

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. “Budd” Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

APRIL 16, 2020, THURSDAY

6:00 P.M.

**VIA FACEBOOK LIVE, TERREBONNE PARISH CONSOLIDATED GOVERNMENT
VIA ZOOM TELECONFERENCE**

See attached Public Notice for details on how to participate and/or view meeting.

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 20, 2020

E. COMMUNICATIONS

F. OLD BUSINESS:

1. Planned Building Group:
Placement of two (2) apartment buildings; 855 Bayou Gardens Boulevard; Guidry Brothers Rental Properties, LLC, applicant (*Council District 4 / Bayou Cane Fire*)

G. NEW BUSINESS:

1. Home Occupation:
Establish a home business to provide swimming lessons, 318 Firwood Drive; Ruth Guilfou, Fish Tails Swimming, LLC, applicant (*Council District 8 / City of Houma Fire*)
2. Planning Approval:
Placement of a church in an R-1 zoning district, 8369 Park Avenue; Cornerstone Foursquare Church, c/o Ray Marcel, applicant (*Council District 5 / City of Houma Fire*)
3. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial), 8338 & 8342 Main Street; Bayou Adoue Rentals, LLC, applicant; and call a Public Hearing on said matter for Thursday, May 21, 2020 at 6:00 p.m. (*Council District 5 / City of Houma Fire*)

H. STAFF REPORT:

1. *Public Hearing*
Discussion and possible action with regard to introducing a draft resolution and ordinance to revise the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 20, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 19, 2020 INVOICES, APRIL 16, 2020 INVOICES, AND THE TREASURER'S REPORT OF FEBRUARY AND MARCH 2020

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2019 Audit
2. Martin & Pellegrin, CPAs to present 2019 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Thibodaux By-Pass Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Donnes Real Estate
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property
Approval Requested: Process D, Minor Subdivision
Location: 864 LA Highway 311, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Vernon Lee Caldwell, III
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 3495 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Michael X. St. Martin
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
4. a) Subdivision: Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux
Approval Requested: Process D, Minor Subdivision
Location: 4560 Country Drive, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Carroll P. Naquin
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Lots 1-1 & 1-2, A Redivision of Property belonging to Roy D. Hicks, et ux
Approval Requested: Process D, Minor Subdivision
Location: 133 & 137 Sharlene Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Roy D. Hicks
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon (Tracts 1, 2, & 4)
Approval Requested: Process D, Minor Subdivision
Location: 222 Old Spanish Trail, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Wayne & Tracy Mayon
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application

3. a) Subdivision: Emerson Subdivision, Phases A & B (Lots 1-9)
 Approval Requested: Process D, Minor Subdivision
 Location: Emerson Drive, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Linton Road Company, LLC; c/o Robert Aiello
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the ratification of the 2019 HTRPC Annual Report
2. Discussion and possible action with regard to Mobile Home Park regulations; Chapter 17-28(b) and forwarding to HTRPC's Subdivision Regulations Review Committee for further discussion

J. ADMINISTRATIVE APPROVAL(S):

March 19, 2020 (No Administrative Approvals for April 16, 2020)

1. Tracts B-E-J-C-B & A-B-C-D-S-T-U-V-W-A belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
2. Tracts B-E-F-G-H-I-J-C-B & E-K-L-J-I-H-G-F-E, A Redivision of Property belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
3. Tracts A, B, & C, A Redivision of Property belonging to Earl N. Louviere, Jr., et al, Section 24, T17S-R16E, Terrebonne Parish, LA
4. Revised Tract 7, A Redivision of Property belonging to Lee Anthony Iver and Rosalie Thibodaux Lapoint, Section 58, T16S-R15E, Terrebonne Parish, LA
5. Revised Lot 10, A Redivision of Lots 10 & 11, Block 1, Addendum No. 1, Professional Plaza, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 1, Lot 2, & Lot 3 of Beatty Plantation and Lot 1 of Hedgeford Plantation into Lot 1-A, Lot 1-B, Lot 1-C, & Lot 1-D belonging to Newton Joseph Boudreaux, et al, or assigns, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 8 & Lot 9, Block 1 of Destiny Place Subdivision, Section 81, T17S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION PUBLIC NOTICE

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

As per the attached Certification by Commission Chairman Kyle D. Faulk, and in accordance with Section 4 of Louisiana Executive Proclamation Number JBE 2020-30 of March 16, 2020 and the Parish President's Executive Order on Public Meetings signed March 23, 2020 at 4:50 p.m. and recorded in the Public Record on March 25, 2020 at COB 2600, page 585, Entry No. 1600720, the Houma-Terrebonne Regional Planning Commission meeting scheduled for Thursday, April 16, 2020 at 6:00 p.m. shall be conducted via Zoom tele/video conference and shall be live streamed on Terrebonne Parish's Facebook page.

This meeting will not include video of the Commission sitting in the Council meeting room. Commission Members, Administration, and their staff will participate remotely. When you "view" the meeting, you may or may not be able to actually see a participant, depending on the participant's account settings.

1. Facebook

The Public may view the meeting over live video stream on the Terrebonne Parish Facebook page. The public can access the page by searching for "Terrebonne Parish" or by typing this link into your browser: <https://www.facebook.com/tpcg.org/>.

The Facebook page will be used for viewing purposes only. The comments section will be disabled. Public wishing to address the Commission will be administered through Zoom.us. Instructions are below.

2. Viewing or Listening to the Meeting via Zoom

The Public may view or listen to the meeting on video webinar or teleconference conducted by Zoom. **The nine-digit Webinar ID for this meeting is 858 895 088.** You will not be able to address the Commission during this meeting unless you follow instructions in part 3 below.

A. View the Meeting from a PC, Mac, Android, or iPhone device.

1. Enter this link into your browser to join the webinar:
<https://zoom.us/j/858895088>.
2. When prompted, enter your name and email address.
3. Click "Join" or "Join Webinar."
4. The meeting should automatically download and launch.

B. Listen to the Meeting from any mobile or wired touchtone telephone.

1. Dial 1-346-248-7799.
2. When prompted, enter the Webinar ID 858 895 088.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

3. Public Addressing the Board

Individuals “Wishing to Address the Commission” will have to fill out a speaker card and email the card to cpulaski@tpcg.org and/or bbecnel@tpcg.org. A speaker card is attached to this Notice. To prevent participation in the meeting by anonymous or fictitious individuals, you are required to include your name, telephone number, and email address on the card, and you are required to sign and date your card at the bottom. If you do not have printing and/or scanning technology, your typed name will suffice for an electronic signature. **Speaker cards will be accepted until 3:00 p.m. CST on the date of the meeting. Any cards submitted after deadline will not be accepted. Speaker cards submitted without the required information and signature will not be accepted.**

When the Commission staff receives your speaker card in compliance with these instructions, you will be sent an electronic invitation to join the meeting. For this reason, you will need to include a valid email address on your speaker card. **Any cards submitted without a valid email address will not be accepted.**

Individuals “Wishing to Address the Commission” will need to sign into a Zoom account to participate. To sign up for a free account, go to <https://zoom.us/signup>. To sign into your Zoom account, go to <https://zoom.us/signin>. Each individual addressing the Commission shall be limited to 3.0 minutes.

4. This meeting will be the first time the Houma-Terrebonne Regional Planning Commission uses webinar conferencing technology to conduct a public meeting. While every effort is being made to conduct a smooth and inclusive public meeting during this time of emergency, please understand that technology may not always be reliable, whether due to human error or technical error. Please offer your patience and understanding while the Commission launches and improves this new way of connecting to the people of Terrebonne Parish.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

SPEAKER CARD

Meeting Date: April 16, 2020

Please complete this card prior to the start of the meeting and email to cpulaski@tpcg.org and/or bbecnel@tpcg.org; or fax to (985) 580-8141. If you can't use either of these options, please contact the Planning & Zoning Department Office at (985) 873-6569 or Houma-Terrebonne Regional Planning Commission at (985) 873-6793 so we can determine another option.

If you wish to address the Commission relative to:

☐ **Approval of Minutes**

ZONING & LAND USE AGENDA ITEMS

☐ **Item F.1 – Planned Building Group, 855 Bayou Gardens Boulevard**

☐ **Item G.1 – Home Occupation, 318 Firwood Drive**

☐ **Item G.2 – Planning Approval, 8369 Park Avenue**

REGIONAL PLANNING COMMISSION AGENDA ITEMS

☐ **Item G.1 – Thibodaux By-Pass Commercial Park**

☐ **Item G.2 – Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property**

☐ **Item G.3 – Tracts 1 thru 6, Mandalay Oaks Subdivision**

☐ **Item G.4 – Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux**

☐ **Item H.1 – Lots 1-1 & 1-2, A Redivision of Property belonging to Roy D. Hicks, et ux**

☐ **Item H.2 – Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon**

☐ **Item H.3 – Emerson Subdivision, Phases A & B (Lots 1-9)**

Please note before submitting speaker card.

Name: _____ Date: _____

Address, Telephone Number, E-mail address, Affiliation, or Representation:

I wish to address the Commission regarding:

I certify that I am the person submitting this speaker card and that this information is true and correct to the best of my knowledge and ability.

Signed: _____ Dated: _____

For more information, cancellations and updates, individuals can go to the Terrebonne Parish Consolidated Government's webpage at <http://www.tpcg.org>.

BECKY M. BECNEL, MINUTE CLERK
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
(985) 873-6793

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF FEBRUARY 20, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of February 20, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by Mr. Joseph “Joey” Cehan.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Robbie Liner; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas and Mr. Barry Soudelier. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, 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.
- D. **APPROVAL OF THE MINUTES:**
1. Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of January 16, 2020.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. The Chairman called to order an application by Guidry Brothers Rental Properties, LLC requesting Planned Building Group Approval for the placement of two (2) apartment buildings at 855 Bayou Gardens Boulevard.
- a) Mr. Morille Guidry, applicant, stated they wished to place two duplexes on the property but recently learned they needed 15’ clearance between the buildings when they were providing 10’.
- b) No one from the public was present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend a few options for the applicant: 1) denial due to the proposed 10’ building separation not being met, 2) approve on the condition that the applicant modify the building size to allow for the 15’ separation, or 3) table the item to allow time for the applicant to request a variance for the building separation from the Houma Board of Adjustment.
- d) Mr. Morille stated they would like to table the matter and look at their options or redoing the plan. Discussion was held with regard to the applicant not needing Planned Building Group if they would only do one building on the property.
- e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Planned Building Group application until the next regular meeting of March 19, 2020.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **STAFF REPORT:**
1. Mr. Pulaski discussed proposed changes to the Overlay District with regard to adding South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road.
- a) Dr. Cloutier moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to revise the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road for Thursday, March 19, 2020 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz,

Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:12 p.m.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Kyle D. Faulk, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF FEBRUARY 20, 2020.

CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLU 20/2
Dist. 4
BayouCane Fire

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Guidry Brothers Rental Properties LLC, Morille Guidry
Applicant's Name

13290 Palm St. Vacherie LA 70090
Address City State Zip Code

1/29/2020 / (985) 209-2957
Date Telephone Number(s)

Owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: 2 bldgs (4 units)
2. Location: 855 Bayou Gardens Blvd.
3. Zoning District: C-3
4. Total Land Area: 70 x 175
5. Total Number of Units: 4
6. Gross Floor Area: 1950 / per bldg.
7. Total Parking Spaces Provided: 10
Total Parking Spaces Required: 8
8. Approximate Cost of Work Involved: \$335,000
9. Has any previous application been made: NO X YES _____
If Yes, please describe: n/a

PLEASE ATTACH THE FOLLOWING INFORMATION:

- ✓ A. Site Plan Depicting the Following:
- 1) All proposed structures and setbacks;
 - 2) Parking;
 - 3) Emergency vehicle access;
 - 4) Lighting;
 - 5) Fire hydrant locations;
 - 6) Loading areas (if applicable);
 - 7) All public and private easements and rights-of-ways;
 - 8) Driveways;
 - 9) Buffer protection (if applicable);
 - 10) Play areas (if applicable);
 - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.


I (We) own < 1 acres. A sum of 25⁰⁰ dollars is enclosed and made a part of this application.



Signature of Applicant
1/29/2020

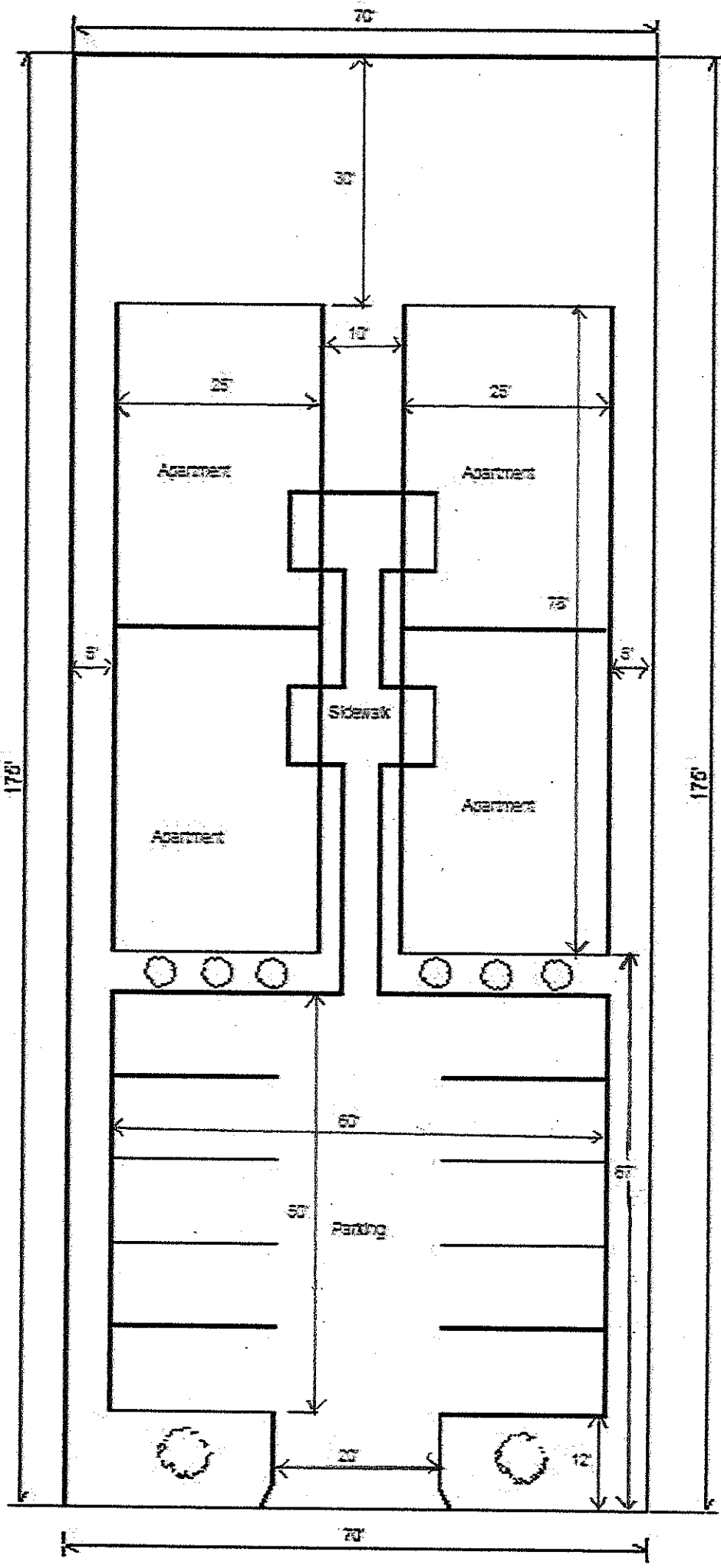
Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent
1/29/2020

Date



8026 Main St,
2nd fl.

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission
Application

ZLU 20/3
Dist. 8/COH

Name: Ruth Guilfoe
Address: 318 Firwood Dr., Houma, LA 70363
Phone: (985) 856-5168

Application For: _____ Planning Approval ☒ Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 318 Firwood Dr., Houma, LA 70363
in a _____ Zoning District. The legal description of the property involved in this application
is: (my home) lot 10 Block 3
Add. 1, Woodlawn Subd.

Has any previous application been filed in connection with these premises? _____ Yes ☒ No

Applicant's interest in the premises affected: Owner/operator

Approximate cost of work involved: 0

Explanation of property use: Swimming lessons

^{sketch} Plot Plan attached: _____ Yes ☒ No Drainage Plan attached: _____ Yes ☒ No

Ground Floor Plan and Elevations attached: _____ Yes ☒ No

Address of adjacent property owners:

1. 322 Firwood Dr.
Houma, LA 70363
(double lot)
2. 316/314 Firwood Dr.
Houma, LA 70363
(double lot)

3. _____

Ruth Guilfoe 2/19/2020 (985) 856-5168
Signature of Applicant or Agent Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.

Signature of Applicant or Agent

Date



A diagram of a property layout enclosed in a large rectangular border. In the upper left portion, there is an L-shaped area labeled 'Pool'. In the lower right portion, there is a large rectangular area labeled 'House' with '1,500 sq.ft.' written below it. The entire diagram is set against a plain white background.

Pool

House
1,500 sq.ft.

318 Firwood Drive

TPCG MUNICIPAL CODE - CHAPTER 28 ZONING : ARTICLE III DISTRICTS
CURRENTLY ZONED UNDER R-1

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

2/20/20
Dist. 5/COT

**Zoning & Land Use Commission
Application**

Name: Ray Marcel Cornerstone 4 square Church
Address: 8369 PARK AVE, HOUMA
Phone: 985-232-0224

Application For: ☒ Planning Approval \$10.00/application ☐ Home Occupation \$10.00/application
☐ Parking Plan \$50.00/plan ☐ Special Plan \$10.00/application

The premises affected are situated at 8369 Park Ave in a
R-1 Zoning District. The legal description of the property involved in this application
is: 4.987 Acres Front on Park ave 194' 1200' deep

Has any previous application been filed in connection with these premises? ☐ Yes ☒ No

Applicant's interest in the premises affected: Can a church be placed there

Approximate cost of work involved: N/A

Explanation of property use: Currently a park - future site of church

Plot Plan attached: ☐ Yes ☒ No Drainage Plan attached: ☐ Yes ☒ No

Ground Floor Plan and Elevations attached: ☐ Yes ☒ No

Address of adjacent property owners:

1. 8371 Park Ave 2. Residents of
slane Prosperie Ash St.

3. Tupelo st.
willow wood Corp.

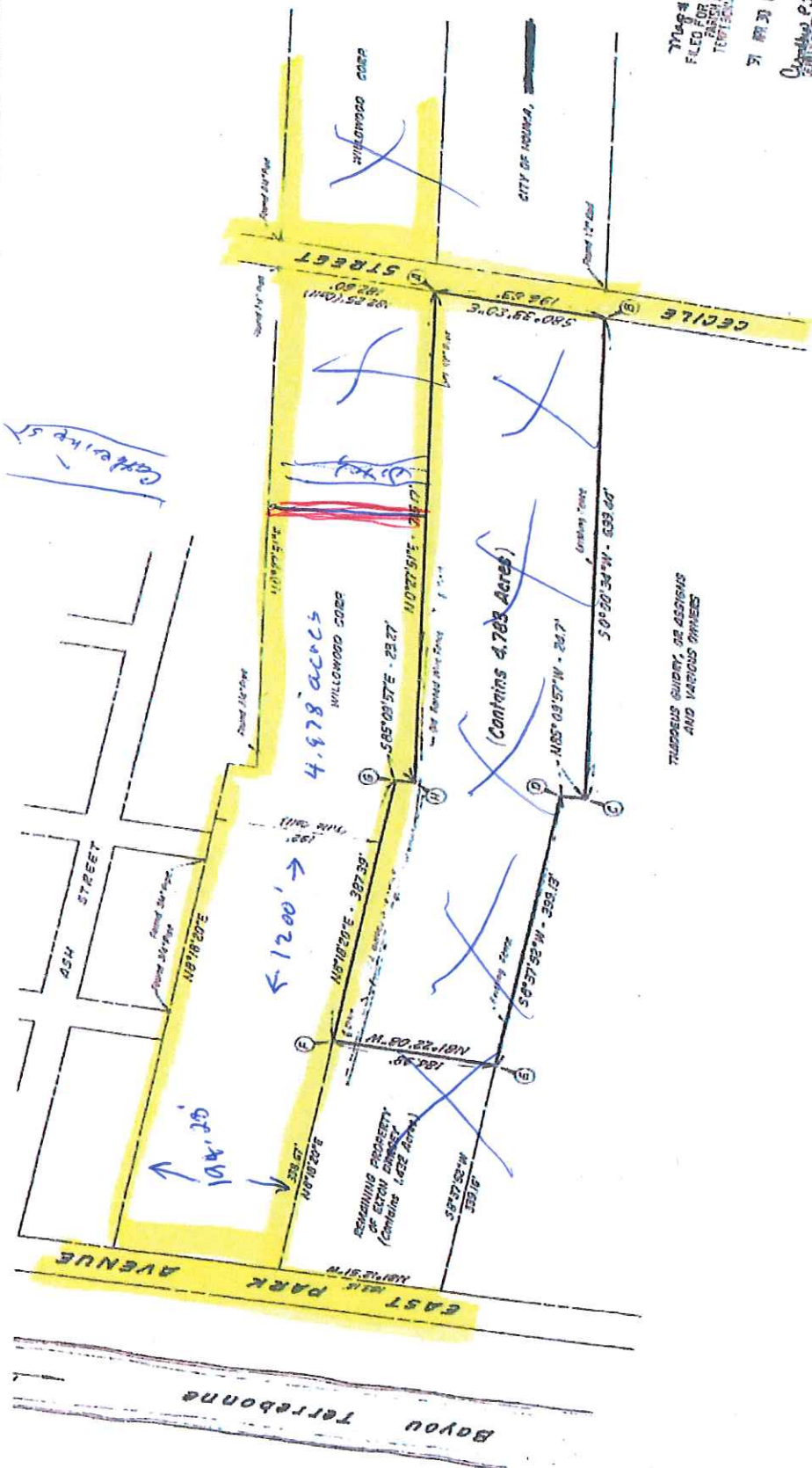
Ray Marcel
Signature of Applicant or Agent
proposed

985-232-0224
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.

[Signature]
Signature of Applicant or Agent

2-7-2020
Date



7/16/94 \$593
FILED FOR RECORD
PARISH OF
TERREBONNE, LA.
BY REC'D P382
C. J. DARSEY
S. J. DARSEY

STATE OF LOUISIANA
PARISH OF TERREBONNE
Recorded - 11-10-91
Corrected Book 10, Page 10
Corrected Book 10, Page 10
By Deputy Clerk of Court



MAP SHOWING SURVEY OF PROPERTY
BELONGING TO ELTON DARSEY LOCATED
IN SECTIONS 8 AND 96, T17S - R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'
18 DECEMBER 1990

PREPARED BY: CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

APPROVED: *Charles L. McDonald*
By L.S. No. 2462

TRAPPEL'S GUIDRY, OR ASSIGNS
AND VARIOUS OWNERS

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission***

*P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141*

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 2/27/2020

Bayou Adoue Rentals, L.L.C.
Applicant's Name

<u>8358 Main Street</u>	<u>Houma</u>	<u>LA</u>	<u>70363</u>
Address	City	State	Zip

<u>Telephone Number (Home)</u>	<u>(Work)</u>
--------------------------------	---------------

100%
Interest in Ownership (Owner, etc.)

8338 & 8342 Main Street, Houma, LA 70363
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R1 To: C2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: N/A

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

 X **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) acres;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SEE ATTACHED LIST

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

YES

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

SEE ATTACHED LIST

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

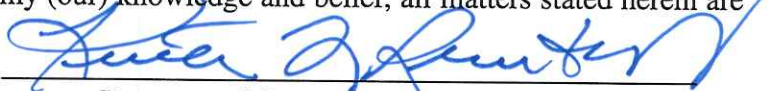
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.192 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

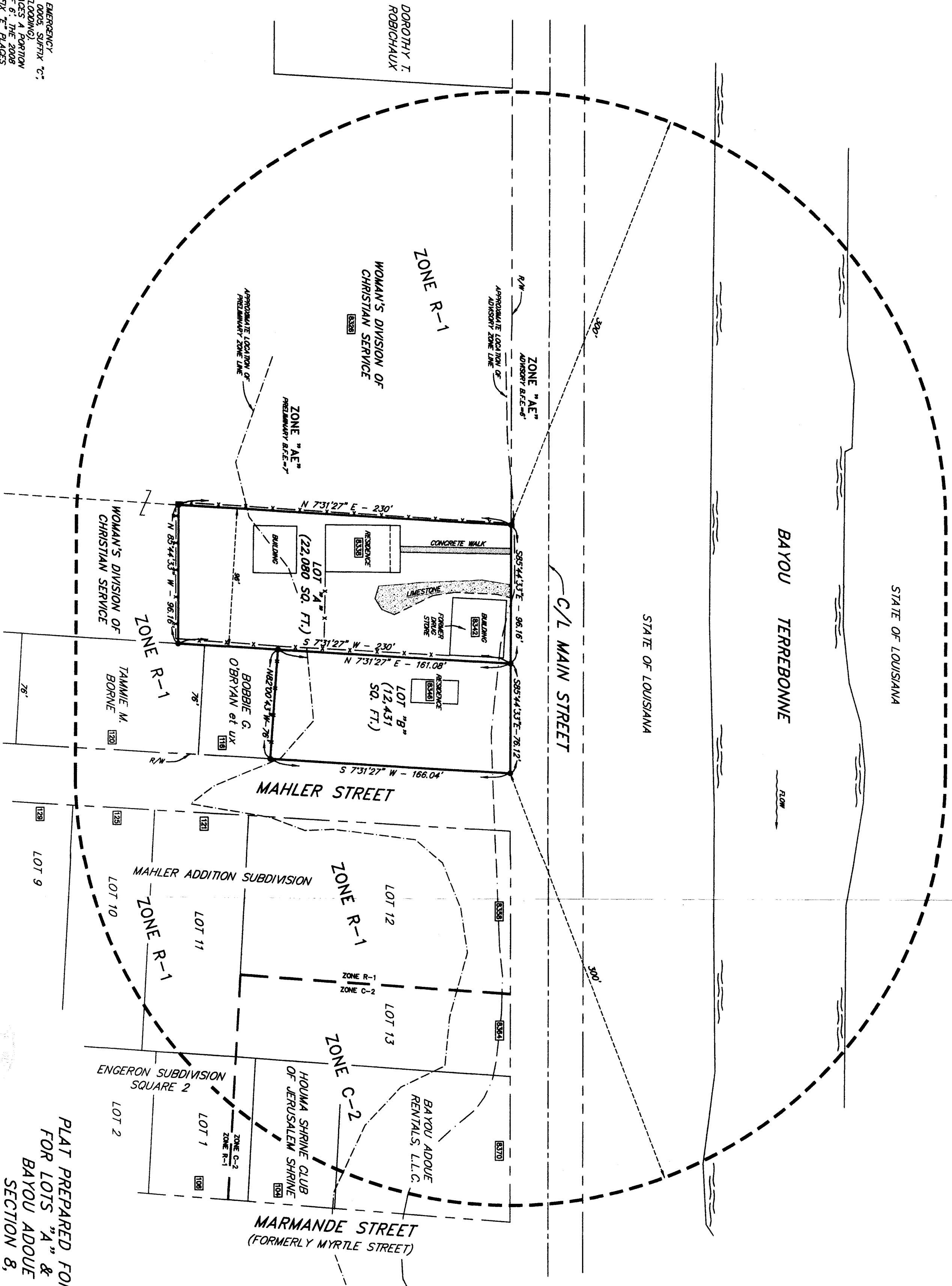

Signature of Owner or Authorized Agent

REASONS FOR REZONING

1. With the exception of Mr. Jonathon Foret's home, the owner of Bayou Adoue Rentals, L.L.C., Bayou Adoue Rentals L.L.C. owns several parcels along Main Street east of these tracts that are zoned C-2 and would like these rezoned C-2 as well.
2. Lot A has a former drug store building on it which perhaps should not have been zoned R-1. Lot A is planned to be made into a restaurant. Lot B planned to be used as a parking lot.
3. The construction of the Twin Span bridges across the Intracoastal has depressed this area. This used to be an area with many businesses. We are looking to help revitalize this area with an economic and cultural uplift. The restaurant planned would be the reopening of a well-known family restaurant.



"VICINITY MAP"



THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22022Q, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-R103 PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. REQUIREMENT OF 6'. THE 2008 PROPOSED DIRM COMMUNITY NO. 22109G, PANEL NO. 0255 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. REQUIREMENT OF 7'. THIS SURVEY BASED ON MAP PREPARED BY T.BAKER SMITH C.E. ENTITLED "MAHLER ADDITION BEING A SUBDIVISION OF PROPERTY BELONGING TO ALEDORE MAHLER LOCATED IN SECTION 8, T17S-R17E, IN THE CITY OF HOUMA, LOUISIANA", AND DATED MARCH 7, 1936. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE 1702.

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.

LEGEND:
X CHISELED "X" SET IN CONCRETE
• INDICATES 5/8" IRON ROD SET

JOB NO. : 050 FIELD BOOK : 445 ADDRESS : 8338 MAIN ST CAD NAME : GENIE-ARDOON-8338-MAIN-&-MAHLER-RE-ZONE-20-050
DRAWN BY : BM PAGES : 47-48 SURVEY FILE : "210-MAHL" FOLDER : GENIE-ARDOON-MAHLER STREET CRD: GENIE-ARDOON-MAHLER & MAIN STREET

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.



GRAPHIC SCALE

PLAT PREPARED FOR REZONING TO C-2
FOR LOTS "A" & "B" BELONGING TO
BAYOU ADOUE RENTALS, L.L.C.
SECTION 8, T17S - R17E
TERREBONNE PARISH, LOUISIANA
FEBRUARY 26, 2020 SCALE: 1" = 50'

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH: (985) 879-2782

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF FEBRUARY 20, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of February 20, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:15 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by Ms. Rachael Ellender.
- B. Upon Roll Call, present was: Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Robbie Liner; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas and Mr. Barry Soudelier. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor, and Ms. Joan Schexnayder, TPCG Engineering Division.
- 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 him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 16, 2020.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Cehan moved, seconded by Mr. Thibodeaux: “THAT the HTRPC emit payment for the February 20, 2020 invoices and approve the Treasurer’s Report of January 2020.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. ELECTION OF OFFICERS:
1. Dr. Cloutier nominated Ms. Rachael Ellender for the position of Secretary/Treasurer.
- a) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the nominations for the position of Secretary/Treasurer be closed and Rachael Ellender be elected as Secretary/Treasurer by acclamation.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated February 20, 2020, requesting to table Item H.1 with regard to Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of March 19, 2020 as per the Developer’s request [See *ATTACHMENT A*].
- a) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the HTRPC table the application by Michael X. St. Martin for Process D, Minor Subdivision for Tracts 1 thru 6, Mandalay Oaks Subdivision until the next regular meeting of March 19, 2020 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mr. Kurtz: “That the Old Business be removed from the table and considered at this time.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. Tabled until March 19, 2020. *Tracts 1 thru 6, Mandalay Oaks Subdivision* [See ATTACHMENT A]
2. The Chairman called to order the application by Kevin Patel requesting approval for Process D, Minor Subdivision, for the Redivision of Tract A-3 belonging to Houma Lodging, Inc.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. He stated the outstanding matters from the last meeting were rectified.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
 - c) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tract A-3 belonging to Houma Lodging, Inc. with a variance from the 25’ frontage requirement in lieu of the existing concrete driveway on the 35’ perpetual servitude for ingress and egress.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Management Properties, LLC requesting approval for Process A, Raw Land Division, for Lot 12 into Lot 12A & 12B, Doris C. Prince Camp Sites.
 - a) Mr. Terral Martin, Providence Engineering & Design, LLC, discussed the location and division of property.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal addresses for Raw Land Lots 12A & 12B were depicted on the plat and the correct HTRPC signature block be depicted on the plat.
 - e) Discussion was held with regard to the property being utilized for parking and that nothing could be built on the lots and that any further development of the property would have to return to Planning Commission to remove the raw land classification.
 - f) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process A, Raw Land Division, for Lot 12 into Lot 12A & 12B, Doris C. Prince Camp Sites with a variance granted from the lot size and 50 x 50 box requirement and conditioned upon municipal addresses for Raw Land Lots 12A & 12B be depicted on the plat and the correct HTRPC signature block be depicted on the plat.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk;

ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Sugar Lake, LLC requesting approval for Process A, Re-Subdivision, for Lot 3, Block 1 and Lot1, Block 2 of Sugar Pointe Commercial Park.

- a) Mr. Terral Martin, Providence Engineering & Design, LLC, discussed the location and division of property.
- b) The Chairman recognized Brett Raynes, 338 Ravensaide Drive, who requested making the new lots part of the existing covenants for their subdivision and expressed concerns of the narrow lots.
- c) It was explained that the Planning Commission had no control over any covenants that are put in place for subdivisions. It was further discussed that the division of property had to meet the subdivision regulations in order to be approved unless it was a danger to public safety and welfare.
- d) The Chairman recognized Sean Adams, 339 Ravensaide Drive, who inquired more about the subdivision regulations.
- e) The Chairman recognized Betty Guilbeau, 333 Ravensaide Drive, who requested more clarification on the division of lots.
- f) The Chairman recognized Sean Vining, 199 Ravensaide Drive, who expressed concerns of the commercially zoned lots along with concerns of more traffic, possible renting of property, and drainage along Valhi Boulevard.
- g) Mr. Pulaski discussed previous history of the development where the Planning Commission made all of the streets tie into Valhi Boulevard and the Developer went to Council where the Planning Commission's decision was overturned.
- h) Discussion ensued with regard to the Planning Commission having no control over whether property/homes could be rented. Discussion ensued with regard to the property not needing to be rezoned to residential because residential is an allowed use in commercial. Mr. Pulaski stated he would suggest it be rezoned but would not require it.
- i) Mr. Cehan discussed the ongoing drainage developments along Valhi Boulevard from Equity and Savanne that were being conducted by the Parish and not the Developer.
- j) The Chairman recognized Marcy Anthony, 326 Ravensaide Drive, who expressed concerns of the drainage servitude and a drainage ditch being covered up. She also questioned the Developer's ability to do residential and/or commercial.
- k) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- l) Mr. Pulaski discussed the Staff Report and stated Staff would approval with no conditions but would recommend the Developer consider a rezone application from commercial to residential as well as considering creating a new set of covenants for this redivision to be aligned with the existing Sugarwood Subdivision.
- m) Mr. Kurtz moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Lot 3, Block 1 and Lot1, Block 2 of Sugar Pointe Commercial Park along with the suggestions regarding covenants and zoning change."

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Sugar Bowl Motel, Inc. requesting approval for Process D, Minor Subdivision, for Tracts “A-1” thru “A-4”, A Redivision of Tract “A” belonging to Sugar Bowl Motel, Inc.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal address Tract A-1 be depicted on the plat and the land use as commercial be depicted on the plat.
- e) Discussion was held with regard to the property owners of Sugar Bowl Motel, Inc.
- f) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “A-1” thru “A-4”, A Redivision of Tract “A” belonging to Sugar Bowl Motel, Inc. conditioned upon the municipal address for Tract A-1 be depicted on the plat and the land use as commercial be depicted on the plat.

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Carroll P. Naquin requesting approval for Process D, Minor Subdivision, for Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated a fire hydrant was needed and that he would request to hold the public hearing and then table the matter until the next meeting.
- b) The Chairman recognized Frank Naquin, 105 Rural Drive, who expressed concerns of future development.
- c) Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Liner moved, seconded by Mr. Kurtz: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux until the next regular meeting of March 19, 2020 as per the Developer’s request.

The Chairman called for a vote on the motion offered by Mr. Liner. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. STAFF REPORT:

- 1. Mr. Pulaski stated he and Tara Lambeth were attending the upcoming National American Planning Association’s annual conference to be held April 25-28, 2020 in Houston, Texas. He requested the Commission consider sending Becky Becnel to the conference as well since her job duties have been expanded.

- a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC authorize payment of accommodations for Becky Becnel, Minute Clerk, to attend the 2020 National APA conference in Houston, Texas.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. ADMINISTRATIVE APPROVALS:

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

1. Revised Lots 9 & 10, Block 1, A Redivision of Lots 9 & 10, South Coteau Estates, Section 26, T17S-R17E, Terrebonne Parish, LA
2. Tract "C" and Revised Tracts "A" & "B" belonging to Christopher P. Lambert, et al, Section 26, T19S-R16E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
 - a) Dr. Cloutier questioned Ms. Schexnayder about drainage.
 - b) Mr. Thibodeaux inquired about who to call with regard to a tree in the bayou near St. Anthony as well as wastewater treatment collection.
2. Chairman’s Comments: None.

N. PUBLIC COMMENTS: None.

- O. Dr. Cloutier moved, seconded Mr. Cehan: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:20 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

Item H.1

February 20, 2020

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 1, TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION

Dear Chris:

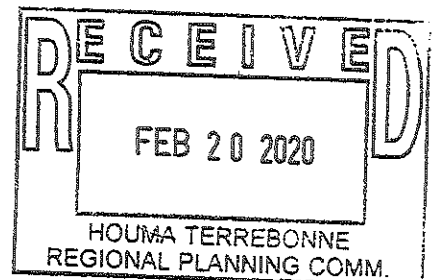
Please let this letter serve as a request to allow the above item to remain on the table and not be considered at the meeting of February 20, 2020. The fire hydrants for this project were ordered but have not come in yet to be installed in time for this meeting.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

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) (detailed description): _____

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

1. Name of Subdivision: THIBODAUX BY-PASS COMMERCIAL PARK
2. Developer's Name & Address: DONNES REAL ESTATE, INC.
DONNES REAL ESTATE, INC., 107 EAST 2ND STREET,
*Owner's Name & Address: THIBODAUX, LA 70301
[* All owners must be listed, attach additional sheet if necessary]
DAVID A. WAITZ ENGINEERING AND SURVEYING,
3. Name of Surveyor, Engineer, or Architect: INC.

SITE INFORMATION:

4. Physical Address: 458 HIGHWAY 3185, THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTIONS 64 & 81, T15S-R16E
6. Purpose of Development: TO CREATE A COMMERCIAL SUBDIVISION
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. Date and Scale of Map: October 31, 2019 1" = 50'
11. Council District: _____
12. Number of Lots: 8
13. Filing Fees: \$384.66

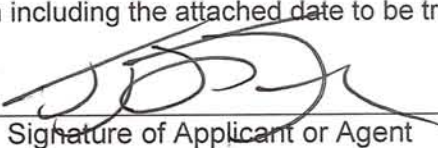
JEFFREY J. DONNES,
I, PRESIDENT, certify this application including the attached data to be true and correct.

JEFFREY J. DONNES, PRESIDENT

Print Applicant or Agent

11-4-19

Date


Signature of Applicant or Agent

The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ☒ 2) 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.

JEFFREY J. DONNES, PRESIDENT

Print Name of Signature

11-4-19

Date


Signature

IMMOBILE, LOUISIANA		DWAIT2@DWAIT2ENGINEERING.COM	
DESIGNED: JMT	DETAILED: CJA	TRACED:	
CHECKED: JMT	CHECKED: JMT	CHECKED:	
DATE: MARCH 10, 2020		FILE: F:\DWG5\2019\19-067\RECORD DRAWINGS\PLAT.DWG	JOB NO: 2019-067

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

*REDIVISION OF PROPERTY BELONGING TO REBECCA PLANTATION,
L.L.C., ANNE VERNON CALDWELL LAGARDE, AND VERNON LEE*

1. Name of Subdivision: CALDWELL, III INTO TRACT C
VERNON LEE CALDWELL, III,
2. Developer's Name & Address: 803 HWY. 311, SCHRIEVER, LA 70395
REBECCA PLANTATION, L.L.C., 918 EAST FIRST ST.,
THIBODAUX, LA 70301; ANNE VERNON CALDWELL LAGARDE,
803 HWY. 311, SCHRIEVER, LA 70395; & VERNON LEE
*Owner's Name & Address: CALDWELL, III, 803 HWY. 311, SCHRIEVER, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 864 HWY. 311, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 9, T-16-S, R-16-E
SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR
6. Purpose of Development: RESIDENTIAL USE
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. Date and Scale of Map: 11/25/19 1" = 60'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$ 296.00

VERNON LEE CALDWELL,
I, III, certify this application including the attached date to be true and correct.

VERNON LEE CALDWELL, III

Print Applicant or Agent

12-18-19

Date


Signature of Applicant or Agent

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) 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.

VERNON LEE CALDWELL, III

12/18/2019

PC20/ 1 - 3 - 3

Revised 3/25/2010

REFERENCE MAPS & BEARINGS:

1. SURVEY OF TRACTS "A" AND "B"
A REDIVISION OF PROPERTY
BELONGING TO ALBERT B. CALDWELL
LOCATED IN SECTION 169, T16S-R16E
TERREBONNE PARISH, LOUISIANA
BY: KENETH L. REMBERT, SURVEYOR
DATED: SEPTEMBER 12, 2003

2. SURVEY SHOWING 9.77 ACRES
BELONGING TO ALBERT CALDWELL
LOCATED IN SECTION 9, T16S-R16E
TERREBONNE PARISH, LOUISIANA
BY: LEONARD J. CHAUVIN, JR., INC.
DATED: 1996

3. LOT LINE SHIFT
REDIVISION OF TRACT A AND TRACT B
INTO TRACT "A-1" AND TRACT "B-1"
OF PROPERTY BELONGING TO VERNON
LEE CALDWELL, III
LOCATED IN SECTION 9, T16S-R16E
TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ ENGINEERING AND
SURVEYING, INC.
DATED: NOVEMBER 29, 2018
ENTRY NO 1571912

NOTE: REFERENCE BEARING IS
N03°26'01"W ALONG THE WEST
R/W OF LOUISIANA STATE HWY. 311
AS SHOWN ON REF. MAPS 1 AND 2.

REBECCA PLANTATION, L.L.C.
864 HWY. 311
SCHRIEVER, LA 70395
(NOT A PART)

TRACT C
78,227 S.F.
1.750 ACRES
ANNE VERNON CALDWELL LAGARDE
VERNON LEE CALDWELL, III
REBECCA PLANTATION, L.L.C.
864 HWY. 311
SCHRIEVER, LA 70395

REBECCA PLANTATION, L.L.C.
864 HWY. 311
SCHRIEVER, LA 70395
(NOT A PART)

REBECCA PLANTATION, L.L.C.
MAILING ADDRESS:
918 EAST FIRST STREET
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.

FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONES C. AN AREA OF MINIMAL FLOODING.
FEMA MAP COMMUNITY PANEL NUMBER 225206 0415 C. DATED: MAY 1, 1985

TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-U99
DATED: FEBRUARY 23, 2006. FLOOD ZONE: OUTSIDE THE LIMIT OF A.B.F.E.

NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S
EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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 MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET
FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND THAT THE ACCURACY 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:

James M. Templeton

Reg. No. 5129

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

APPROVED BY: _____

FOR: _____

APPROVALS

REBECCA PLANTATION, L.L.C. DATE
MANAGER - JACOB A. GIARDINA

ANNE VERNON CALDWELL LAGARDE DATE

VERNON LEE CALDWELL, III DATE

DATE OF SURVEY: NOVEMBER 20, 2019

SCALE IN FEET



LAND USE: SINGLE-FAMILY RESIDENTIAL

REDIVISION OF PROPERTY BELONGING TO REBECCA
PLANTATION, L.L.C., ANNE VERNON CALDWELL
LAGARDE, AND VERNON LEE CALDWELL, III INTO
TRACT C & REMAINING PROPERTY
LOCATED IN SECTION 9, T16S-R16E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017

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

DESIGNED: JMT	DETAILED: CJA	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:

DATE OF PLAT: NOVEMBER 25, 2019

FILE: F:\DWGS\2019\19-116\19-116.DWG

JOB NO: 2019-116

SURVEY
LOCATION

VICINITY MAP

SCALE 1" = 2000'

LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING CABLE LINE	— C —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊗WV
EXISTING FIRE HYDRANT	⊗
EXISTING WATER METER	⊗WM
EXISTING GAS VALVE	⊗GV
EXISTING GAS METER	⊗GM
EXISTING SEWER MANHOLE	⊗
DRAINAGE FLOW	—
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	■
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 12B)	⊗(8.6)
LAND HOOK	⌞

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

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) (detailed description):

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

1. Name of Subdivision: PLAT SHOWING TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA
2. Developer's Name & Address: 70360
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA
*Owner's Name & Address: 70360
[* 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: 3495 BAYOU BLACK DR. HOUMA, LA 70360
5. Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E
6. Purpose of Development: TO CREATE TRACTS TO SELL
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. Date and Scale of Map:
DATE: 11/18/19 SCALE: 1"=100'
11. Council District:
7 Marmande / Bayou Black Fire
12. Number of Lots: 6
13. Filing Fees: \$ 316.46

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

KENETH L. REMBERT
Print Applicant or Agent

11/27/19
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: X MA SM 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or MA SM 2) 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.

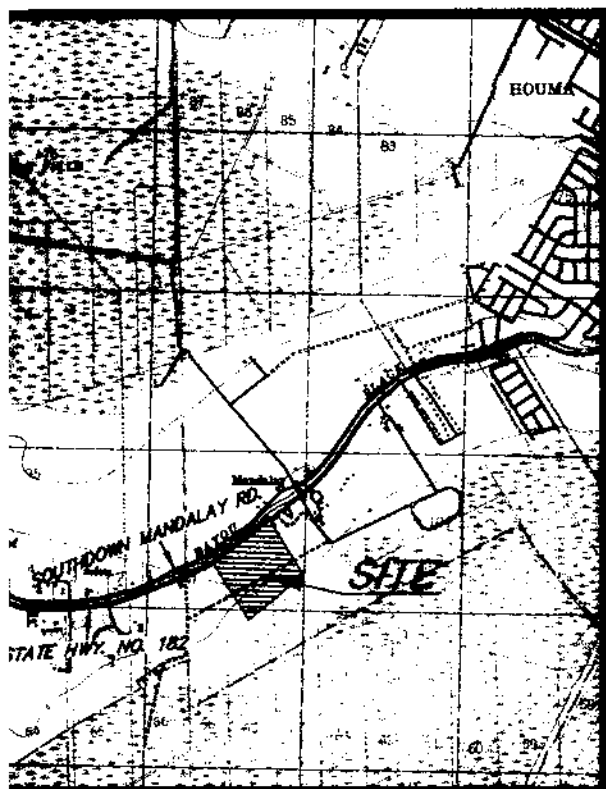
MICHAEL X. ST. MARTIN
Print Name of Signature

11/27/19
Date

Michael X. St. Martin
Signature

Revised 3/25/2010

PC19/ 12 - 1 - 60



"VICINITY MAP"



INDICATES 5/8" IRON ROD SET
INDICATES 5/8" IRON ROD FOUND
EXISTING POWER POLE WITH LIGHT
PROPOSED FIRE HYDRANT
INDICATES SPOT ELEVATION
(NAD 88-OPUS GEOID 12B)
INDICATES BRASS DISK SET
AT ELEV. 9.20' NAD '88
INDICATES DRAINAGE FLOW

TREATMENT PLANT TO BE USED IN THIS AREA
'SEWERAGE IS NOT AVAILABLE.

ERTY DRAINS TO A DITCH TO THE REAR WHICH IS MAINTAINED
IE PARISH TO A PUMP STATION TO THE SOUTHWEST.
S OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS,
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT

MAPS:
PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY
G TO BAYOU AREA CHILDREN'S FOUNDATION, INC. LOCATED IN SECTION
1-17E, TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 5, 2019.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS LOCATED IN
65 & 66 T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED
9, 1987, REVISED MARCH 31, 1987.

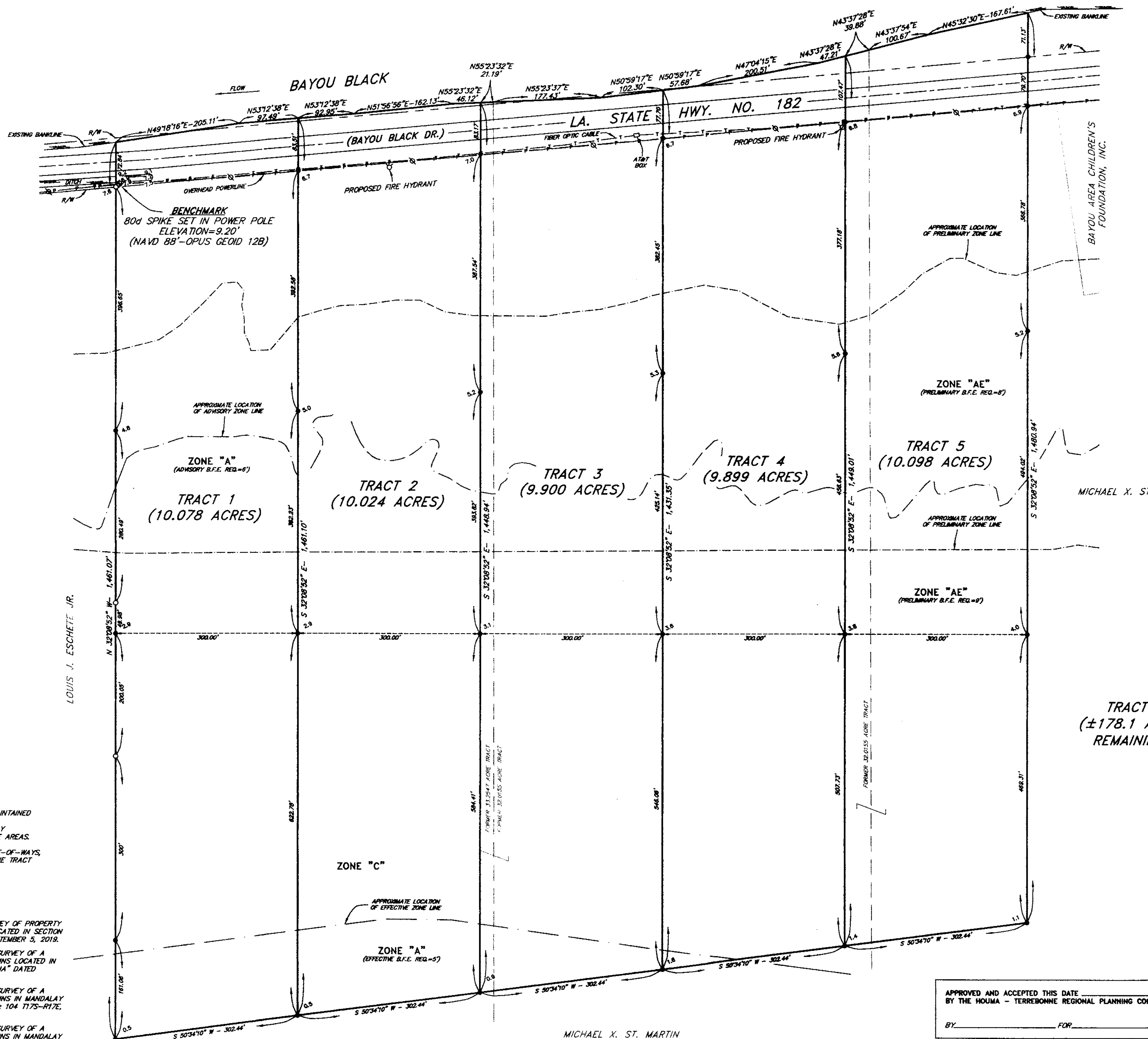
PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY
PROOF PLANTATIONS, LOCATED IN SECTIONS 63, 64 & 104 T17S-R17E,
INE PARISH, LOUISIANA" DATED SEPTEMBER 17, 1984.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY
PROOF PLANTATIONS, LOCATED IN SECTIONS 64, 65 & 104 T17S-R17E,
INE PARISH, LOUISIANA" DATED OCTOBER 3, 1984.

SHOWN HEREON ARE BASED ON NAD '88, LOUISIANA COORDINATE
OUTH ZONE.

ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
COMMUNITY NO. 225206, PANEL NOS. 0430 & 0435, SUFFIX "C", AND DATED
(ZONE "A" HAS A B.F.E. REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992).
JARY 23, 2006 ADVISORY PANEL NOS. LA-P101 & LA-Q101 PLACES A PORTION
ERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.
E OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR
OOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY DFIRM
2, 22109G, PANEL NO. D245 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN
D HAS B.F.E. REQUIREMENTS OF 8' & 9'. PLEASE CHECK WITH THE PARISH
MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

9 FIELD BOOK : 425 ADDRESS : BAYOU BLACK DR. CAD NAME : MICHAEL-ST-MARTIN-BAYOU-BLACK-5-TRACTS-AA-19-159
10 PAGES : 12&78 SURVEY FILE : "M-ST-MAR" FOLDER : MIKE ST. MARTIN-HOMESITE CRD : ST-MARTIN-BAYOU-BLACK-SUBDIVISION



MICHAEL X. ST. MARTIN

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: MICHAEL X. ST.

PLAT SHOWING TRACTS 1 THROUGH 5
MANDALAY OAKS SUBDIVISION
SECTIONS 63, 64, 65 AND 104, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE

100' 50' 0 100' 200'

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

DATE	BY	DESCRIPTION
		REVISIONS

6 - TRACTS



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

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) (detailed description):

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

1. Name of Subdivision: LOTS A & B, PROPERTY OF CARROLL PIERRE NAQUIN
2. Developer's Name & Address: CARROLL P. NAQUIN, 4035 COUNTRY DR., BOURG, LA 70343
CARROLL & LORETTA NAQUIN, 4035 COUNTRY DR., BOURG,
*Owner's Name & Address: LA 70343
[* 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: 4560 COUNTRY DR., BOURG, LA
5. Location by Section, Township, Range: SECTION 2, T18S-R18E AND SECTION 12, T17S-R18E
6. Purpose of Development: CREATE LOT B FOR DAUGHTER'S HOME.
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. Date and Scale of Map: 1/15/20 scale 1"=100'
11. Council District: 9 Bourg Fire
12. Number of Lots: 2
13. Filing Fees: \$421.10

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

KENETH L. REMBERT

Print Applicant or Agent

1/30/20

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or XCAR 2) 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.

CARROLL P. NAQUIN

Print Name of Signature

2/1/20

Date

[Signature]
Signature

Revised 3/25/2010

PC20/ 2 - 4 - 9



"VICINITY MAP"



NOTE:
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE TO BAYOU TERREBONNE AND TO THE SWAMP 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.

THESE TRACTS ARE LOCATED IN ZONE "A5" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANELS NOS. LA-P106 & P107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2008 PRELIMINARY DIRM COMMUNITY NO. 221096, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 11'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

JOB NO. : 008 FIELD BOOK : 442 ADDRESS : 4035 COUNTRY DR CAD NAME : CARROLL-NAQUIN-4035-COUNTRY-DR-PC-20-008
DRAWN BY : BM PAGES : 72-74 SURVEY FILE : "PDEN-RB3" FOLDER : PETER WOLFE CRD : CARROLL NAQUIN-2ACRE TRACT-BOURG

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

REFERENCE MAPS:

- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "MAP SHOWING PROPERTY BELONGING TO PETER WOLFE LOCATED IN SECTION 2, T18S-R18E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 20, 2012, (REVISED MAY 8, 2012).
- 2) MAP RECORDED UNDER ENTRY NO. 275725 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 3) MAP RECORDED UNDER ENTRY NO. 275196 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 4) MAP RECORDED UNDER ENTRY NO. 292599 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 5) MAP RECORDED UNDER ENTRY NO. 282772 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 6) MAP RECORDED UNDER ENTRY NO. 406812 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 7) MAP RECORDED UNDER ENTRY NO. 663751 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 8) MAP RECORDED UNDER ENTRY NO. 1265155 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 2"x2" HUB SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION (BASED ON NAVD '88, C46)
- INDICATES BENCHMARK SET AT ELEV. 6.75' NAVD '88
- INDICATES DRAINAGE FLOW

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*

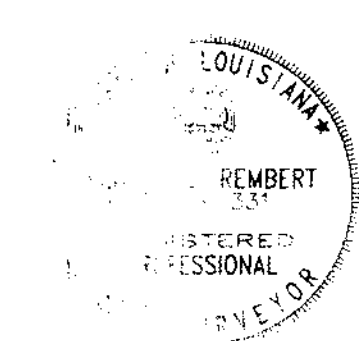
Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: **331**

04 FEB 20	BM	TO SHOW METAL BUILDING ON LOT A
DATE	BY	DESCRIPTION
REVISIONS		

2 - LOTS



"MINOR SUBDIVISION"

PLAT SHOWING LOTS A & B,
A REDIVISION OF PROPERTY BELONGING TO
CARROLL PIERRE NAQUIN et ux
LOCATED IN SECTION 2, T18S-R18E &
IN SECTION 12, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70380
(985) 879-2782 FAX - (985) 879-1841



DRAWN: B.M.

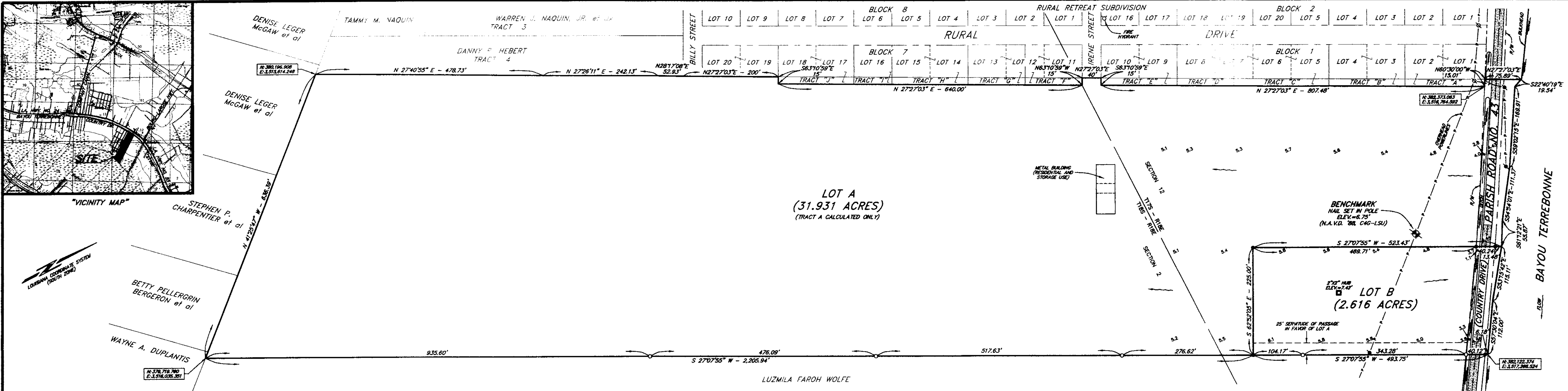
CHK'D: K.L.R.

SCALE: 1" = 100'

DATE: 15 JAN 20

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

BY _____ FOR _____



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

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) (detailed description):

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

1. Name of Subdivision: SURVEY OF LOTS 1-1& 1-2, A REDIVISION OF A PORTION OF PROPERTY BELONGING TO ROY D. HICKS ET UX
2. Developer's Name & Address: ROY D. HICKS 314 MALIBOU DR HOUMA, LA 70364
*Owner's Name & Address: ROY D. HICKS 314 MALIBOU DR HOUMA, LA 70364
[* 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: 133 & 137 SHARLENE ST HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 58, T16S-R17E
6. Purpose of Development: CREATE TWO SEPARATE PARCELS TO SELL
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. Date and Scale of Map:
DATE: MARCH 2, 2020 SCALE: 1"=30'
11. Council District:
4 Amcdee / Coteau Fire
12. Number of Lots: 2
13. Filing Fees: \$138⁹⁰

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

KENETH L. REMBERT

Print Applicant or Agent

3/27/2020

Date


Signature of Applicant or Agent

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) 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.

ROY D. HICKS

Print Name of Signature

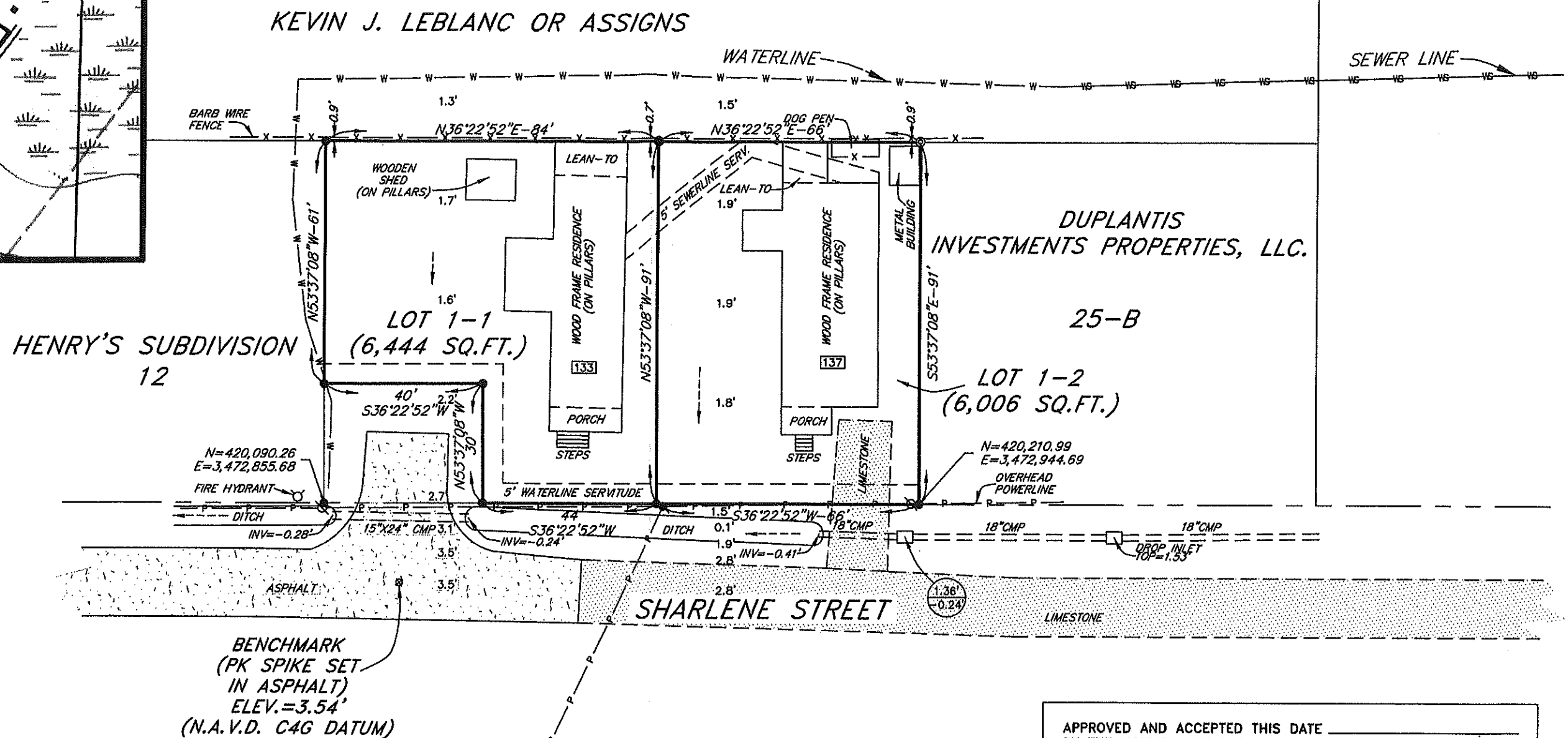
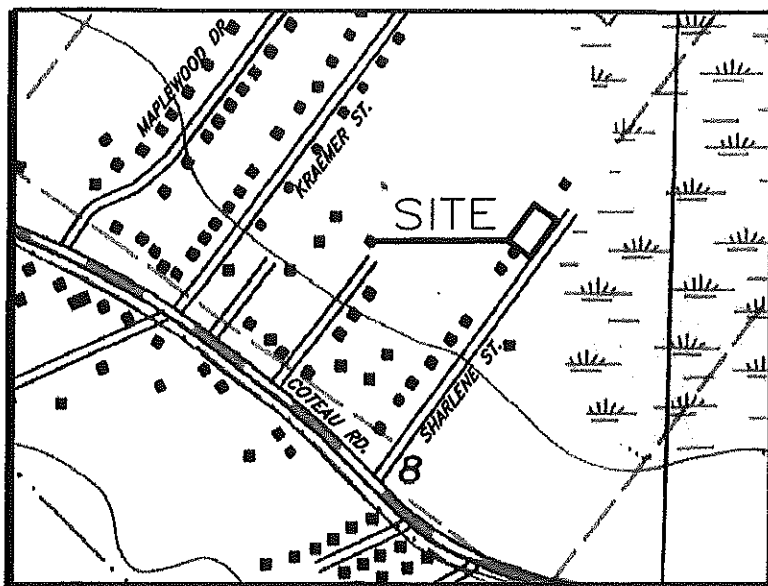
ROY D. HICKS
Signature

3/27/2020

Date

PC20/ 4 - 1 - 10

Revised 3/25/2010



*DUPLANTIS
INVESTMENTS PROPERTIES, LLC.*

25-B

55 LOT 1-2
(6,006 SQ.FT.)

HENRY'S SUBDIVISION
12

LOT 1-1
(6,444 SQ.FT.)

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL

*SURVEY OF LOTS 1-1 & 1-2
A REDIVISION OF A PORTION OF PROPERTY
BELONGING TO ROY D. HICKS ET UX
LOCATED IN SECTION 58, T16S-R17E,
TERREBONNE PARISH, LOUISIANA*

MARCH 2, 2020

SCALE: 1" = 30'

KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST., HOUMA, LA. 985-879-2782

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

BY _____ FOR _____

SEWER: COMMUNITY

THESE LOTS DRAIN TO ROAD SIDE DITCH ALONG SHARLENE STREET AND A DITCH IN THE REAR. OWNERS WILL PROVIDE AND PERPETUALLY MAINTAIN DRAINAGE COURSES NECESSARY TO REACH THESE TRACTS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1267669 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

THESE TRACTS ARE LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. FEBRUARY 2006 ADVISORY PANEL NO. LA-S102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0115 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 4'.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS,
EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.



JOB NO. : 79 FIELD BOOK : 445 ADDRESS : SHARLENE CAD NAME : HICKS-REDIVISION-137-SHARLENE-ST-PC_20-079
DRAWN BY : AP PAGES : 49-55 SURVEY FILE : 131PATT.TXT FOLDER : HENRY'S SUBDIVISION

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

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) (detailed description): _____

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

Redivision of Property Belonging to Wayne A. Mayon and Tracy Lynn Gary

1. Name of Subdivision: Mayon
2. Developer's Name & Address: Wayne and Tracy Mayon 222 Old Spanish Trail Gibson, LA
*Owner's Name & Address: Wayne and Tracy Mayon 222 Old Spanish Trail Gibson, LA
[* 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: 222 Old Spanish Trail Gibson, LA
5. Location by Section, Township, Range: Section 9 & 10, T16S-R14E
6. Purpose of Development: To create one residential lot from two existing lots
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. Date and Scale of Map: 4 June 2019 1"=100'
11. Council District: _____
12. Number of Lots: 3
13. Filing Fees: _____

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

Alisa Champagne

Print Applicant or Agent

26 March 2020

Date

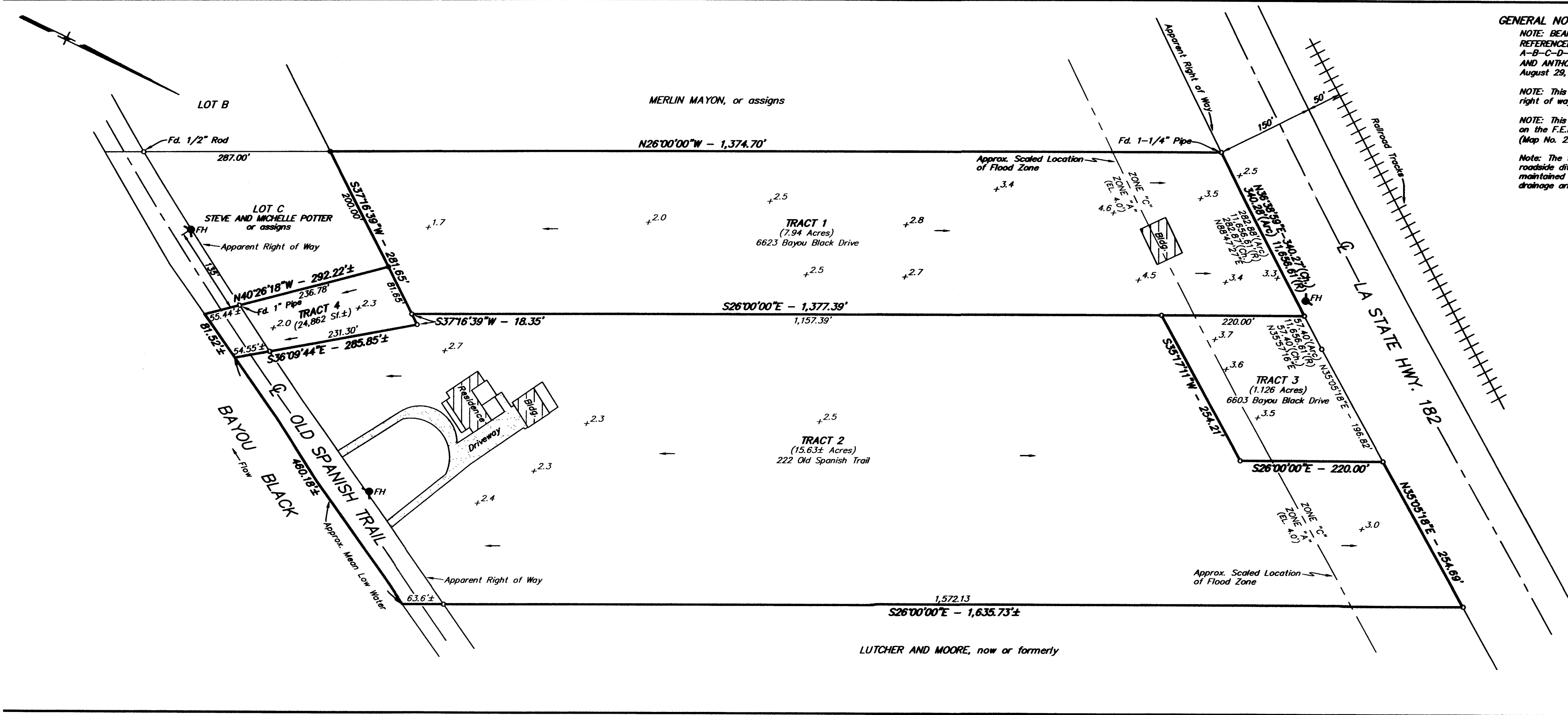
Alisa Champagne
Signature of Applicant or Agent

The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or TM ☐ 2) 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.

Tracy G. Mayon
Print Name of Signatory

3-26-20
Date

Tracy G. Mayon
Signature



GENERAL NOTES:

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "PLAN OF LAND SHOWING PORTION A-B-C-D-E-F-G-A OF PROPERTY OF LAWRENCE P. CUTRONE AND ANTHONY FREIA" prepared by Roes & Associates dated August 29, 1975.

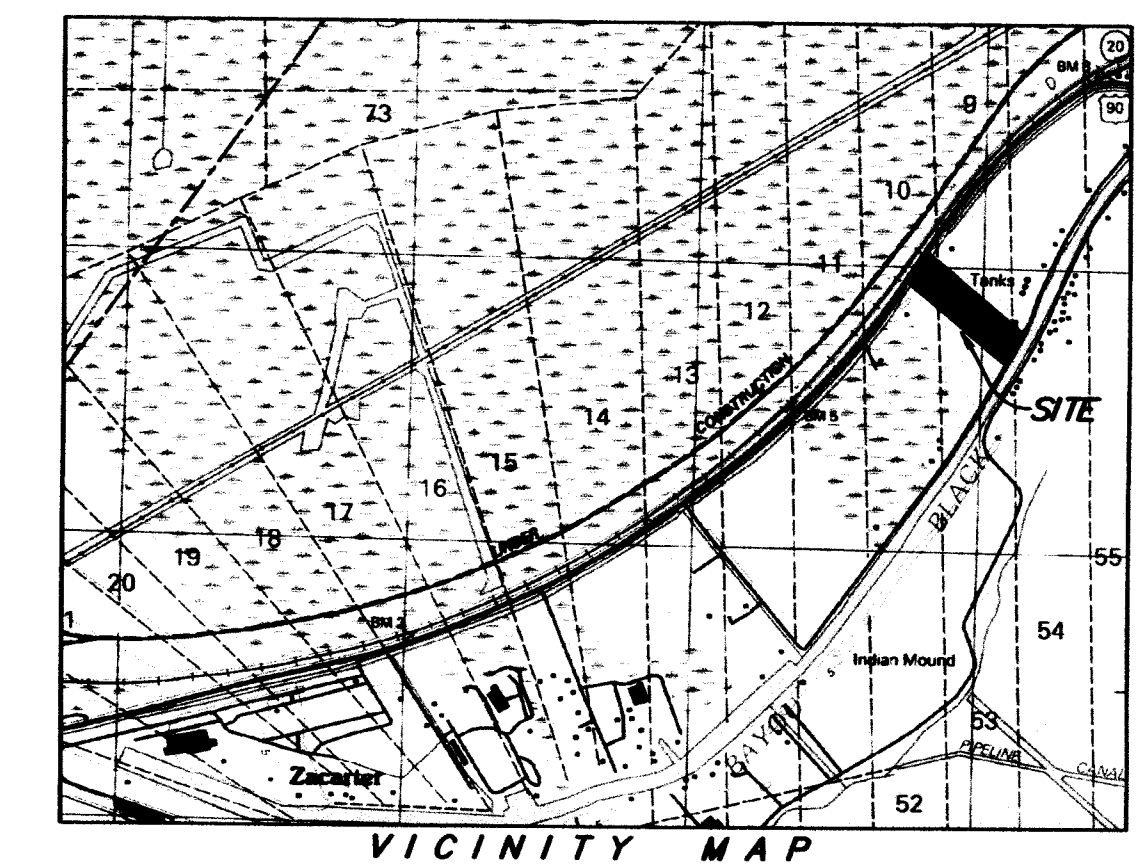
NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is situated within ZONE "A & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0725 C) ZONE "A" B.F.E EL. 4.0'

Note: The tracts shown hereon drain into the Parish maintained roadside ditch along Old Spanish Trail and into the DOTD maintained ditch along LA State Hwy. 182 as indicated by the drainage arrows shown hereon.

- LEGEND**
- Indicates 1/2" Pipe Set Unless Noted
 - Indicates 3/4" Pipe Fd. Unless Noted
 - FH ● Indicates Exist. Fire Hydrant
 - Indicates Drainage Flow

Proposed Land Use:
Single Family Residential



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

BY _____ FOR _____

**MAP SHOWING THE REDIVISION OF
PROPERTY BELONGING TO WAYNE A. MAYON
AND TRACY LYNN GARY MAYON
LOCATED IN SECTIONS 9 & 10, T16S-R14E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100' 26 MARCH 2020

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input 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) (detailed description): _____

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

- Name of Subdivision: Redivision of Lots 1 Through 9 of Emerson Subdivision - Phases "a & B"
- Developer's Name & Address: Robert Aiello 300 Benton Road Bosier, LA 71111
*Owner's Name & Address: Linton Road Company, LLC 300 Benton Road Bosier, LA 71111
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>Emerson Drive</u> | |
| 5. Location by Section, Township, Range: <u>Section 32 & 33, T17S-R17E</u> | |
| 6. Purpose of Development: <u>To subdivide existing lots into smaller lots</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| <input type="checkbox"/> Single-Family Residential | <input checked="" type="checkbox"/> Community |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Individual Treatment |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Package Plant |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |
| 9. Drainage: | 10. Date and Scale of Map: |
| <input type="checkbox"/> Curb & Gutter | <u>26 March 2020 1"=60'</u> |
| <input checked="" type="checkbox"/> Roadside Open Ditches | 11. Council District: |
| <input type="checkbox"/> Rear Lot Open Ditches | |
| <input type="checkbox"/> Other | |
| 12. Number of Lots: <u>13</u> | 13. Filing Fees: _____ |

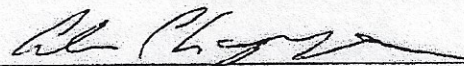
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

26 March 2020

Date



Signature of Applicant or Agent

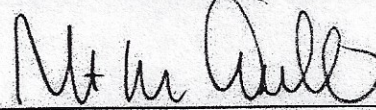
The undersigned certifies: Initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or Initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within 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.

Robert M. Aiello

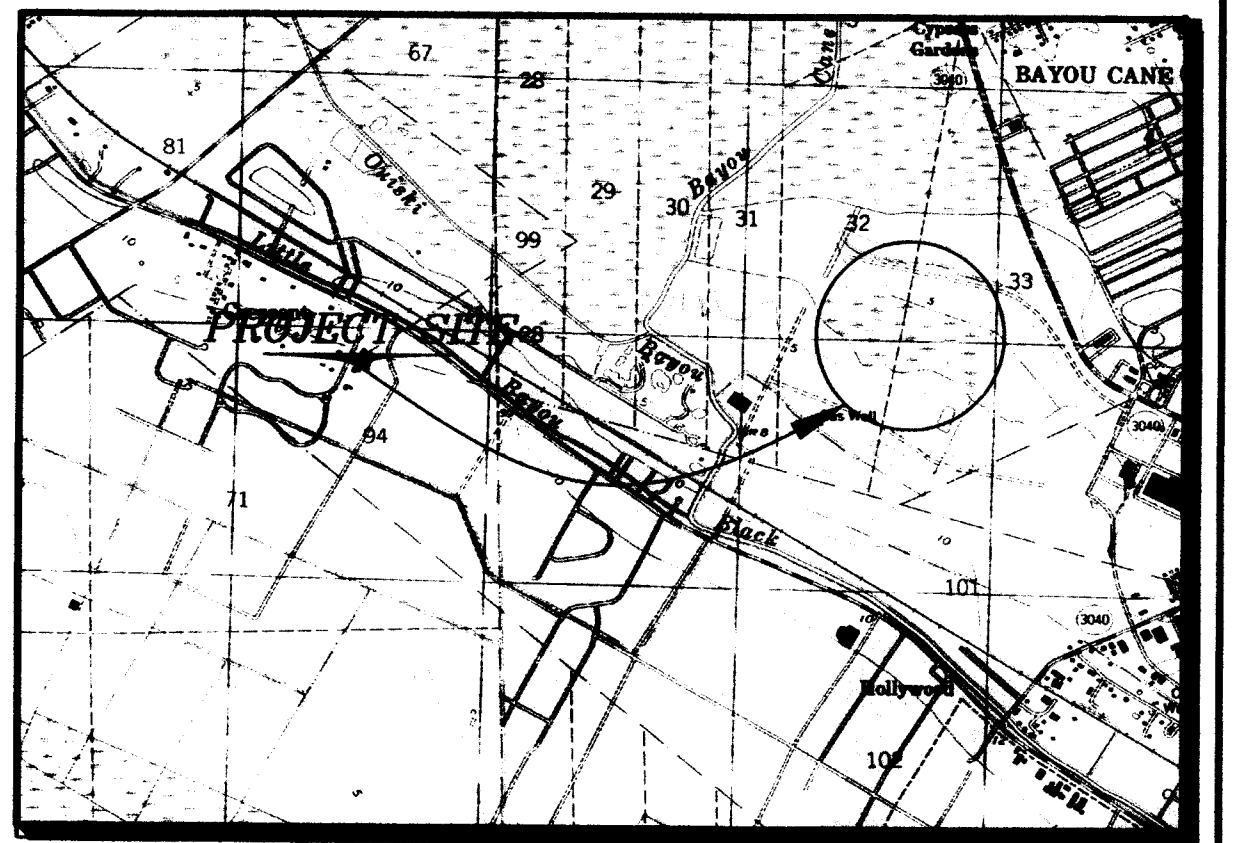
Print Name of Signature

4-2-20

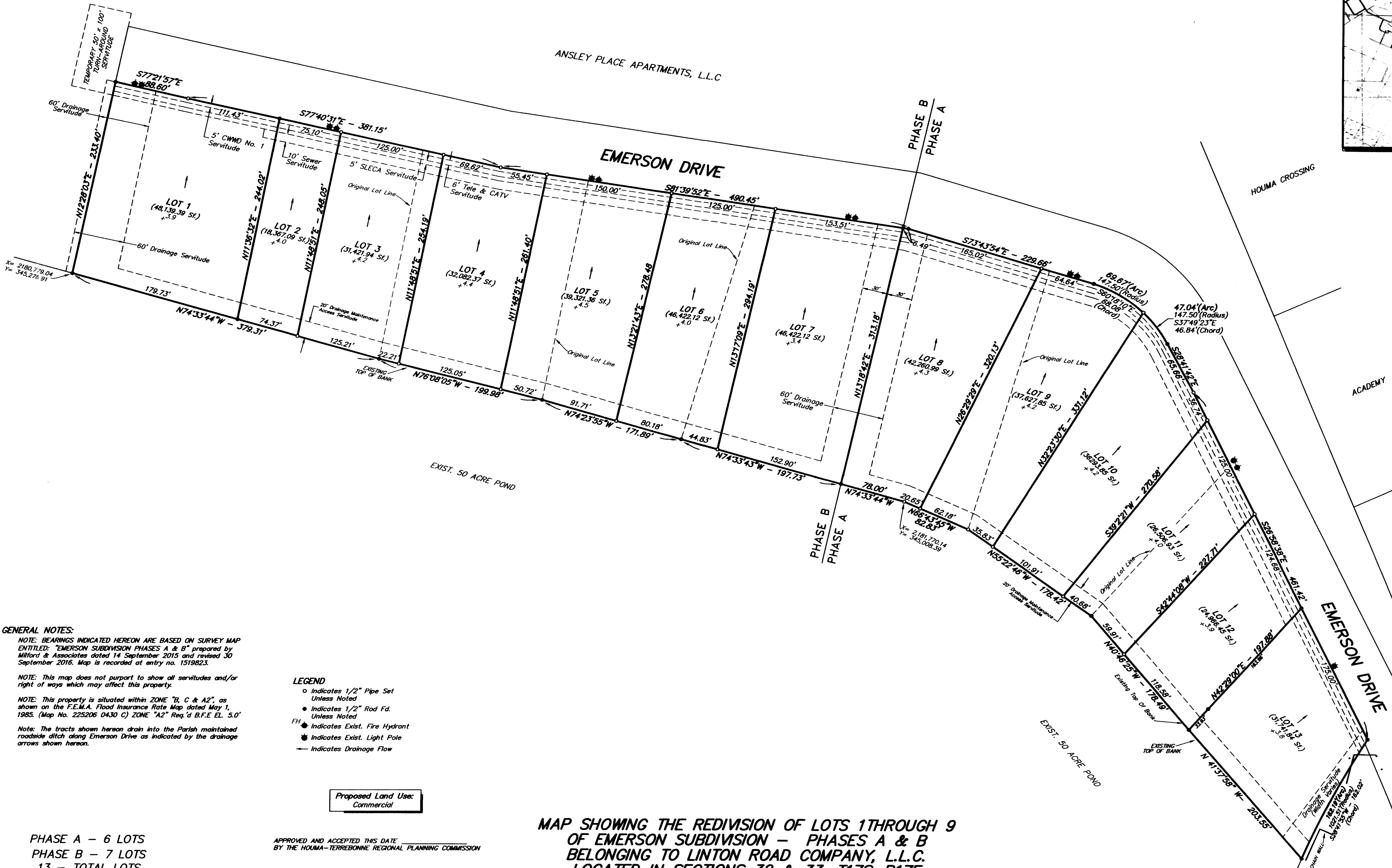
Date



Signature



VICINITY MAP



GENERAL NOTES:
NOTE: BEARINGS INDICATED HEREON ARE BASED ON SURVEY MAP ENTITLED: "EMERSON SUBDIVISION PHASES A & B" prepared by Milford & Associates dated 14 September 2015 and revised 30 September 2016. Map is recorded at entry no. 1519823.
NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.
NOTE: This property is situated within ZONE "B, C & A2", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0430 C) ZONE "A2" Req'd B.F.E. EL. 5.0'
Note: The tracts shown hereon drain into the Parish maintained roadside ditch along Emerson Drive as indicated by the drainage arrows shown hereon.

- LEGEND**
- Indicates 1/2" Pipe Set Unless Noted
 - Indicates 1/2" Rod Fd. Unless Noted
 - FH ● Indicates Exist. Fire Hydrant
 - Indicates Exist. Light Pole
 - Indicates Drainage Flow

Proposed Land Use:
Commercial

PHASE A - 6 LOTS
PHASE B - 7 LOTS
13 - TOTAL LOTS

**EMERSON SUBDIVISION
PHASES A & B
LOT LAYOUT REDIVISION**

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

FILE #	DATE	REVISION	BY
6447	26 MAR 20		

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

BY _____ FOR _____

60' 30' 0 60' 120'

SCALE: 1" = 60'

**MAP SHOWING THE REDIVISION OF LOTS 1 THROUGH 13
OF EMERSON SUBDIVISION - PHASES A & B
BELONGING TO LINTON ROAD COMPANY, L.L.C.
LOCATED IN SECTIONS 32 & 33, T17S-R17E
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60' 26 MARCH 2020



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