B, Tract C-2-A, and Raw Land Tract C-2-B
Approval Requested: Process A, Raw Land Division
Location: 144 LSTA Court, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Terrebonne Parish Consolidated Government
Surveyor: GIS Engineering, L.L.C.

b) Public Hearing

c) Consider Approval of Said Application

I. STAFF REPORT:

1. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2026
2. Discussion and possible action regarding revisions to Section 20-74 of the Code of Ordinances as it pertains to amending the powers of the Houma-Terrebonne Regional Planning Commission and the Zoning & Land Use Commission

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Shift between Lot 12 & 13, Block 4 to Daspit-Breaux Addition; Section 37 & 38, Terrebonne Parish, LA *(1312 & 1314 Daspit Street / Councilman Brien Pledger, District 1)*
2. Lot Line Shift between properties belonging to Brenda K. Prestenbach; Section 55, T16S-R17E, Terrebonne Parish, LA *(130 Emmets Court / Councilman Charles "Kevin" Champagne, District 5)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 20, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of August 20, 2026 of the HTRPC to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer, and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angele Poiencot and Mr. Travion Smith. Also, present were Mr. Christopher Pulaski, TPCG 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. *Mr. Terry Gold recused himself from Item G.2 regarding Southwood Place Residential Building Park.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of July 16, 2026.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC remit payment for the August 20, 2026 invoices and approve the Treasurer’s Report of July 2026.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Poule d’eau Properties, LLC requesting approval for Process D, Tract “B-1”, A Redivision of Tract “B” belonging to Motivatit Seafoods, LLC.
- 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 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. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Rogers moved, seconded by Mr. McGuire: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract “B-1”, A Redivision of Tract “B” belonging to Motivatit Seafoods, LLC.”
- f) Discussion was held regarding the intended use of the property which is commercial. Mr. Pulaski stated the property will be sold to Poule d’eau Properties, which also has property across the canal.
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner;

ABSENT: Mr. Billiot. 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 conceptual & preliminary approval for Process B, Residential Building Park, for Southwood Place Residential Building Park; Lot 1, Southwood Place Subdivision.

- a) Ms. Alisa Champagne, Delta Coast Consultants, LLC, discussed the location and division of property. She further discussed each of the variances requested.

Mr. Billiot arrived at the meeting at this time – 6:10 p.m.

- b) The Chairman recognized Debra Matherne, 110 Southwood Drive, who expressed concerns of existing issues with people down the street and doesn't want Section 8 housing and more problems next to her. Ms. Matherne was questioned as to where she saw the property was going to be Section 8.
- c) The Chairman recognized Linda Ford, 200 Southwood Drive, who expressed concerns of the property size for 10 units, her not being able to provide property for her daughter and granddaughter because she didn't have enough square footage, and subdivision restrictions of one dwelling per lot which is not regulated through the Parish.
- d) The Chairman recognized Gene Trahan, 211, 213, & 215 Southwood Drive, who spoke in opposition and expressed concerns of the sign being put out on Tuesday for tonight's meeting, property being "R-1" that they've been forever or whether that one property will be unrestricted, covenants put in place by Mr. Shaw, 18-wheeler traffic, and decreased property value.
- e) The Chairman recognized Mr. Hillard Doucet, 120 Southwood Drive, who spoke in opposition and expressed concerns of property values, 18-wheeler traffic, riffraff, size of property, and parking.
- f) The Chairman recognized Ray Guidry, 203 Southwood Drive, who spoke in opposition and expressed concerns of 18-wheeler traffic and drug addicts down the street.
- g) The Chairman recognized Rebecca Harrall, 118 Laura Lynn Lane, who spoke in opposition and expressed concerns of traffic and flooding at the beginning of the street, and decreased property values.
- h) The Chairman recognized Candra Kessler, 207 Southwood Drive, who spoke in opposition and expressed concerns of flooding at front of street that is due to the 18-wheelers, riff raff, and existing unkempt properties that this will attract more of.
- i) The Chairman recognized Mr. Doucet, 120 Southwood Drive, once again who added concerns of sewer for the proposed development.
- j) The Chairman recognized Ms. Kessler, 207 Southwood Drive, once again who added concerns of the flooding and septic tanks overflowing when it floods.
- k) Mr. Bercegeay and Mr. Pulaski stated proper public notice was not provided, and the Commission should take no action yet and not close the public hearing and the matter would come back to the Commission for a Special Meeting on September 3, 2026.
- l) Discussion was held regarding wastewater not being included in Mr. Pulaski's report which just is to recommend tabling but Louisiana Department of Health had provided an approval letter for the proposed development and a commercial sewer treatment plant being provided.
- m) Mr. Terry Gold, 2131 Bayou Blue Road, Developer, stated that they will have a sewer treatment plant installed by E.J. Breaux, the development was not Section 8 and would be corporate housing for Bristow employees who will sleep during the day and work at night, the 18-wheeler traffic was Schlumberger's staging area and they could not block the street and can be stopped legally.
- n) Discussion ensued regarding protecting the health, safety and welfare of the public and lining the six variances with that obligation. Mr. Pulaski stated variances are common and meant to be an easing of the regulations; however, some of the requested ones are beyond easing, i.e. the density and there being too many units on the property.

- o) Discussion ensued regarding developing commercial housing and investing money into a neighborhood that usually has a positive effect economically and there usually being a need for short-term corporate housing for the people that come to work here. Mr. Gold stated he would provide that information at the next meeting.
- p) Discussion was held regarding there being proper notice to the public for the special meeting; whereas Mr. Pulaski stated sign had to be posted 10 days prior and why the tentative date of a September 3rd meeting was selected.
- q) It was suggested to the neighbors present to call their council person with some of the existing concerns they are having on their street.
- r) Discussion ensued regarding there being no covenant restrictions nor land use zoning restrictions on the property and that there once was one mobile home on the property that was damaged/removed and the concrete pad demolished. Mr. Pulaski stated the property was part of Southwood Place Subdivision and if there were covenant restrictions placed on the subdivision, they would be recorded in the Clerk of Court's office. It was clarified that if there were covenant restrictions, it may require single-family residential homes, but the property was not zoned "R-1."
- s) Discussion ensued regarding corporate housing and no need for recreation and open space, but the property may not always be for corporate housing.
- t) Mr. Billiot moved, seconded by Mr. Thibodeaux: "THAT the HTRPC continue the Public Hearing to the Special Meeting of September 3, 2026 at 6:00 p.m. in order to allow time for sufficient public notice."

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

H. STAFF REPORT:

- 1. Mr. Pulaski reminded those who have not completed the ethics and sexual harassment training for 2026 to do so.
- 2. The Chairman called to order the discussion and possible action regarding the HTRPC By-Laws as it pertains to Act 859 training, annual ethics and sexual harassment trainings, and meeting attendance.
 - a) Mr. Bercegeay stated he had been speaking to numerous people about the changes in the By-Laws council would prefer the Commission to take authority to suggest Commissioners to step down. He stated he drafted an ordinance that would add verbiage to Chapter 20 of the Parish's Code of Ordinances rather than changing the By-Laws to give the Planning Commission the power to deem Commissioners vacant if they violate policies. He requested the Commissioners review the draft and they would discuss it at the next meeting.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

- 1. Revised Lots 3, 4, & 5, A Redivision of Property belonging to DNK Enterprises, L.L.C.; Section 11, T17S-R18E, Terrebonne Parish, LA (200, 206, 210 Nelo Street / Councilman Steve Trosclair, District 9)
- 2. Lot Line Shift between Property belonging to the City of Houma appearing through T.P.C.G. and Entergy; Section 105, T17S-R17E, Terrebonne Parish, LA (290 Grande St / Councilwoman Kim Chauvin, Dist 8)
- 3. Revised Tract 4 and Revised Lot 4, Lot Line Shift of Tract 4 and Lot 4 belonging to Raymond Anthony Belisle, et al; Section 3, T18S-R18E, and Sections 2, 43, 44, 45, 46, & 47, T18S-R19E, Terrebonne Parish, LA (211 Hwy. 55, Bourg / Councilman Steve Trosclair, District 9)
- 4. Lot 202 & Lot 203, Block 13 of Adley Oaks Subdivision, Phase C, into Lots 202-A & 203-A; Section 85, T16S-R17E, Terrebonne Parish, LA (292 & 294 Adley Avenue / Councilman John Amedée, District 4)
- 5. Lot Line Shift between Property belonging to Entergy and Bon Ami Estates, LLC; Section 84, T16S-R17E, Terrebonne Parish, LA (2697 Coteau Road / Councilman John Amedée, District 4)

6. Lot Line Adjustment Survey between Edward J. Richard, Jr. & Brian J. Walker, Waterproof Plantation Estates, Phase 1; Sections 62 & 63, T17S-R16E, Terrebonne Parish, LA (3673 Bayou Black Drive & 109 Parlange Drive / Councilman Danny Babin, District 7)
7. Redivision of Lot Lines of Tract A belonging to Joseph Provost, Tract B belonging to Angela P. Pitre, and a Tract of Land Owned by Joseph Provost, Angela Pitre, and Betty T. Provost into Tracts P-1, P-2, and P-3; Sections 86 & 87, T16S-R15E, Terrebonne Parish, LA (5310, 5312, 5316 N. Bayou Black Drive / Councilman Carl Harding, District 2)
8. Survey & Division of Lot 4 and Lot 5, Block 1 of Shane Acres Subdivision into Lot 4A and Lot 5A; Section 81, T17S-R16E, Terrebonne Parish, LA (3846 Highway 311 / Councilman Clyde Hammer, District 6)

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS:

1. Mr. Bercegeay stated he would also email the draft ordinance regarding Chapter 20 to everyone as well.

M. Mr. Soudelier moved, seconded Mr. Billiot: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:01 p.m."

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



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

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:

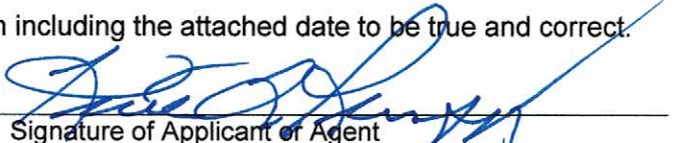
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

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

Charles L. McDonald

Land Surveyor, Inc.

P.O. Box 1390

Gray, Louisiana 70359

Ph # (985) 876-4412 Fax # (985) 876-4806

Email: clmsurveyor@aol.com

Charles L. McDonald, P.L.S.

Galen F. Bollinger, P.L.S.

Alisa M. Champagne, L.S.I.

31 August 2026

Houma-Terrebonne Regional Planning Commission,

Please accept this letter as formal notification requesting that the following application be placed back on the Planning Commission agenda for the **September 2026 meeting**:

Re: Lots 115 through 122 a Redivision of Revised Parcel 6-B, property belonging to Miss Janis' 4J Spell's, LLC

The original application included a request for a variance from the minimum **12,000-square-foot lot area requirement**; however, upon further review, this variance is not needed. A variance from the required **50-foot by 50-foot buildable area** is needed but was not included in the original application. At this time, we respectfully request that the **50-foot by 50-foot buildable area variance** be included for all applicable lots as part of the application.

The requested variance is based on the property's location, existing conditions, and intended use. The property is located along Four Point Road in a rural area where fishing camps and similar recreational uses are common.

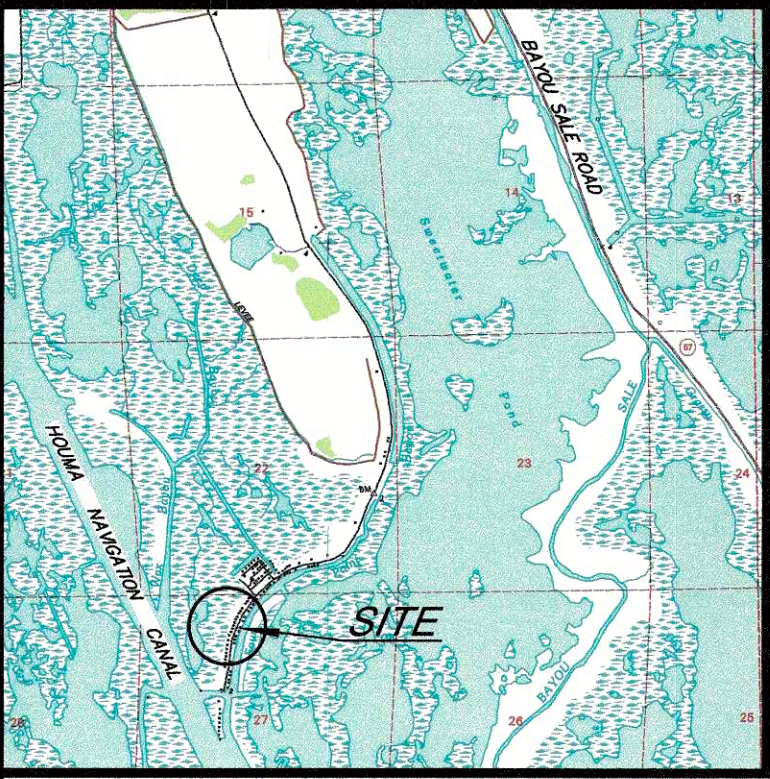
Considering the property's location, existing uses, and the character of the surrounding area, we respectfully request consideration of the proposed redivision and associated variances at the September 2026 Planning Commission meeting.

Please let me know if any additional information is needed prior to the meeting and thank you for your assistance and consideration.

Sincerely,



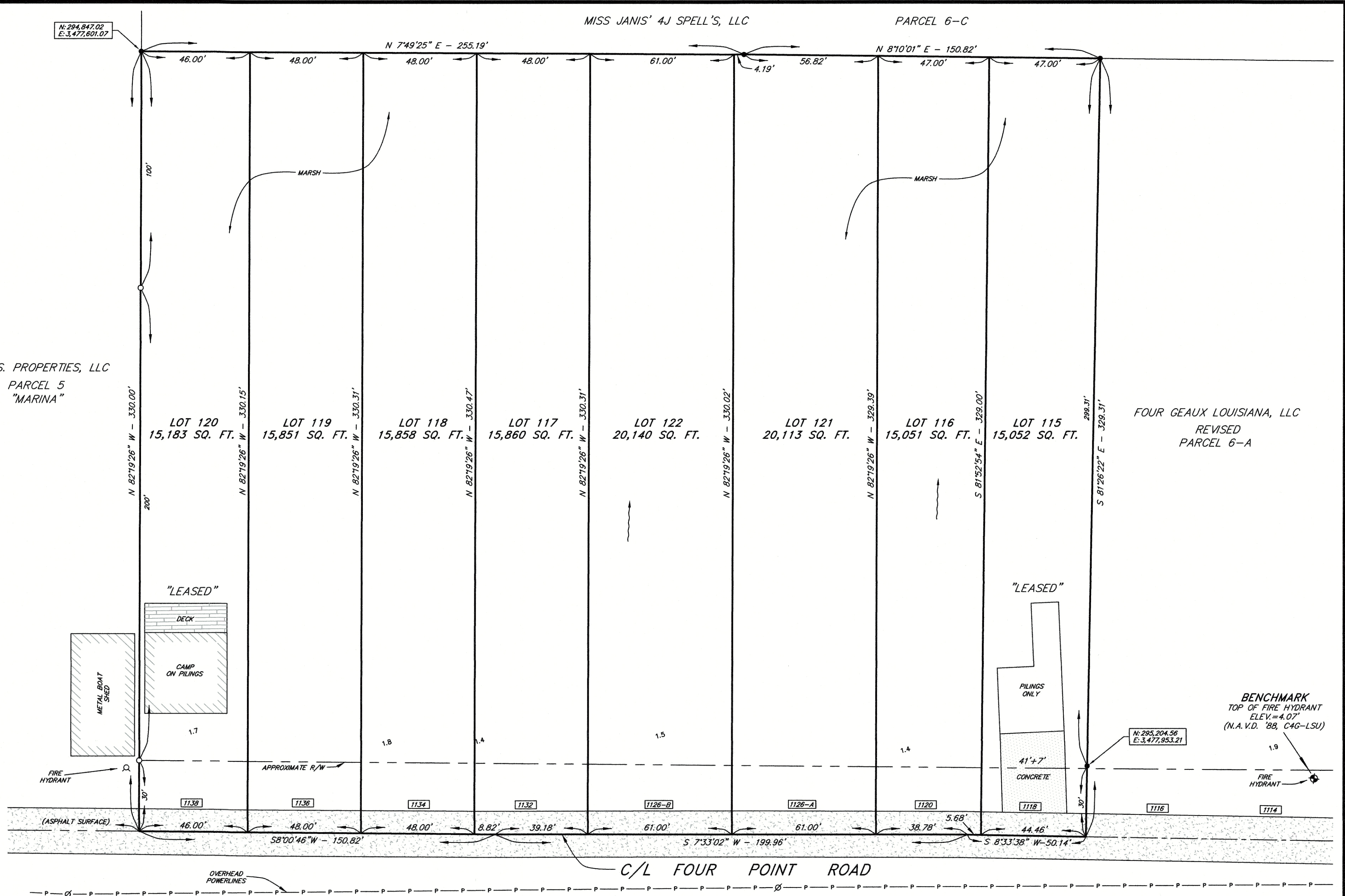
Alisa Champagne
Agent for the Applicant



"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
- 1008 INDICATES MUNICIPAL ADDRESS
- 3.3 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:

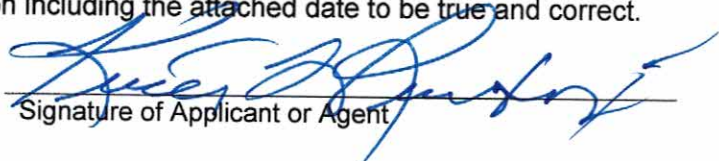
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

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

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, Louisiana 70359
Ph # (985) 876-4412 Fax # (985) 876-4806
Email: clmsurveyor@aol.com

Charles L. McDonald, P.L.S.

Galen F. Bollinger, P.L.S.
Alisa M. Champagne, L.S.I.

31 August 2026

Houma-Terrebonne Regional Planning Commission,

Please accept this letter as formal notification requesting that the following application be placed back on the Planning Commission agenda for the **September 2026 meeting**:

Re: Revised Parcel 3-B and Lots 65 through 73, a Redivision of Revised Parcel 3-B, property belonging to Miss Janis' 4J Spell's, LLC.

The original application requested a variance from the **12,000-square-foot minimum lot area requirement**; however, the lot area requirement is **6,000 square feet**. We would therefore like to revise the request for a variance from the **6,000-square-foot minimum lot area requirement** for all applicable lots and add a variance from the required **50-foot by 50-foot buildable area**.

The requested variances are due to the location, existing conditions, and intended use of the property. The property is located on the batture side of Four Point Road along Bayou Four Point, in a rural area where fishing camps and similar recreational uses are common.

Several of the proposed lots currently contain existing camps that have been permitted and leased for many years. The applicant's intent is to allow the existing lessees to purchase the areas they have historically leased and occupied. The proposed redivision is not intended to create a conventional residential subdivision, but rather to establish individual ownership of these existing camp sites.

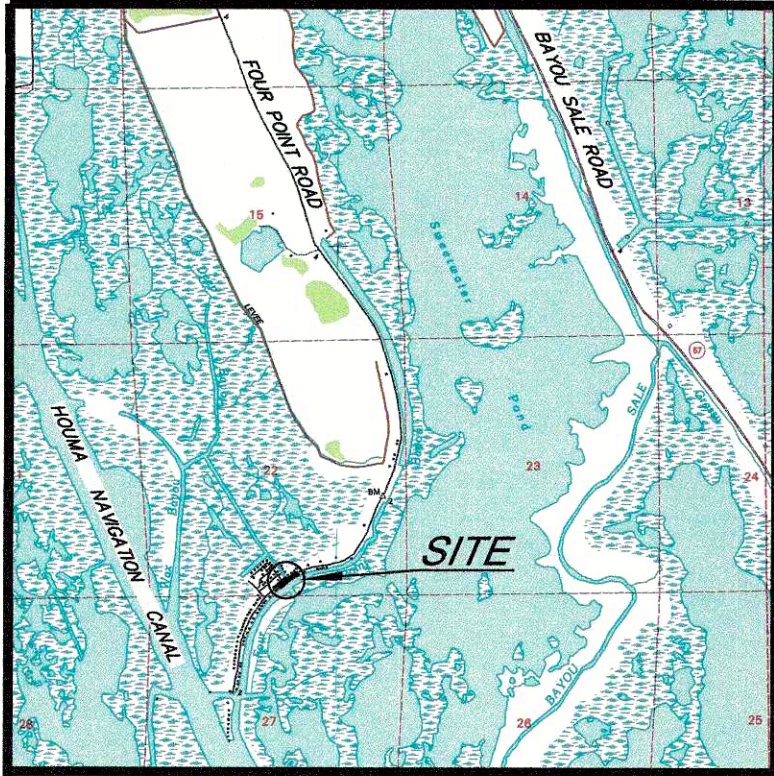
Considering the property's location, existing uses, and the character of the surrounding area, we respectfully request consideration of the proposed redivision and associated variances at the September 2026 Planning Commission meeting.

Please let me know if any additional information is needed prior to the meeting and thank you for your assistance and consideration.

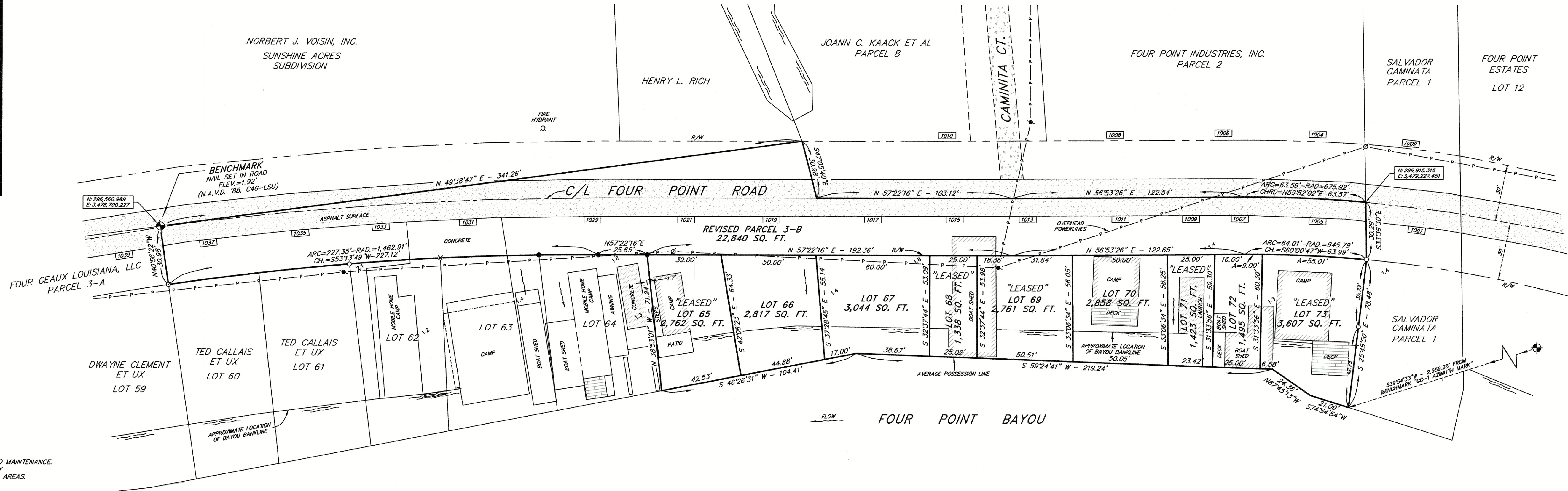
Sincerely,



Alisa Champagne
Agent for the Applicant



"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 COMPILED 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

GRAPHIC SCALE
30' 15' 0' 30' 60'

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

PENDING REVISED APPLICATION

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 LIST

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

1. Name of Subdivision: Southwood Place Residential Park located within Lot 1 of Southwood Place Subdivision
2. Developer's Name & Address: Ironman Properties of America, LLC - PO Box 61 Bourg, LA 70343
Owner's Name & Address: Ironman Properties of America, LLC - PO Box 61, Bourg, LA 70343
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: 100 Southwood Drive
5. Location by Section, Township, Range: Section 62, T16S-R17E
6. Purpose of Development: Duplex construction
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: 7/30/2026 Scale: 1"=20'
12. Council District / Fire Tax Area:
13. Number of Lots: 1
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

8/3/26

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.

John T. Gold JR.

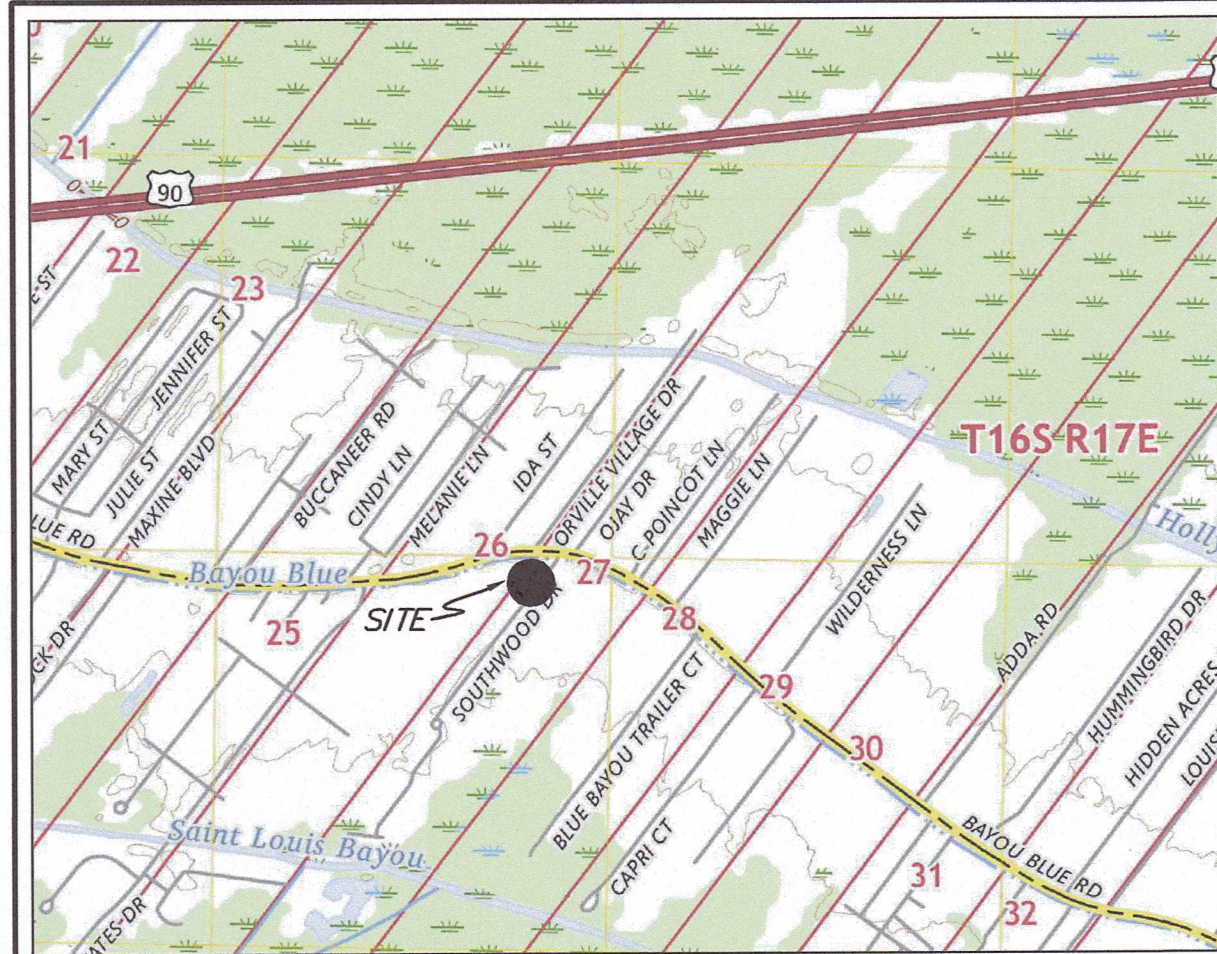
Print Name of Signature

August 17 2026

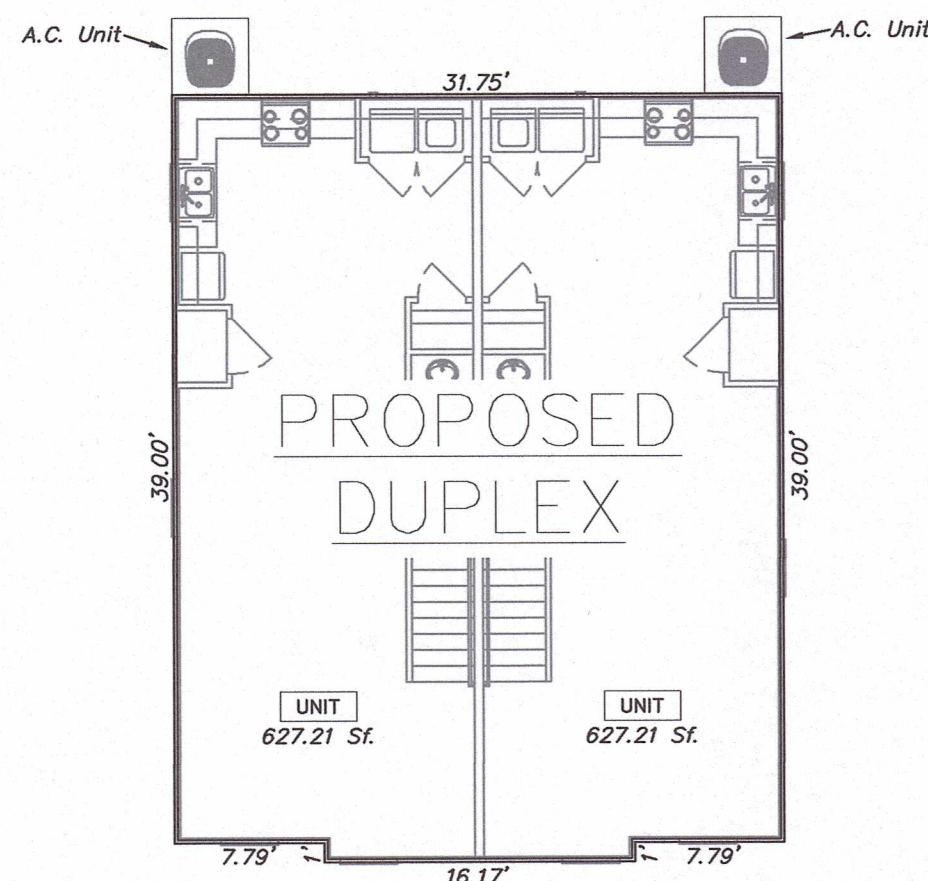
Date

[Signature]

Signature of Applicant or Agent



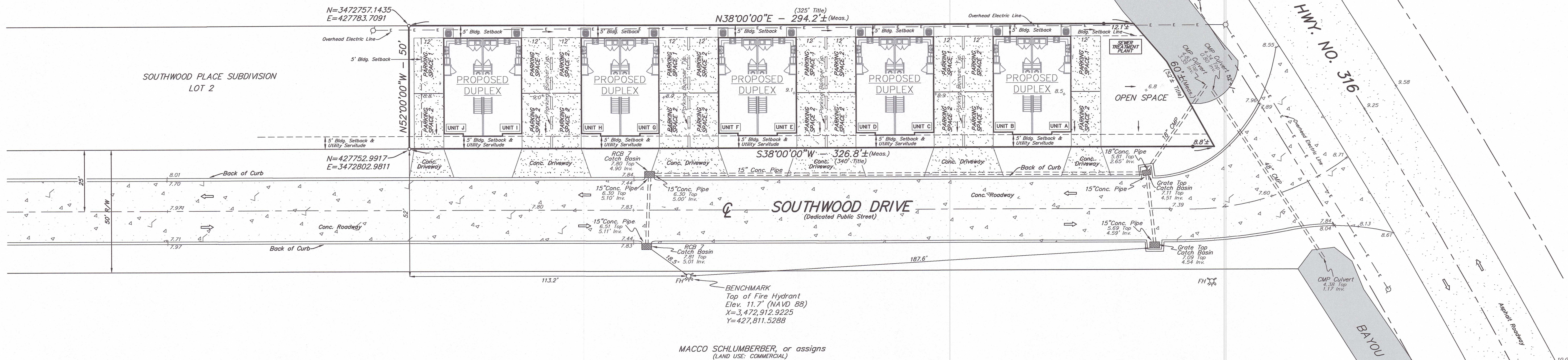
VICINITY MAP



TYPICAL PROPOSED DUPLEX
(N.T.S.)

PENDING REVISED PLAT

BRIAN D. REYNOLDS, et ux
(LAND USE: SINGLE-FAMILY RESIDENTIAL)



MACCO SCHLUMBERGER, or assigns
(LAND USE: COMMERCIAL)

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.

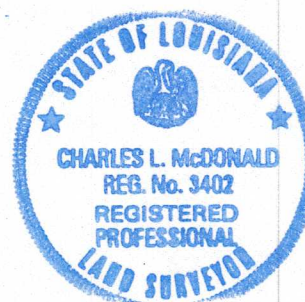
NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "X" as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023 (Map No. 22109C 0115 E)

REFERENCE MAP: "ADDENDUM No. 1 TO SOUTHWOOD PLACE SUBDIVISION" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 3 June 1987

Method of Sewer Disposal is Sewer Treatment Plant.

The lots shown hereon drain into the T.P.C.G. maintained drainage system along Southwood Drive and into Bayou Blue. The property owner shall perpetually maintain all necessary private drainage structures to said drainage destination.



SOUTHWOOD PLACE RESIDENTIAL PARK
LOCATED WITHIN LOT 1 OF
SOUTHWOOD PLACE SUBDIVISION
SECTION 62, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 20'

30 JULY 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:

Charles L. McDonald REG. P.L.S. No. 3402

LEGEND

- Indicates 3/4" Pipe Fd. Unless Noted
- Indicates 5/8" Rod Fd. Unless Noted
- ⊕ Indicates Exist. Fire Hydrant
- ⊞ Indicates Power Pole
- ⊞ Indicates Power Pole
- 0.0' Indicates Natural Ground Elev.

ADDRESS:
100 SOUTHWOOD DRIVE
Houma, LA 70364

TOTAL AREA:
0.358 Acres

Proposed Land Use:
Residential Building Park
Multi-Family Residential

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

BY _____ FOR _____

CONCEPTUAL & PRELIMINARY

DEVELOPER:
IRONMAN PROPERTIES OF
AMERICA, LLC

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

DRAWN: A.M.C.
CHECKED: C.L.M.
SCALE: 1" = 20'
DATE: 30 JULY 26

JOB # 7503 CAD # 7503 FILE #

PENDING REVISED VARIANCES

Variance requests for

“Ironman Properties of America, LLC”

(10,000) mp

- 1) Variance requested for the minimum 1,000 sq. ft. for the Open Space & Recreation area, we have 3,924.48 sq. ft. 17-71 (b)(4)
- 2) Variance requested from the Maximum density of Eight (8) dwelling Units per net Acre. 17-71 (c)(1)
- 3) Variance requested for a minimum area per unit space of 1,254.42 sq. ft. in lieu of the required 4,000 sq. ft. 17-71 (c)(2)
- 4) Variance requested a minimum depth per unit space of 40 feet in lieu of the required minimum depth per unit space of 75 feet. 17-71 (c)(3)
- 5) Variance requested for a minimum width per unit of 31.75 feet in lieu of the required Minimum width per unit space of the required 50 feet. 17-71 (c)(4)
- 6) Variance requested for a minimum setback of 5 feet in lieu of the required Front yard setback of 10 feet. 17-71 (c)(5)
- 7) Variance requested to include Engineering Approval & Final Approval in conjunction with the Conceptual & Preliminary Approval.

15.87' ✓
50
(1/3)
mp

mb

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: Acadia Agricultural Holdings, LLC - Raw Land Division
- Developer's Name & Address: Terrebonne Parish Consolidated Gov't - 8026 Main St. Houma, LA 70360
Owner's Name & Address: Acadia Agricultural Holdings, LLC - 110 Rue Angelique Thibodaux, LA 70301
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: GIS Engineering - Greg Plaisance, P.L.S.

SITE INFORMATION:

- | | |
|---|--|
| 4. Physical Address: <u>144 L.S.T.A. Court Schriever, LA 70395</u> | 8. Sewerage Type: |
| 5. Location by Section, Township, Range: <u>Sections 93 & 143, T15S-R16E</u> | ☐ Community |
| 6. Purpose of Development: <u>Creating Raw Land Tracts C-2-B and B-1-B for "Lamar Billboards"</u> | ☒ Individual Treatment |
| 7. Land Use: | ☐ Package Plant |
| ☐ Single-Family Residential | ☐ Other |
| ☐ Multi-Family Residential | |
| ☒ Commercial | 10. Planned Unit Development: Y ☐ N ☒ |
| ☐ Industrial | 11. Date and Scale of Map: <u>8/25/26 Scale: 1" = 200'</u> |
| 9. Drainage: | 12. Council District / Fire Tax Area: <u>4 / Schriever</u> |
| ☒ Curb & Gutter | |
| ☐ Roadside Open Ditches | 14. Filing Fees: _____ |
| ☐ Rear Lot Open Ditches | |
| ☐ Other | |
| 13. Number of Lots: _____ | |

CERTIFICATION:

I, Jason W. Bergeron, certify this application including the attached date to be true and correct.

Jason W. Bergeron

Print Applicant or Agent

Signature of Applicant or Agent

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.

Print Name of Signature

Signature

Date

REFERENCE MAPS & BEARINGS:
BEARINGS ARE BASED ON THE
"LOUISIANA COORDINATE SYSTEM SOUTH ZONE 1702 NAD 83"
(USING GPS-C4NET-RTN SYSTEM)

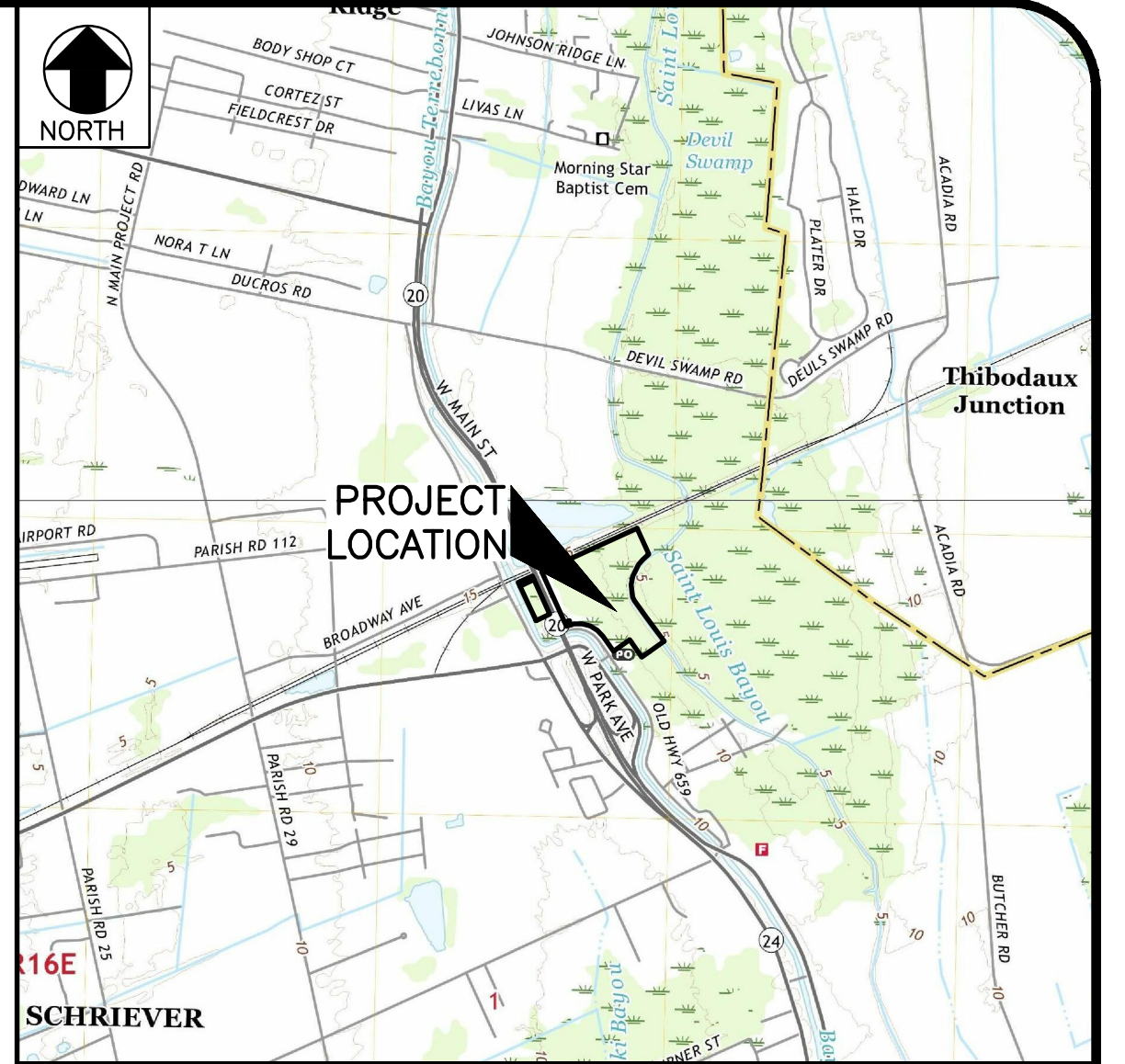
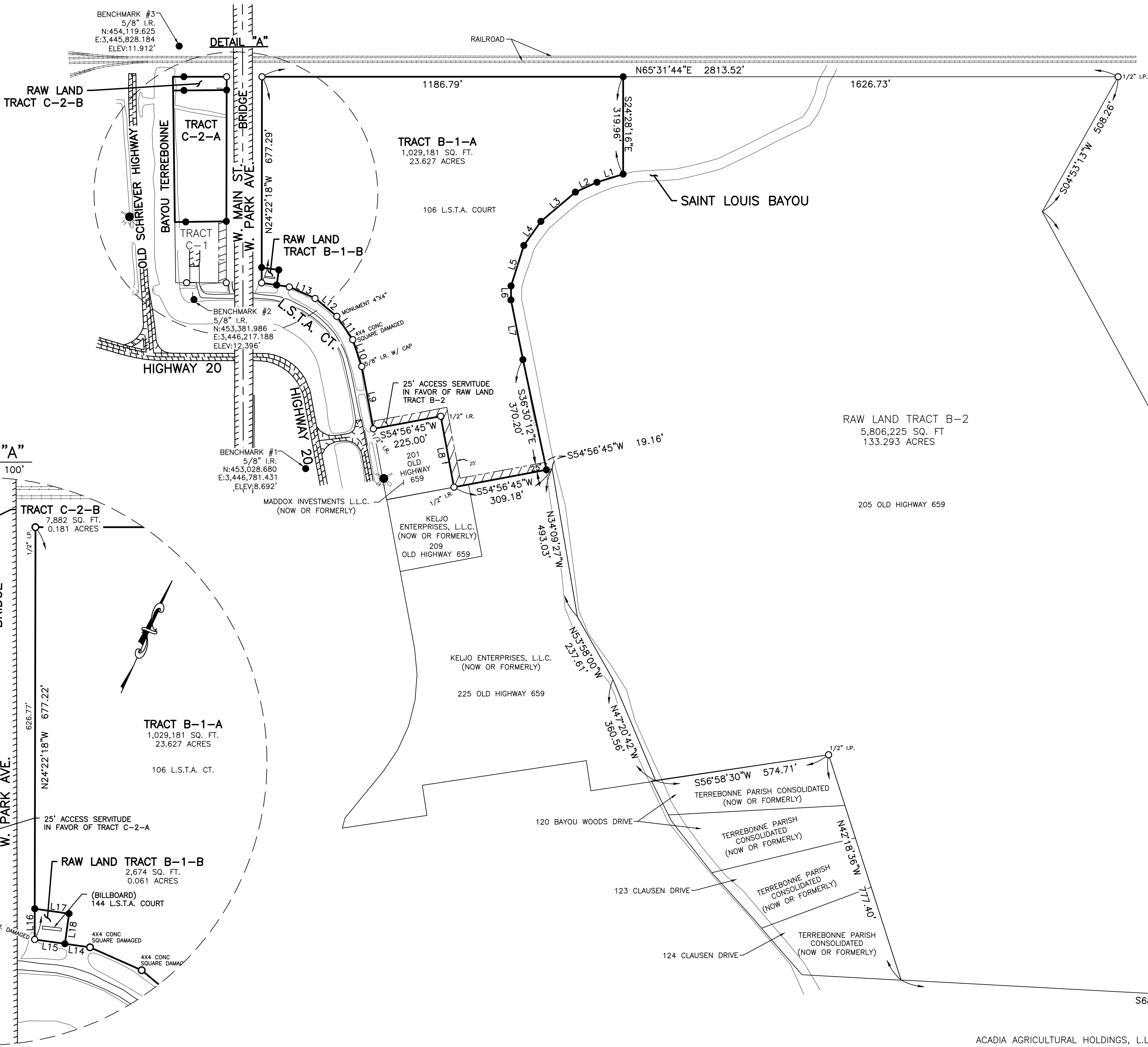
REFERENCE MAPS:

1. MAP SHOWING SURVEY OF TRACT "B" BELONGING TO
POLMER BROTHERS, LTD. LOCATED IN SECTION 93 & 143,
T15S-R16E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: CHARLES L. MCDONALD
DATED: MARCH 3, 2016
RECORDED UNDER ENTRY NUMBER 1502884
2. MAP SHOWING SURVEY OF TRACT "C" BELONGING TO
POLMER BROTHERS, LTD. LOCATED IN SECTION 143,
T15S-R16E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: CHARLES L. MCDONALD
DATED: MARCH 11, 2016
RECORDED UNDER ENTRY NUMBER 1502884

FEMA FLOOD ZONE AND HAZARDS
FIRM MAP/PANEL NO. 22109C0100E, EFFECTIVE 09/07/2023
FLOOD ZONE A, AND FLOOD ZONE X

NOTES:

1. LAND USE: COMMERCIAL
2. METHOD OF SEWERAGE DISPOSAL: INDIVIDUAL TREATMENT PLANT
3. SEWER SYSTEM EFFLUENT WILL DISCHARGE INTO ST. LOUIS BAYOU.
4. TERREBONNE PARISH CONSOLIDATED GOVERNMENT WILL BE
RESPONSIBLE FOR MAINTAINING THE DRAINAGE COURSE
5. ADDRESSED BY A. OLIVIER 06/17/2026



VICINITY MAP

SCALE 1" = 2000'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°21'20"W	89.88'
L2	S40°54'48"W	77.65'
L3	S25°15'58"W	149.15'
L4	S10°46'02"W	96.99'
L5	S06°56'44"E	139.38'
L6	S23°59'12"E	45.89'
L7	S35°50'32"E	200.08'
L8	N35°03'14"W	237.00'
L9	N35°03'16"W	208.32'
L10	N42°59'10"W	92.87'
L11	N58°50'58"W	92.87'
L12	N74°42'48"W	92.87'
L13	S89°25'24"W	92.87'
L14	S73°33'36"W	41.77'
L15	S73°33'36"W	50.00'
L16	N24°22'18"W	50.48'
L17	N73°33'34"E	56.97'
L18	S16°26'24"E	50.00'
L19	N25°13'36"W	45.55'
L20	S24°22'18"E	43.89'

OWNERS: ACADIA AGRICULTURAL HOLDINGS, L.L.C.
110 RUE ANGELIQUE
THIBODAUX, LA 70301

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.

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 MOST RECENT 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 SPECIFICATION AND POSITIONAL TOLERANCES
ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
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.

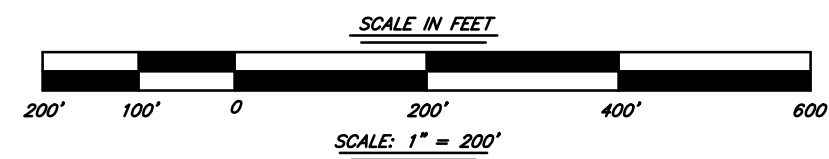
APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

LEGEND

- FOUND MARKER (AS NOTED) ○
SET 5/8" IR ●
EXISTING FIRE HYDRANT



DATE	DESCRIPTION	BY

ACADIA AGRICULTURAL HOLDINGS, L.L.C.
RAW LAND DIVISION

SURVEY PLAT SHOWING A DIVISION OF
TRACTS B-1 AND C-2, BELONGING TO
ACADIA AGRICULTURAL HOLDINGS, L.L.C., INTO
TRACT B-1-A, RAW LAND TRACT B-1-B,
TRACT C-2-A, & RAW LAND TRACT C-2-B,
LOCATED IN SECTIONS 93 & 143,
T15S-R16E, TERREBONNE PARISH, LOUISIANA



ENGINEERING LLC
www.gtsyeng.com

State and Local
503 St. Mary Street
Thibodaux, LA 70301

O:(985) 219-1000
ENGINEERING • PLANNING • SURVEYING
ENVIRONMENTAL CONSULTING

DRAWN BY: MTD

SCALE: 1" = 200'

CHECKED: GUP

DATED: 8/25/2026

JOB NO: 39130-1735-2100

APPROVED: _____

Gregory J. Plaisance

Reg. No. 5208

OFFERED BY:

SECONDED BY:

ORDINANCE NO. _____

AN ORDINANCE TO RESTRUCTURE CHAPTER 20, OF THE TERREBONNE PARISH CODE BY REVISING SECTION 20-74 TO AMEND THE POWERS OF THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND THE HOUMA TERREBONNE ZONING AND LAND USE COMMISSION

WHEREAS, Section 1-06 of the Home Rule Charter for Terrebonne Parish Consolidated Government (TPCG) provides that the Parish Government shall have the right, power and authority to pass all ordinances requisite or necessary to promote, protect and preserve the general welfare, safety, health, peace and good order of the parish, including but not by way of limitation, the right, power and authority to pass ordinances on all subject matters necessary requisite or proper for the management of parish affairs, and all other subject matters without exception, subject only to the limitation that the same shall not be inconsistent with the Constitution or expressly denied by general law applicable to the parish; and

WHEREAS, Section 2-11 of the Terrebonne Parish Home Rule Charter requires an ordinance to adopt or amend an administrative code: and

WHEREAS, TPCG is in need of amending Article 20, Section 74 to regulate powers of the Houma Terrebonne Regional Planning Commission and the Houma Terrebonne Zoning and Land Use Commission.

NOW, THEREFORE, BE IT ORDAINED by the Terrebonne Parish Council on behalf of the Terrebonne Parish Consolidated Government that:

SECTION I

The following sections of the Code of Ordinances of Terrebonne Parish at Chapter 20 shall be and are hereby adopted, with underline to show additions:

Sec. 20-74. - Per diem; powers; fees.

- (a) All commission members, including those who receive no compensation for any other public elected or appointive office on which they may serve, may be paid a per diem of fifty dollars (\$50.00) for each attendance at regular or specifically called meeting of the commission or the executive committee thereof, in no event to exceed two (2) such meetings per month, i.e. in no event is payment of a total per diem per such member to exceed one hundred dollars (\$100.00) per month, payable out of the funds of the commission. Any member who holds other appointive or elective office for which compensation is paid may not receive per diem for service on the commission.
- (b) In general, the commission shall have such powers as may be necessary to enable it to fulfill its functions, to promote the health, safety, and welfare of the citizens of the parish through the implementation of all planning, zoning and other land use controls adopted in pursuit thereof. Such powers shall include but are not limited to the preparation, revision, amendment, or extension of a plan or plans for the development of the entirety of Terrebonne Parish. Such plan or plans shall be based on studies of the physical, social, economic, and governmental conditions and trends, and shall aim at the coordinated development of the area within the planning region.
- (c) If it becomes necessary to increase fees charged by the commission as a result of depleted funds due to the payment of the aforementioned per diem, approval by the parish council must be obtained prior to the implementation of any and all such increased charges.

(d) The Houma-Terrebonne Regional Planning Commission, acting in its capacity as the Regional Planning Commission and as the Zoning and Land Use Commission, shall have the authority to declare a commissioner's seat vacant for cause. A commissioner's seat may be declared vacant upon the occurrence of any of the following:

(1) The commissioner fails to complete, within the time prescribed by applicable state law, all required training courses, including, but not limited to, ethics, sexual harassment prevention, and planning commission training.

(2) The commissioner fails to attend more than three (3) regular meetings of the Commission during any calendar year.

(3) The commissioner is convicted of a felony.

(e) When the Commission determines that a commissioner is in jeopardy of having his or her seat declared vacant pursuant to this Section, the Commission shall provide the commissioner with written notice by certified mail. The notice shall identify the applicable provision of this Section, the conduct or circumstance giving rise to the potential vacancy, and the action required, if any, to avoid having the seat declared vacant.

(f) Upon the occurrence of an event constituting grounds for declaring a commissioner's seat vacant pursuant to Subsection (d), the Commission shall place the matter on the agenda for consideration at its next regular meeting. The commissioner shall be provided with written notice of the agenda item by certified mail sufficiently in advance of the meeting to permit the commissioner to appear before the Commission and address the matter.

SECTION II

NOW, THEREFORE BE IT ORDAINED by the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, that, in due, regular and legal sessions convened, this ordinance is adopted.

SECTION III

NOW, LET IT FURTHER BE ORDAINED any section, clause, paragraph, provision, or portion of these regulations found to be invalid is severable and shall not affect the validity of the whole.

SECTION IV

NOW, LET IT FURTHER BE ORDAINED this ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13(b) of the Home Rule Charter for a Consolidated Government for Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS:

NAYS:

NOT VOTING:

ABSTAINING:

ABSENT:

The Chair declared this ordinance adopted on this, the ____ day of ____, 2026.

BRIEN PLEDGER, CHAIR
TERREBONNE PARISH COUNCIL

TAMMY TRIGGS
COUNCIL CLERK
TERREBONNE PARISH COUNCIL

Date and Time Delivered to the Parish President

Approve _____ Veto.

Jason W. Bergeron, Parish President
Terrebonne Parish Consolidated Government

Date and Time Returned to the Council Clerk

I, Tammy Triggs, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on _____, 2026, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026.

TAMMY TRIGGS
COUNCIL CLERK
TERREBONNE PARISH COUNCIL