

Houma-Terrebonne Regional Planning Commission

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

AUGUST 21, 2025, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of July 17, 2025
- E. COMMUNICATIONS**
- F. PUBLIC HEARINGS:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville; Iona L. Brown, applicant (*Council District 1 / City of Houma Fire*)
 - 2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant (*Council District 1 / City of Houma Fire*)
- G. NEW BUSINESS:**
 - 1. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district, 1132 Barrow Street; Lino Mendoza, applicant (*Council District 1 / City of Houma Fire*)
- H. STAFF REPORT**
- I. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman's Comments
- J. PUBLIC COMMENTS**
- K. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 21, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 21, 2025 INVOICES AND THE TREASURER'S REPORT OF JULY 2025**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility)
Approval Requested: Process D, Minor Subdivision
Location: 10307 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Sealevel Construction
Surveyor: Duplantis Design Group, PC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 2-A & 2-B, A Redivision of Property belonging to Norman L. Billiot, Jr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 4364 & 4365 Lori Ann Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Daisy & Norman L. Billiot, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Variance Request: Variance from the minimum frontage width (Tract 2-B to be 20' in lieu of the required 25')

c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of Parcel "E" belonging to KMA Houma Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1847 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Penny Dastugue
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Subdivision of Property belonging to Tyler Hebert creating "Parcel A" & "Parcel B" being a part of Lot 4A of Ellender Bros. Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 639 Highway 55, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Tyler Hebert
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement (Parcel B to be 5,523 sf in lieu of the required 6,000 sf; parcel to be used for docking & mooring purposes only)

d) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the Louisiana Chapter of the American Planning Association's conference to be held in Lafayette, Louisiana on October 9, 2025; Commissioner's Training (as required by Act 859) to be held on October 10, 2025 @ 8 a.m.)

J. ADMINISTRATIVE APPROVAL(S):

1. Survey & Division of Lot 5, Lot 6, and Lot 7 of Hellier Row-Beatyville into Lot 5A and Lot 6-7; Section 3, T16S-R16E, Terrebonne Parish, LA (3592 & 3594 LA Hwy. 316 / Councilman Carl Harding, District 2)
2. Redivision of Lots 1 & 2, Block 2 of Henry Perera Subdivision and Lot 5 of Property belonging to J.F. Brown, III; Section 83, T15S-R16E, Terrebonne Parish, LA (1127 Main Project Road, Schriever / Councilman John Amedée, District 4)
3. Lot Line Shift between Property belonging to Allie Authement, et al, Faith D. Mays Trust, et al, and Elmer J. & Myrtis R. Duplantis Trust, or assigns; Section 4, T16S-R16E/R17E, Terrebonne Parish, LA (138 & 139 Executive Drive / Councilman Carl Harding, District 2)
4. Lot Line Adjustment of Lots 31 & 32, Block 1, Ellendale Subdivision; Section 80, T17S-R16E, Terrebonne Parish, LA (409 & 411 Oak Alley Drive / Councilman Clyde Hamner, District 6)
5. Lot Line Adjustment Survey creating Rev. Lot 5, Rev. Lot 5A, Rev. Lot 6, & Rev. Lot 6A, Block 6, Addendum No. 1 of Ellendale Subdivision, Property belonging to Neal L. Hubbard, et ux; Section 80, T17S-R16E, Terrebonne Parish, LA (406 & 408 Ardoyne Drive / Councilman Clyde Hamner, District 6)
6. A Revision of Lot Lines between Tract B-1 (Raw Land) & Lot Extension B-2 (Raw Land) for Lucky 13 Land Company; Section 63 & 64, T16S-R17E, Terrebonne Parish, LA (Country Estates Drive / Councilman Charles "Kevin" Champagne, District 5)

- 7. Revised Lot 1, Block 10, Mulberry Estates Subdivision, Phase "B" and Revised Lot 37, Block 4, Addendum No. 1 to Mulberry Gardens Subdivision, Phase "A"; Section 104, T17S-R17E, Terrebonne Parish, LA *(307 & 335 Tigerlily Drive / Councilman Danny Babin, District 7)*
- 8. Survey of Revised Lots 94 & 96, A Redivision of Lots 94, 95, & 96 of Southern Comfort Waterfront Community belonging to Patrick H. Yancey 2010 Family Trust No. 1, et al; Section 37, T20S-R17E, Terrebonne Parish, LA *(122, 126, & 130 Flounder Court / Councilman Danny Babin, District 7)*
- 9. Survey of Revised Lots 11 and 13, A Redivision of Lots 11, 12, & 13, Block 10 to Jastremski Addition belonging to Wally J. Naquin, et al; Section 6, T17S-R17E, Terrebonne Parish, LA *(402 & 406 Central Ave. / Councilman Charles "Kevin" Champagne, District 5)*
- 10. Lot Line Adjustment, Lots D1 & D2 belonging to Village East Shopping Center, LLC; Section 2, T17S-R18E, Terrebonne Parish, LA *(9465 E. Park Avenue / Councilman Brien Pledger, District 1)*

K. COMMITTEE REPORT:

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

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JULY 17, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 17, 2025 of the HTRPC to order at 6:09 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Barry Soudelier, Secretary/Treasurer. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to disclose.*
- The Chairman recognized Councilman Carl Harding and Councilwoman Kim Chauvin in the audience.*
- Upon request to come to the podium by the Chairman, Councilwoman Chauvin spoke regarding transparency from applicants when the Commission is considering applications.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of June 26, 2025.”
- 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. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC remit payment for the June 26, 2025 invoices and approve the Treasurer’s Report of May 2025.”
- 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. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Duplantis Design Group, PC, dated July 9, 2025, requesting to table Item G.1 regarding the Eagle II Dry Dock Facility indefinitely [See *ATTACHMENT A*].
- a) Mr. Thibodeaux moved, seconded by Mr. Billiot: “That the HTRPC table the application for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) indefinitely as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Smith moved, seconded by Mr. Thibodeaux: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. *TABLED INDEFINITELY* Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) [See *ATTACHMENT A*]

2. The Chairman called to order the application by Freddie J. Triche requesting approval for Process D, Minor Subdivision, for Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux.

- a) Mr. Ken Rembert, Keneth L Rembert Land Surveyors, stated the matter was tabled at the last meeting and the drainage calculations have now been approved.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the fire hydrant distance variance as it was within the allotted HTRPC 10% distance policy and approval of the subdivision.
- c) Mr. Billiot moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux with a variance from the fire hydrant distance as it was within the allotted HTRPC 10% distance policy and approval of the subdivision.”

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Daisy & Norman L. Billiot, Jr. requesting approval for Process D, Minor Subdivision, for Lots 2-A & 2-b, a Redivision of Property belonging to Norman L. Billiot, Jr., et ux.

- a) Mr. Ken Rembert, Keneth L Rember Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Lorraine Foret, 4352 Highway 56, who expressed concerns of the access road to the property which is along her house and behind houses and of a possible RV park being built on the property.
- c) Discussion was held about the application submitted to the Planning Commission for a division of property and not a residential building park, mobile home park, or RV park.
- d) The Chairman recognized Lonnie Matherne, 239 Donna Lee Drive, who expressed concerns of him needing 20' driveway.
- e) Mr. Bercegeay discussed a public hearing on July 30, 2025 at the Terrebonne Parish Council's meeting regarding a moratorium on RV Parks until the drafted RV Park regulations are approved.
- f) The applicant, Norman Billiot, 4365 Lori Ann Street, discussed he had planned for a boat of RV storage at one time but decided against it. He stated he wanted to possibly build a welding shop.
- g) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- h) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the minimum frontage width (Tract 2-B to be 260' in lieu of the required 25') and conditional approval provided the municipal address for proposed Lot 2-B be depicted on the plat and submittal of an approval letter from the LA Department of Health.
- i) Discussion was held regarding clarity as to what is being proposed on the property and whether the proposed land use was commercial or residential and being transparent. There were discussions about mini storages, a welding shop, etc. and drainage calculations were submitted and approved as residential.
- j) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 2-A & 2-b, a Redivision of Property belonging to Norman L. Billiot, Jr., et ux until the next regular meeting of August 21, 2025.”

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

2. The Chairman called to order the Public Hearing for an application by Jill B. Falgout & Stephen R. Falgout requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Absolute Property Investments, LLC (Tracts A, B, & C).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc. discussed the location and division of property. She stated they already paid for the required fire hydrant and installation.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of confirmation of fire hydrant placement per plans and Bayou Cane Fire Protection District's requirement, submittal of all utility service availability letters, method of sewerage disposal be depicted on the plat, and location and description of at least one permanent type benchmark be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Absolute Property Investments, LLC (Tracts A, B, & C) conditioned upon the submittal of confirmation of fire hydrant placement per plans and Bayou Cane Fire Protection District's requirement, submittal of all utility service availability letters, method of sewerage disposal be depicted on the plat, and location and description of at least one permanent type benchmark be depicted on the plat."

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

3. The Chairman called to order the Public Hearing for an application by Prime Land Development requesting conceptual & preliminary approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phases A-D.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He stated the subdivision was being submitted as a residential planned unit development.
- b) The Chairman recognized Susanna LeBouef, 283 Bayou Blue By-Pass Road, who expressed concerns of the 40-year old forest, flood zone, and relocation of fowl and alligator turtles.
- c) The Chairman recognized Leverage Bourgeois, 3221 Mathilde Marie Drive, who expressed concerns of a possible bridge over the canal connecting the two subdivisions, sewer, and leaving some of the trees to create a buffer between the two subdivisions.
- d) The Chairman recognized Rick Hernandez, 3213 Mathilde Marie Drive, who expressed concerns of drainage and Bayou St. Louis being full of water.
- e) The Chairman recognized Katie Bourgeois, 3221 Mathilde Marie Drive, who expressed concerns of the subdivision.
- f) Mr. Smith moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- h) Mr. Billiot moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the conceptual & preliminary application for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phases A-D.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

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

1. Revised Tract 2 and Revised Tract 8, A Redivision of Property belonging to Richard Perera and Colin Baugh; Sections 72 & 83, T15S-R16E, Terrebonne Parish, LA *(124 Main Project Road & 146 Perera Court / Councilman John Amedée, District 4)*
2. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B" belonging to WS-PK Property, LLC, et al; Section 5, T17S-R17E, Terrebonne Parish, LA *(6868 West Park Ave. / Charles "Kevin" Champagne, District 5)*

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

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

- a) Mr. Pulaski stated the committee was ready to present the final draft of the RV Park Regulations.
- b) Commissioners discussed the regulations as it pertained to clarity of conformance, grammatical errors, and the appeal process.
- c) The Chairman recognized Kevin Belanger, Bourg, who stated he owned an RV Park and expressed concerns of achieving what is on paper and requested the matter be tabled for further review of the regulations.
- d) Mr. Pulaski clarified that the regulations were being submitted as a recommendation to the Terrebonne Parish Council for final review and public hearing and that comments were welcomed.
- e) Mr. Thibodeaux moved, seconded by Mr. Billiot: “THAT the discussion and possible action regarding the proposed RV Park Regulations be Public Hearing for the proposed RV Park Regulations be tabled until the next regular meeting of August 21, 2025.”
- f) Discussion was held regarding changes to the regulations and that anyone could submit recommendations and Mr. Pulaski would incorporate them into the draft. He requested the comments be submitted by Monday, August 18, 2025.
- g) The Chairman recognized Rene Hebert, 254 Waterplant Road, who expressed concerns of setbacks from the parks to neighboring residential properties.
- h) Discussion was held regarding the upcoming TPCG Council Public Hearing on the proposed moratorium that would stop permits for more than three travel trailers until the proposed RV Park regulations were adopted. Discussion ensued regarding existing parks being grandfathered in and future expansions would have to meet the new requirements.
- i) The Chairman recognized Connie Bourg, 5953 Alma Street, who expressed concerns of overregulating.

- j) Mr. Thibodeaux offered an amended motion, seconded by Mr. Billiot: “THAT the Public Hearing for the proposed RV Park Regulations be continued until the next regular meeting of August 21, 2025.”

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

- k) It was reiterated that comments could be submitted to Mr. Pulaski by August 18, 2025 for consideration to be included in the draft regulations.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Thibodeaux inquired about any updates on the disaster recovery plan.

2. Chairman’s Comments: None.

M. PUBLIC COMMENTS:

1. Mr. Billiot gave a presentation regarding a \$56 million grant the Houma United Nations received with \$10 million of that total being used to elevate their 33,000 square foot administrative offices located at 400 Monarch Drive which will eventually serve as an evacuation center for hurricanes for the entire parish and not only tribal members.

- N. Mr. Smith moved, seconded Mr. Rogers: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 8:32 p.m.”

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



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

Becky Becnel

From: Ty Westerman <twesterman@ddgpc.com>
Sent: Wednesday, July 9, 2025 2:39 PM
To: Becky Becnel
Cc: Matt Rodrigue; Christopher Pulaski
Subject: RE: REVISED: HTRPC Meeting Notice & Agenda, July 17, 2025

All changes have been saved

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

Understood, I agree. Lets just table indefinitely in case something else comes up. We will let you know when we are ready to put back on the agenda.

Thanks,



Ty Westerman, E.I.
Assistant Project Manager
O:(985) 447-0090 | **M:**(985)438-0335
twesterman@ddgpc.com
314 E Bayou Rd, Thibodaux, LA 70301



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Houma-Terrebonne Regional Planning Commission

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

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

- Name of Subdivision: Eagle II Dry Dock Facility
- Developer's Name & Address: Sealevel Construction (1087 LA-3185 Thibodaux, LA 70301)
Owner's Name & Address: Eagle Dry Dock & Marine Services, LLC (1087 LA-3185 Thibodaux, LA 70301)
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Matthew P. Rodrigue, PE

SITE INFORMATION:

- Physical Address: 10307 East Park Avenue Houma, LA 70363
- Location by Section, Township, Range: Sections 5, 27, 28, 29, 30, 31, 37, & 38; Township 17 South; Range 18 East
- Purpose of Development: Marine Dock Facility
- 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: 02/28/2025 1" = 300'
- Council District / Fire Tax Area:
Council District 9 / Fire Tax District 5/Bourg
- Number of Lots: 1
- Filing Fees: \$ 324.92

CERTIFICATION:

- I, Richard Roth, certify this application including the attached data to be true and correct.

Richard Roth
Print Applicant or Agent

2-25-2025
Date

[Signature]
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.

Richard Roth
Print Name of Signature

2-25-2025
Date

[Signature]
Signature

PC25/ 3-6-14

Revised 11/3/2021

C:\USERS\MILLER\DRIVE - DUPLANTIS DESIGN GROUP - P\DESKTOP\24-1532_S_20250226.DWG



NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83
AS DERIVED FROM THE LSU C&G RTK NETWORK (2021.23)

ELEVATION NOTE:
ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 128) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU
C&G NETWORK (2021.23).

ADJACENT OWNERS:

CS&E PROPERTIES, LLC
207 WILLARD AVENUE
HOUMA, LA 70360

ROBERT J. NEIL
PO BOX 727
BOURG, LA 70343

ANTHONY & JULIE CHAMPAGNE
10317 EAST PARK AVENUE
HOUMA, LA 70363

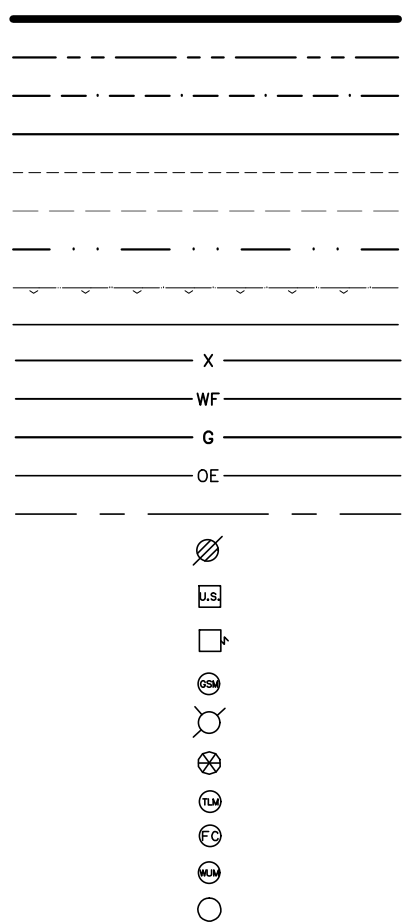
PATRICK & GAIL LEBLANC
10327 EAST PARK AVENUE
HOUMA, LA 70363

THOMAS & CONNIE DOMANGUE
10304 EAST PARK AVENUE
HOUMA, LA 70363

DEXTER FALGOUT
116 GLENN PAUL STREET
CHAUVIN, LA 70344

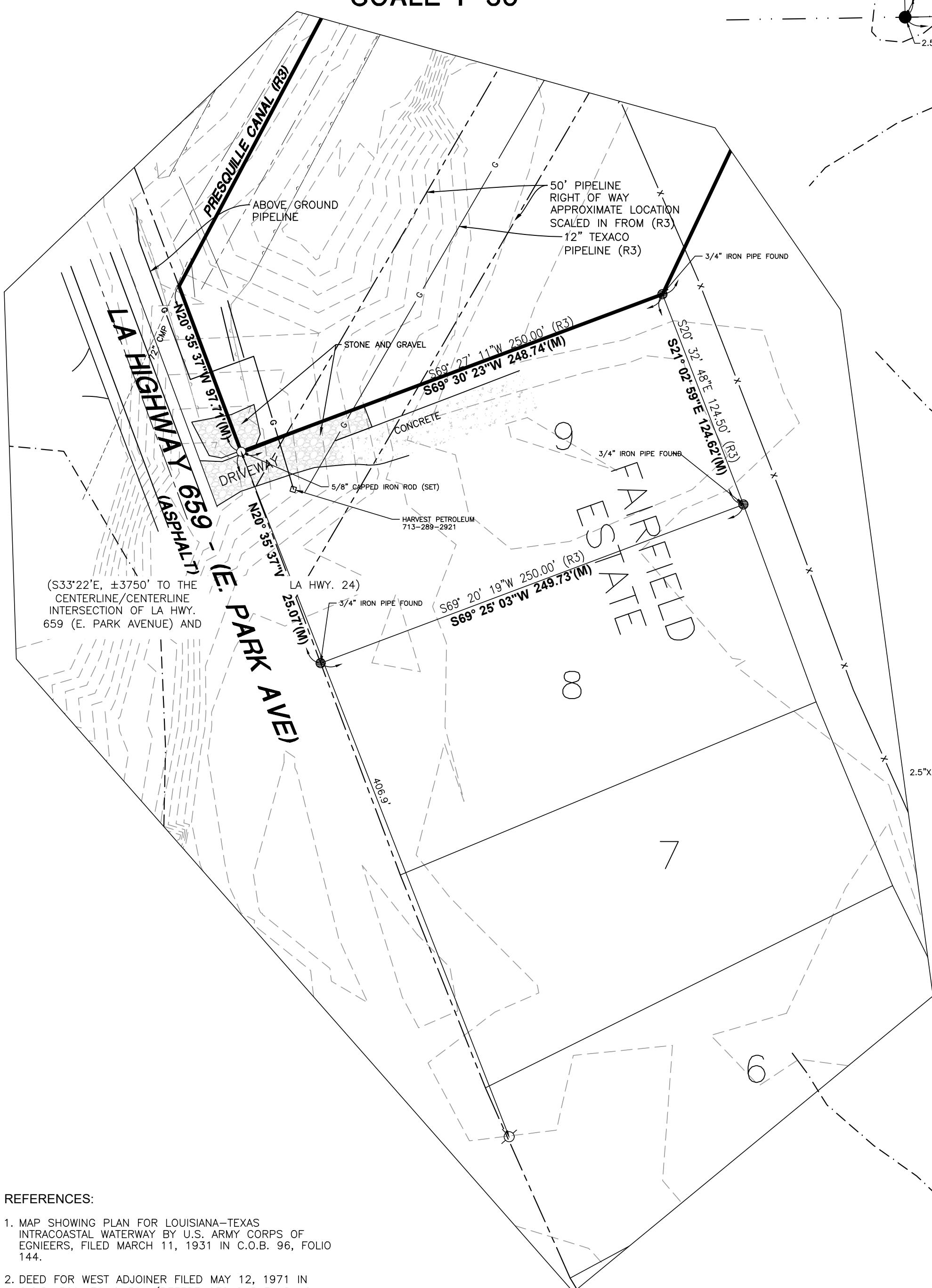
EARL LEBROUF
PO BOX 553
BOURG, LA 70343

LEGEND



PROPERTY LINE
RIGHT OF WAY
FLOOD ZONE LINE
EDGE OF ROAD
UNDERGROUND DRAINAGE
GROUND SURFACE CONTOUR
SECTION LINE
TOP BANK
ADJACENT PROPERTY LINE
WIRE FENCE
WOODEN FENCE
UNDERGROUND GAS LINE
ELECTRIC LINE
CENTERLINE
POWER POLE
MAILBOX
TELEPHONE PEDESTAL
GAS UTILITY MARKER
FIRE HYDRANT
DEADMAN
TELEPHONE UTILITY MARKER
FENCE CORNER POST
WATER UTILITY METER
5/8" CAPPED IRON ROD SET (VF 804)

DETAIL
SCALE 1"=50'



REFERENCES:

1. MAP SHOWING PLAN FOR LOUISIANA-TXAS
INTRACASTAL WATERWAY BY U.S. ARMY CORPS OF
ENGINEERS, FILED MARCH 11, 1931 IN C.O.B. 96, FOLIO
144.
2. DEED FOR WEST ADJOINER FILED MAY 12, 1971 IN
C.O.B. 329, FOLIO 304 (REFERENCES SURVEY BY S.
ALLEN MUNSON, C.E.)
3. PLAT OF FAIRFIELD ESTATE SUBDIVISION BY T. BAKER
SMITH & SON, INC., DATED AUGUST 18, 1998, FILED
MARCH 15, 1999, IN C.O.B. 1640, FOLIO 272.
4. BOUNDARY SURVEY OF PORTIONS OF SECTIONS 5, 27,
28, 30, & 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST,
DATED 03/24/2021 AND REVISED 05/31/2021, BY
DUPLANTIS DESIGN GROUP, PC.

UTILITY LOCATIONS:

UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND
UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS
NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE
GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING
THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.)
FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY
IN A SPECIAL FLOOD HAZARD AREA
FLOOD ZONE: A, B, & C
BASE FLOOD ELEVATION: NONE INDICATED FOR FLOOD ZONES B AND C, NOT
DETERMINED FOR FLOOD ZONE A.
COMMUNITY PANEL NO. 225206 0255C
MAP REVISED: MAY 1, 1985
(CONTACT TERREBONNE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

NOTE:

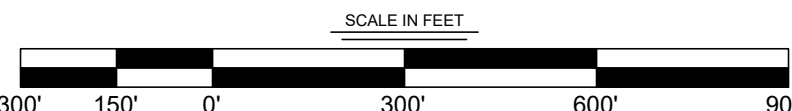
SEWAGE DISPOSAL WILL BE BY PRIVATE TREATMENT
PLANT. PERMIT HAS BEEN APPLIED FOR.

OWNER/DEVELOPER:
EAGLE DRYDOCK & MARINE,
SERVICES, L.L.C.

NOTE:

UPON PRELIMINARY APPROVAL OF THIS PLAT A
PERMANENT BENCHMARK MEETING TERREBONNE PARISH
REQUIREMENTS WILL BE SET IN THE RIGHT OF WAY FOR
LA HWY 659.

PLAN



MINOR SUBDIVISION

OF TRACT 1, RAW LAND DIVISION OF THE NEIL SUBDIVISION
INTO LOT 1, THE NEIL SUBDIVISION

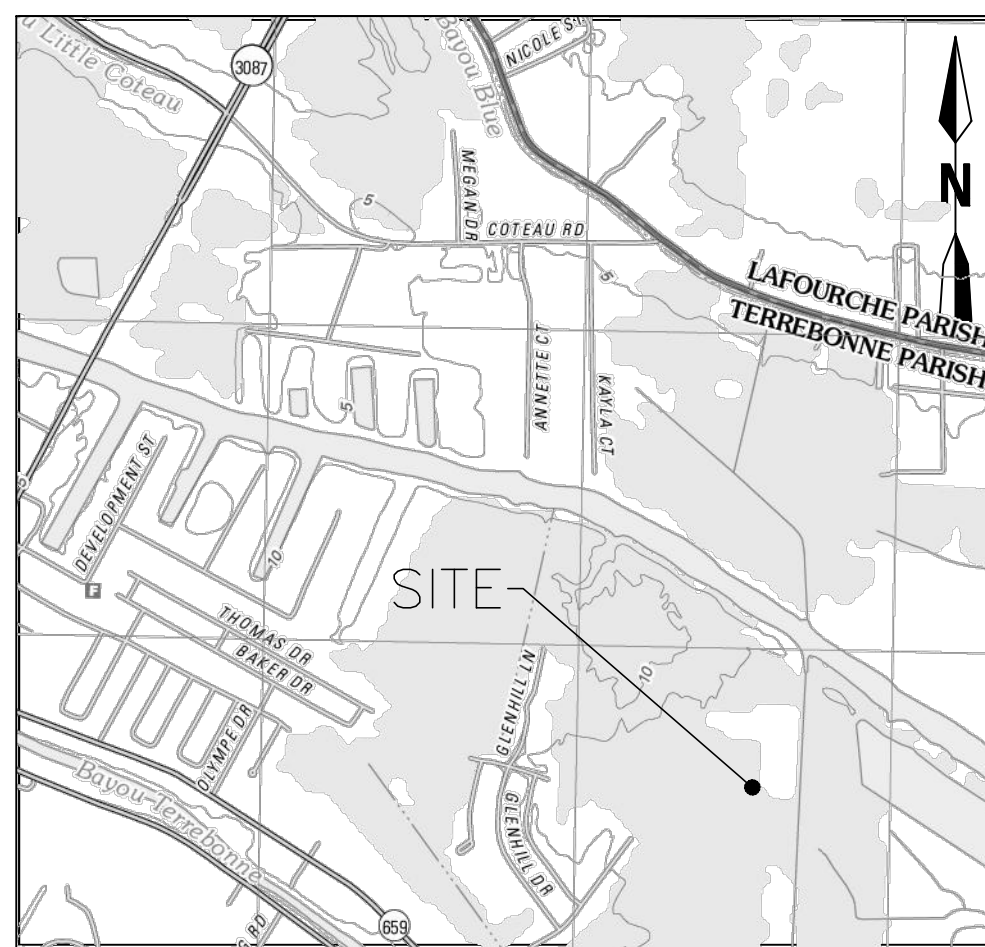
SECTIONS 5, 27, 28, 29, 30, 31, 37 & 38

TOWNSHIP 17 SOUTH, RANGE 18 EAST,

SOUTHEASTERN LAND DISTRICT

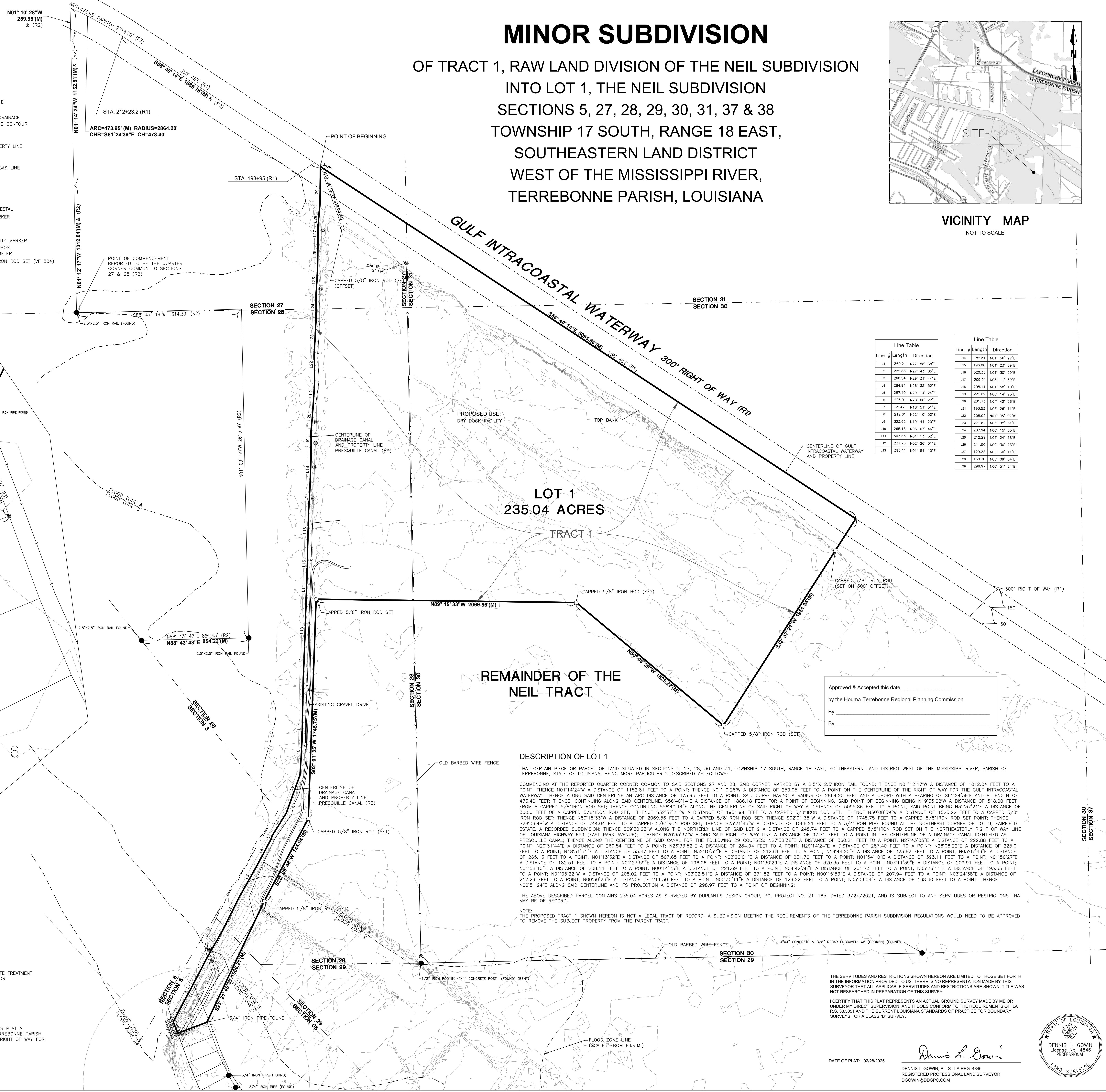
WEST OF THE MISSISSIPPI RIVER,

TERREBONNE PARISH, LOUISIANA



VICINITY MAP

NOT TO SCALE



Line Table		
Line #	Length	Direction
L1	360.21	N27°58'38"E
L2	222.88	N27°43'05"E
L3	260.54	N29°31'44"E
L4	284.84	N26°33'52"E
L5	287.40	N29°14'24"E
L6	225.01	N28°08'22"E
L7	36.47	N19°51'51"E
L8	212.61	N32°10'52"E
L9	325.62	N19°44'20"E
L10	265.13	N03°07'46"E
L11	507.65	N01°13'32"E
L12	231.76	N02°26'01"E
L13	393.11	N01°54'10"E

Line Table		
Line #	Length	Direction
L14	182.51	N01°56'27"E
L15	196.06	N01°23'59"E
L16	320.35	N01°30'29"E
L17	209.91	N03°11'39"E
L18	208.14	N01°58'10"E
L19	221.69	N02°14'23"E
L20	201.73	N04°42'38"E
L21	193.53	N03°26'11"E
L22	258.62	N01°05'23"E
L23	271.82	N03°02'51"E
L24	207.94	N02°15'53"E
L25	212.29	N03°24'38"E
L26	211.50	N02°30'23"E
L27	129.22	N02°30'11"E
L28	168.30	N02°09'04"E
L29	296.97	N02°51'24"E

LOT 1
235.04 ACRES

TRACT 1

REMAINDER OF THE
NEIL TRACT

DESCRIPTION OF LOT 1

THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTIONS 5, 27, 28, 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, PARISH OF TERREBONNE, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE REPORTED QUARTER CORNER COMMON TO SAID SECTIONS 27 AND 28, SAID CORNER MARKED BY A 2.5" X 2.5" IRON RAIL FOUND; THENCE N01°12'17"W A DISTANCE OF 1012.04 FEET TO A POINT; THENCE N01°14'24"W A DISTANCE OF 1152.81 FEET TO A POINT; THENCE N01°10'28"W A DISTANCE OF 259.95 FEET TO A POINT ON THE CENTERLINE OF THE RIGHT OF WAY FOR THE GULF INTRACASTAL WATERWAY; THENCE ALONG SAID CENTERLINE AN ARC DISTANCE OF 473.95 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2864.20 FEET AND A CHORD WITH A BEARING OF S61°24'39"E AND A LENGTH OF 473.40 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S56°40'14"E A DISTANCE OF 1886.18 FEET FOR A POINT OF BEGINNING BEING N19°35'02"W A DISTANCE OF 516.00 FEET FROM A CAPPED 5/8" IRON ROD SET; THENCE CONTINUING S56°40'14"E ALONG THE CENTERLINE OF SAID RIGHT OF WAY A DISTANCE OF 5095.86 FEET TO A POINT, SAID POINT BEING N32°37'21"E A DISTANCE OF 300.0 FEET OF A CAPPED 5/8" IRON ROD SET; THENCE S32°37'21"W A DISTANCE OF 1951.94 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N50°08'39"W A DISTANCE OF 1525.22 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N89°15'33"W A DISTANCE OF 2069.56 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S02°01'35"W A DISTANCE OF 1745.75 FEET TO A CAPPED 5/8" IRON ROD SET POINT; THENCE S28°06'48"W A DISTANCE OF 744.04 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S25°21'45"W A DISTANCE OF 1066.21 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 9, FAIRFIELD ESTATE, A RECORDED SUBDIVISION; THENCE S69°30'23"W ALONG THE NORTHERLY LINE OF SAID LOT 9 A DISTANCE OF 248.74 FEET TO A CAPPED 5/8" IRON ROD SET ON THE NORTHEASTLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 659 (EAST PARK AVENUE); THENCE N22°33'37"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 97.71 FEET TO A POINT IN THE CENTERLINE OF A DRAINAGE CANAL IDENTIFIED AS PRESQUILLE CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL FOR THE FOLLOWING 29 COURSES: N27°58'38"E A DISTANCE OF 360.21 FEET TO A POINT; N27°43'05"E A DISTANCE OF 222.88 FEET TO A POINT; N29°31'44"E A DISTANCE OF 260.54 FEET TO A POINT; N26°33'52"E A DISTANCE OF 284.84 FEET TO A POINT; N29°14'24"E A DISTANCE OF 287.40 FEET TO A POINT; N28°08'22"E A DISTANCE OF 225.01 FEET TO A POINT; N19°51'51"E A DISTANCE OF 36.47 FEET TO A POINT; N32°10'52"E A DISTANCE OF 212.61 FEET TO A POINT; N19°44'20"E A DISTANCE OF 325.62 FEET TO A POINT; N03°07'46"E A DISTANCE OF 265.13 FEET TO A POINT; N01°13'32"E A DISTANCE OF 507.65 FEET TO A POINT; N02°26'01"E A DISTANCE OF 231.76 FEET TO A POINT; N01°54'10"E A DISTANCE OF 393.11 FEET TO A POINT; N01°56'27"E A DISTANCE OF 182.51 FEET TO A POINT; N01°23'59"E A DISTANCE OF 196.06 FEET TO A POINT; N03°26'11"E A DISTANCE OF 320.35 FEET TO A POINT; N03°11'39"E A DISTANCE OF 209.91 FEET TO A POINT; N01°58'10"E A DISTANCE OF 208.14 FEET TO A POINT; N01°10'28"E A DISTANCE OF 259.95 FEET TO A POINT; N04°42'38"E A DISTANCE OF 201.73 FEET TO A POINT; N03°24'38"E A DISTANCE OF 193.53 FEET TO A POINT; N01°05'23"E A DISTANCE OF 208.02 FEET TO A POINT; N03°02'51"E A DISTANCE OF 271.82 FEET TO A POINT; N00°15'53"E A DISTANCE OF 207.94 FEET TO A POINT; N03°24'38"E A DISTANCE OF 212.29 FEET TO A POINT; N02°30'23"E A DISTANCE OF 211.50 FEET TO A POINT; N02°30'11"E A DISTANCE OF 129.22 FEET TO A POINT; N05°09'04"E A DISTANCE OF 168.30 FEET TO A POINT; THENCE N02°51'24"E ALONG SAID CENTERLINE AND ITS PROJECTION A DISTANCE OF 296.97 FEET TO A POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 235.04 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 21-185, DATED 3/24/2021, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF RECORD.

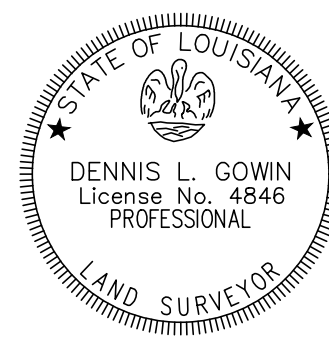
NOTE:
THE PROPOSED TRACT 1 SHOWN HEREON IS NOT A LEGAL TRACT OF RECORD. A SUBDIVISION MEETING THE REQUIREMENTS OF THE TERREBONNE PARISH SUBDIVISION REGULATIONS WOULD NEED TO BE APPROVED TO REMOVE THE SUBJECT PROPERTY FROM THE PARENT TRACT.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH
IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS
SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS
NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

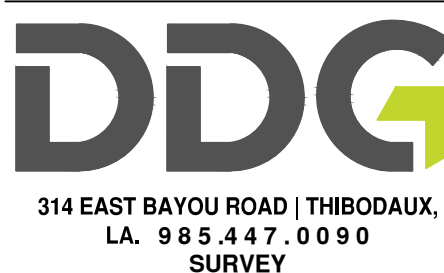
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR
UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA
R.S. 33.503.1 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY
SURVEYS FOR A CLASS "B" SURVEY.

DATE OF PLAT: 02/28/2025

Dennis L. Gowin
Dennis L. Gowin, P.L.S., LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM



THE NEIL SUBDIVISION
PRESQUILLE, LOUISIANA
TERREBONNE PARISH
SEALEVEL PROPERTIES, LLC



PROJECT NO. 24-1532
24-1532_S_20250226.DWG
02/24/2025

CHECKED BY D.L.G.
DRAWN BY OAK

SHEET

1-1

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

☒ Variance requested for TRACT 2-B ENTRANCE OF 20' I/L/O 25'

VARIANCE REQUESTED TRACT 2-B ENTRANCE OF 20' I/L/O 25'

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

1. Name of Subdivision: LOTS 2-A & 2-B A REDIVISION OF PROPERTY BELONGING TO NORMAN J. BILLIOT, JR. ET UX
2. Developer's Name & Address: Daisy & Norman L. Billiot, Jr. 4365 Lori Ann Dr Houma, LA 70363
Owner's Name & Address: Daisy & Norman L. Billiot, Jr. 4365 Lori Ann Dr Houma, LA 70363
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: 4364 & 4365 Lori Ann Dr
5. Location by Section, Township, Range: Section 44, T18S-R18E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 6/27/25 SCALE: 1"=40'
12. Council District / Fire Tax Area:
8 K. Chauvin / Little Caillon
13. Number of Lots: 2
14. Filing Fees: \$430.96

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

6/30/25
Date

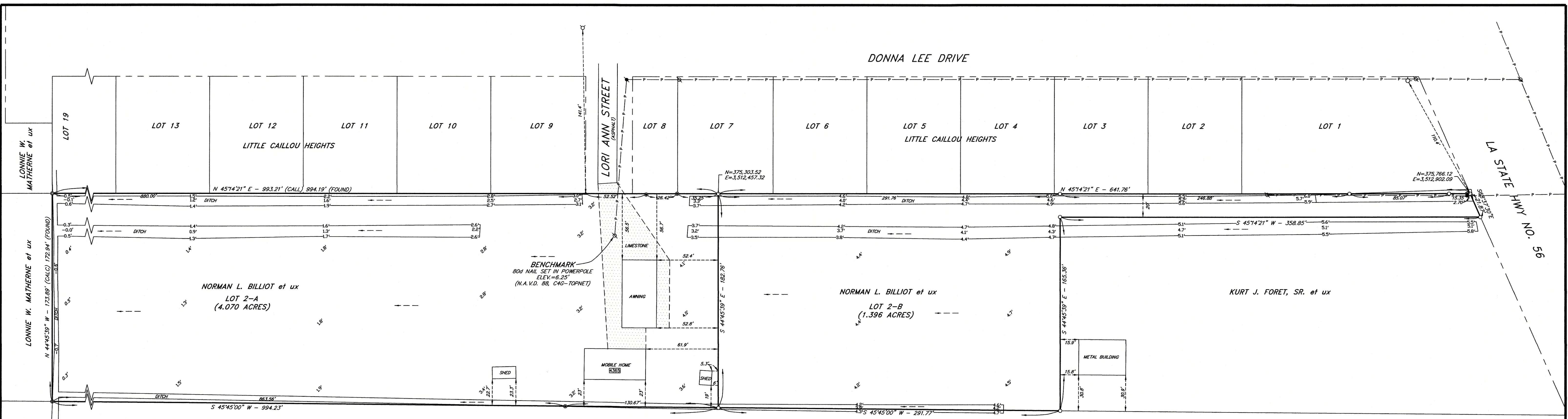
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

NORMAN L. BILLIOT, JR
Print Name of Signature

[Signature]
Signature

6/30/25
Date

PC25/ 7 - 1 - 26



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. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN 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.

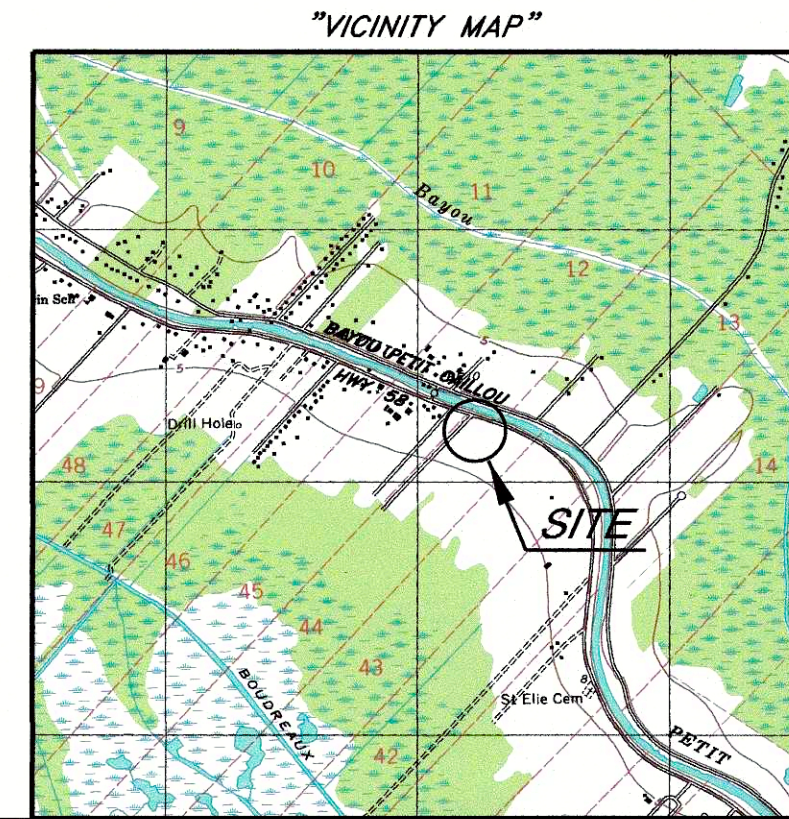
COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. INDIVIDUAL TREATMENT PLANTS TO BE USED.

THIS PROPERTY DRAINS TO VARIOUS DITCHES ALONG THE PROPERTY AND TO THE REAR WHICH DRAINS TO BOUDREAUX CANAL WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0300, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 12').

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR, ENTITLED "SURVEY OF TRACT 1-A REDIVISION OF PROPERTY BELONGING TO LAWRENCE J. DUPRE SECTION 44, T18S-R18E TERREBONNE PARISH, LOUISIANA" AND DATED JULY 1, 1996, REVISED JULY 17, 1996. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

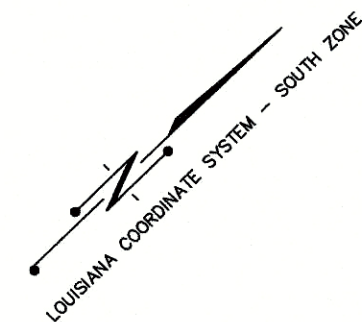
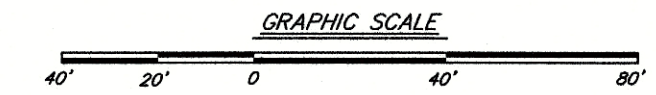
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



- LEGEND:
- X CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 1/2" IRON PIPE FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ▲ INDICATES 1" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - 3.3' INDICATES MUNICIPAL ADDRESS
 - 204 INDICATES DRAINAGE

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

BY _____ FOR _____



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: NORMAN L. BILLIOT, JR.
SURVEY OF LOTS 2-A & 2-B
A REDIVISION OF PROPERTY
BELONGING TO NORMAN L. BILLIOT, JR. et ux
LOCATED IN SECTION 44, T18S-R18E
TERREBONNE PARISH, LOUISIANA

JUNE 27, 2025

SCALE: 1" = 40'

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

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
- B. _____ Mobile Home Park
_____ Residential Building Park
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
- C. _____ Major Subdivision
_____ 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)

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

1. Name of Subdivision: MAP SHOWING THE RE-DIVISION OF PARCEL "E" BELONGING TO KMA HOUMA LAND LLC
Developer's Name & _____
2. Address: Penny Dastugue Montrose Ave Nashville, TN 37204
Owner's Name & Address: KMA Houma Land, LLC Montrose Ave Nashville, TN 37204
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: 1847 Martin Luther King Blvd.
5. Location by Section, Township, Range: Section 32 & 33 T17S-R17E
6. Purpose of Development: To create 3 Lots of record
7. Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
**** _____ Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
*** _____ Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
*** _____ Roadside Open Ditches
*** _____ Rear Lot Open Ditches
_____ Other
10. Planned Unit Development: Y ☐ N ☐
11. Date and Scale of Map:
4 August 2025 / 1" = 200'
12. Council District / Fire Tax Area:
Council Dist. 3 / Fire Tax Area - Bayou Cane
13. Number of Lots: 3 Lots
14. Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

4 AUGUST 2024

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.

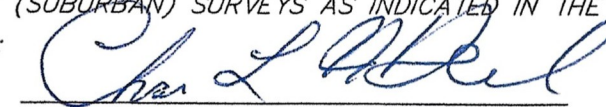
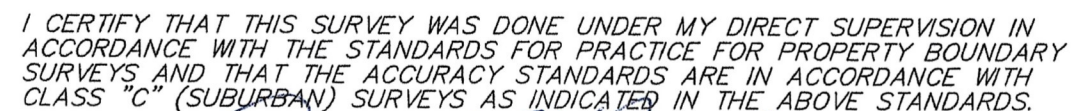
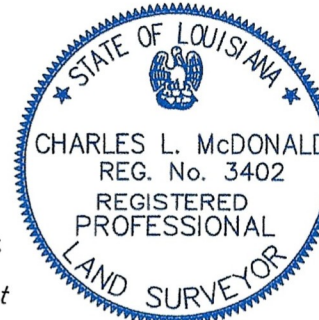
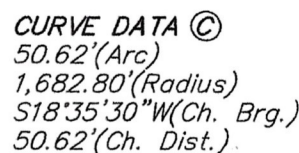
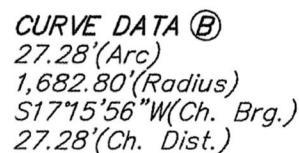
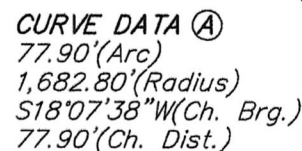
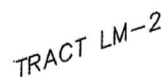
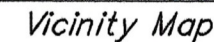
Penny Dastugue

Print Name of Signature

8/4/25

Date


Signature



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 "AH", as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023.. (Map No. 22109C 0095 E) Reg'd B.F.E. 3.0'

NOTE: The tracts shown hereon shall utilize the DOTD maintained roadside ditch along LA State Hwy 3040 (Martin Luther King Blvd.) and the canal on the west side of the property as indicated by the drainage arrows shown hereon.

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

NOTE: BEARINGS INDICATED HEREON ARE
BASED ON THE REFERENCED SURVEY MAP(S).

Reference map:

"MAP SHOWING SURVEY OF PROPERTY BELONGING TO THE ESTATE OF LEE J. MATHERNE, SR." prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 12 September 1989.

APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

*MAP SHOWING THE RE-DIVISION OF
PARCEL "E" BELONGING TO
KMA HOUMA LAND, LLC
LOCATED IN SECTION 32 & 33, T17S-R17E,
TERREBONNE PARISH, LOUISIANA*

SCALE: 1" = 200'

4 AUGUST 2025

CHARLES L. McDONALD

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

ADDRESS
1847 Martin Luther King Blvd.

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 Variance from size requirement. Parcel to be used for mooring and docking purposes only.

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

1. Name of Subdivision: Tyler Hebert Parcel A and B
2. Developer's Name & Address: Tyler Hebert, 639 Highway 55, Montegut, LA 70377
Owner's Name & Address: same
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

4. Physical Address: 639 Highway 55, Montegut, LA 70377
5. Location by Section, Township, Range: Section 5 & 26, T18S - R19E
6. Purpose of Development: Batture to be sold and used for mooring and docking purposes only
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: July 30, 2025 1" = 60'
12. Council District / Fire Tax Area: District 9, Steve Trosclair
13. Number of Lots: 2
14. Filing Fees: \$156.32

CERTIFICATION:

I, Prosper J. Toups, III, certify this application including the attached date to be true and correct.

Prosper J. Toups, III

Print Applicant or Agent

August 4, 2025

Date

Signature of Applicant or Agent

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

X Tyler Hebert

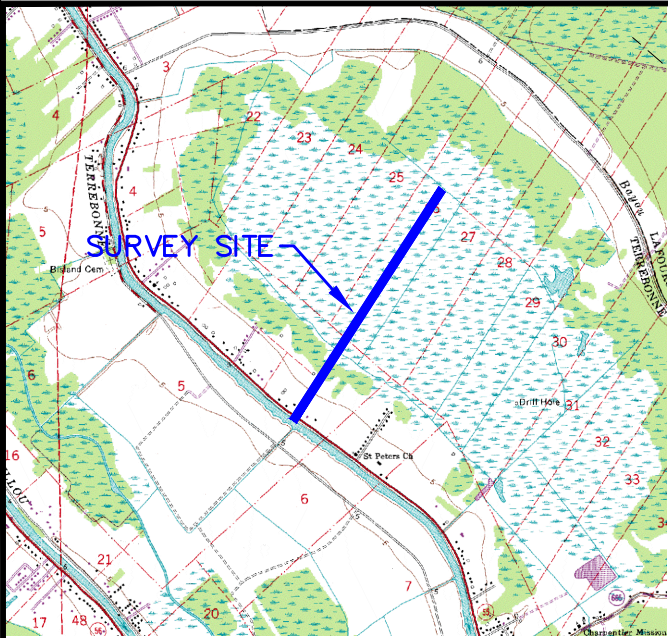
Print Name of Signature

X 8-4-25

Date

X [Signature]

Signature



PROJECT VICINITY

1" = 4000'

DARLENE ROGERS NAQUIN

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

BY _____ FOR _____

BANK LINE COURSES		
LINE	BEARING	DISTANCE
1	N 64°48'08" W	2.40'
2	N 49°00'51" W	34.48'
3	N 55°54'43" W	23.29'
4	N 53°46'34" W	27.37'
5	N 40°00'18" W	21.95'
6	N 59°42'46" W	39.65'
7	N 51°46'40" W	23.24'

PARCEL A
TYLER HEBERT
639 HWY 55
±22 ACRES

JAMES & TANYA BACON
641 HWY 55

LINE ESTABLISHED
BY BOUNDARY AGREEMENT
BETWEEN JOYCE BRUNET ET AL
AND
EARL P. BRUNET OR ASSIGNS
AS DESCRIBED IN INSTRUMENT FILED
UNDER BOOK 1308/PAGE 767
FILE# 893478

FLOOD NOTE:
THE EFFECTIVE FIRM COMMUNITY NO.
22109C0300E AND DATED SEPTEMBER 7, 2023
PLACES THESE LOTS IN ZONE "AE" WITH AN
ELEVATION REQUIREMENT OF 12'.

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

- LEGEND:**
- DENOTES 3/4" G.I.P. SET
 - ⊙ DENOTES 5/8" I.R. FND.
 - DENOTES 2" G.I.P. FND.
 - ▲ DENOTES CONTROL MONUMENT FND.
 - △ DENOTES INFLECTION POINT
 - FH ⊕ DENOTES FIRE HYDRANT
 - x—x— DENOTES FENCE

BASIS OF BEARING:
REFERENCE BEARING IS S 34°00' W, ALONG LINE "A" - "B" TAKEN FROM THE
REFERENCE MAP BELOW.

REFERENCE MAPS:

- 1) A MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED, "SURVEY OF A PORTION OF
PROPERTY BELONGING TO JOYCE BRUNET ET AL IN SECTIONS 5 & 26, T18S-R19E, TERREBONNE
PARISH, LOUISIANA," AND DATED FEBRUARY 7, 1991, REVISED DECEMBER 30, 1991.
- 2) A SKETCH PREPARED BY T.B. SMITH, C.E., ENTITLED, "SKETCH SHOWING SUB-DIVISION OF LOT 4A
OF ELLENDER BROS. SHOWN ON MAP MADE BY T.B. SMITH, C.E.," AND DATED MAY 27, 1924.

HOUMA, LA
CERTIFICATION

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 SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH RURAL
AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

JULY 30, 2025

SEWER: INDIVIDUAL

LAND USE (PARCEL A): SINGLE FAMILY RESIDENTIAL

LAND USE (PARCEL B): MOORING AND DOCKING

DRAINAGE: PARCEL A DRAINS TO ROAD SIDE OPEN DITCHES

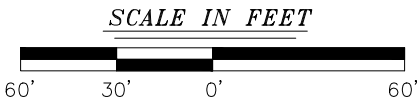
DEVELOPER: TYLER HEBERT

**NOTE: PARCEL B IS TO BE USED FOR MOORING AND
DOCKING PURPOSES ONLY.**

SUBDIVISION OF PROPERTY
BELONGING TO TYLER HEBERT
CREATING "PARCEL A" & "PARCEL B"
BEING A PART OF LOT 4A OF ELLENDER BROS. SUBD.
LOCATED IN SECTIONS 5 & 26, T18S-R19E
TERREBONNE PARISH, LOUISIANA

PRELIMINARY

APPROVED: _____
PROSPER J. TOUPS, III P.L.S.
LA. LAND SURVEYOR REG. NO. 4967



REVITALIZING COMMUNITIES

2025 APA-LA CONFERENCE LAFAYETTE, LOUISIANA OCTOBER 9TH, 2025

- October 8th: Social Gathering at 6pm
- October 9th: Conference Sessions at 8:30am
Awards Reception at 5:30pm
- October 10th: Commissioners Training at 8am



Registration Info

This year, we're trying a different format. The conference will open on October 8th for a meet and greet in the evening, all sessions will be held during the day of October 9th, with the awards reception occurring later that evening, and Friday morning, the Commissioner Training will be held.

Conference fees are reduced this year to 75\$ for APA members! When registering, be sure to select the awards dinner if you'll be attending, which is free to attendees. If you're bringing guests to the dinner, you'll have the ability to purchase a \$25 meal ticket for them through the site as well. Ready to register?

[Click here!](#)

Hotel Info

We now have a hotel block reserved at the Hilton Garden Inn for Wednesday and Thursday nights. [Click here to reserve a room](#), or you can contact them the old fashioned way at (337) 291-1977. The discounted group rate code, **APA25** will be available until Wednesday, September 17th.

Note: Red ~~strikethroughs~~ indicate language to be removed. Green underlines are language that has been added. Blue *italics* denotes general comments.

Chapter 17 MOBILE HOME AND RESIDENTIAL BUILDING PARKS

Proposal:

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

ARTICLE I. – RECREATIONAL VEHICLES & RV PARKS

DIVISION I. - GENERALLY

Sec. 17-01. Purpose.

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

- (a) Establishing regulations to control the placement of recreational vehicles;
- (b) Establishing minimum standards and requirements for the design, construction and maintenance of recreational vehicle parks and the related utilities and facilities which are subject to the jurisdiction of these regulations as herein set forth;
- (c) Authorizing the licensing of owners and/or operators and the inspection of recreational vehicle parks which are subject to this chapter and by defining duties and responsibilities of owners and operators in making recreational vehicle parks clean, sanitary and fit for temporary human habitation; and
- (d) ~~Specifying a period for compliance for all nonconforming recreational vehicle parks and~~ By fixing penalties for violations.

Sec. 17-02. Scope.

The regulations contained in this chapter shall apply to the placement and use of recreational vehicles; and the ownership, development and operation of recreational vehicle parks, as herein defined, situated in all areas of Terrebonne Parish.

Sec. 17-03. Definitions.

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

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

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

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

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

Recreational Vehicle (RV) means a motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping. For purposes of this Chapter, a "recreational vehicle" includes new and used motor homes, new and used travel trailers, new and used fifth-wheel travel trailers, new and used folding camper trailers, and slide-in truck campers[LARS Title 32 §1252.47]. ~~A towable Recreational Vehicle shall have a gross area of less than 320 square feet, and shall not exceed the weight or size limitations for legal road use without a special highway movement permit when towed by a motorized vehicle [LAC Title 51 §1503].~~ RVs shall be registered with the appropriate Department of Motor Vehicles for their state of origin.

Recreational Vehicle (RV) Park means a defined area of land, lawfully approved for commercial use as a facility to accommodate transient leisure needs for the parking and use of recreational vehicles, which complies in all respects with the requirements of Title 51, Chapter 15, (Public Health Sanitary Code) of the Louisiana Administrative Code. An RV Park may be a stand-alone facility, or an identifiably separate area adjoining a lawfully approved Mobile Home Park. Placement of three (3) or fewer recreational vehicles for one's own use on a single parcel, whether owned or leased, shall not constitute an RV park. *It has also been suggested that the number be increased to four (4) or fewer.*

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

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

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

Sec. 17-04. Recreational vehicles generally.

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

Sec. 17-05 – 17-06. Reserved.

~~Sec. 17-06. Recreational Camps.~~

~~A recreational vehicle placed under the authority of a permit allowing for its use as a recreational camp; and which is the subject of the Louisiana State Law Act 12 Exemption (2005) affidavit of use; and which meets all of the restrictions placed on such approvals under State and local law; and which is in compliance with the Parish Floodplain Ordinances found in Ch. 9 of the Terrebonne Parish Code of Ordinances, shall still not be permitted for use as a primary or permanent dwelling.~~

DIVISION II. – RECREATIONAL VEHICLE PARK CONSTRUCTION

Sec. 17-07. Recreational vehicle parks.

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

- (a) **Maximum density and site occupancy:** There shall not be more than eighteen (18) spaces per acre; and the occupied area of any recreational vehicle space (RV, slides, canopies, etc.) shall not exceed seventy-five (75) percent of the area of its individual space. *The following was also suggested: The minimum width of any recreational vehicle space shall be twenty-four (24) feet.*
- (b) **Setbacks:** Recreational vehicles shall be located a minimum of ten (10) feet from any side or rear line defining the individual space.
 - i. There shall be a minimum spacing of ten (10) feet between recreational vehicles or between recreational vehicles and other structures.
- (c) **Access:** Access to RV parks shall be only from collector streets, arterials, or highways. No RV park space shall have direct access to or from local residential streets. RV parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development. No main access or egress road shall be located within 125 feet (or such greater distance as may be otherwise prescribed by law) of any external road intersection and each individual space shall front onto an internal collector road. Stop signs shall be provided at all intersections of egress driveways with public streets. *Several comments about the 125' offset. This is same requirement for streets in subdivision regulations. The following was also suggested:*
 - (i) *RV parks with more than thirty (30) spaces shall provide a secondary means of egress.*
 - (ii) *RV parks shall provide one additional secondary means of egress for every forty-five (45) spaces above sixty (60) spaces.*
 - (a) *Five to thirty (30) spaces, one primary access.*
 - (b) *Thirty-one (31) to sixty (60) spaces, one primary and one secondary access.*
 - (c) *Sixty-one (61) spaces to one-hundred five (105), one primary and two secondary accesses*
 - (d) *One hundred six (106) through one hundred fifty (150), one primary and three secondary accesses.*
 - (iii) *Secondary means of egress may be to any local, collector, arterials, or highways.*
- (d) **Driveways:** Internal access shall provide a minimum of 20' crushed aggregate surface constructed to DOTD standards within a private servitude of access having a minimum width of thirty (30) feet and, where only one (1) driveway is provided, shall include an adequate turnaround at the rear of the site for emergency vehicles. *Several comments about this one. This is the same standard found in Terrebonne Parish minor mobile home park requirements. Sec 17-32 (d)(1).The intent is to help ensure that the driveways are constructed to a minimum standard and don't become fields of potholes making it difficult for parkgoers, visitors, and emergency vehicles to access.*

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

- i. The landscape buffer area, identified as the required green space abutting all public rights-of-way, shall contain small trees, shrubs and other landscape elements.
- ii. Trees shall be planted at the rate of one (1) per twenty-five (25) feet of street frontage. These trees may be spaced evenly or planted in groups or clusters.
- iii. Due to their compatibility with conditions in southeast Louisiana, acceptable tree species are limited to Bald Cypress, Pond Cypress, Southern Magnolia, Swamp Red Maple, Red Oak, Water Oak, Live Oak, Green Ash, Sweet Gum, Shumard Oak, Sycamore, ~~Slash Pine, Longleaf Pine~~, River Birch, Sweet Gum, Cherry Bark Oak, Pin Oak, Willow Oak, Wax Myrtle, Crape Myrtle, Chinese Elm, Cabbage Palm and Date Palm. Trees shall be a minimum of twelve (12) feet in height with a minimum two-inch caliper trunk size at the time of planting. Multi-trunk Wax Myrtles and Crape Myrtles must be a minimum two-inch caliper trunk size and eight (8) feet in height at the time of planting and cannot make up more than fifty (50) percent of the total required trees.
- iv. Other species may be included but may not be counted toward fulfilling the requirements of this section.
- v. Landscape areas with shrubs shall be installed in a mulched bed with a minimum of ~~three (3)~~ one (1) square feet of bed per linear foot of street frontage. Shrubs shall be a minimum height of two (2) feet when planted.
- vi. Plant material within the five (5) foot vegetative area along interior property lines shall be maintained in a clean and neat condition. When used, shrubs shall be a minimum height of two (2) feet when planted. Landscaping within these areas may be designed to preserve vistas and allow for cross-breezes.
- vii. In lieu of a landscape buffers along the perimeter, a brick, wood, or vinyl fence, which is at least six (6) feet in height may be used. Or it was also suggested that RV parks placed adjacent to an existing residential structure shall install a minimum 4' high opaque fence or 10-ft wide vegetation screen along the common lot line. The fence or screen shall extend fifty (50) feet beyond the last RV park space.

(f) **Open Space and Recreation:** Recreational vehicle parks shall contain one or more open space areas intended primarily for the use of park occupants on a minimum ratio of 250 square feet for every recreational vehicle space, provided that the buffer zones shall not be included as part of such requirement.

(g) **Landscaping:** A landscape plan for the site, to include all buffer strips, open spaces, common areas, and recreational areas shall be ~~prepared by a state-licensed~~

~~professional landscape architect or landscape contractor~~ provided as part of the RV park application. Planting areas shall be drawn to scale and labeled in accordance with current conventions for such plans, which shall also be subject to the approval of the planning commission staff.

- (h) **Signs:** All internal roadways and individual spaces shall be clearly and consistently labeled to standards approved by ~~the local fire authorities~~ Parish 911 Addressing. RV Parks shall be permitted up to two (2) signs at a size of one (1) square foot per linear footage of lot frontage with a maximum of 70 one hundred (100) square feet of signage area visible from external roadways and/or adjoining property. ~~The maximum permitted 70 square feet may be split between one (1) free standing sign, which may be located in the external buffer strip, and one (1) wall or fence mounted sign.~~
- (i) **Site Plan:** There shall be a site plan, in such form as shall be approved by the Planning Commission, which shall locate and show dimensions for all external and internal space lines, buffer strips, roadways, utility connections, fire fighting and suppression systems, waste disposal points, core health & hygiene facilities, permanent structures, easements, and rights of way. Also shown on this plan shall be the elevations above mean sea level for each individual space and each permanent structure, as established by a Louisiana licensed land surveyor or professional engineer. Each individual space or structure shall be identified on the plan by a number approved by the administrator of the 911 addressing service, and identified on the ground by the corresponding label. Additional requirements may be imposed by other relevant building controls.
- (j) **Fire Prevention:** The installation of equipment and services for the prevention and fighting of fires shall be subject to separate approval by state fire authorities and/or local relevant fire district.
- (k) **Health & Hygiene:** All spaces shall have access to common facilities provided to meet the service building and sanitary service station requirements of the Louisiana State Uniform Construction Codes and Louisiana Public Health Sanitary Code and subject to approval by either the Louisiana Department of Health and Hospitals or the Pollution Control Division of Terrebonne Parish Public Works Department as applicable. *In areas where the sewerage connection is a community sewer, TPCG Pollution Control approval shall also be required – same as with any building permit, subdivision, or mobile home park.*
- (l) **Other Laws and Regulations:** A recreational vehicle park shall also comply with requirements imposed by other regulatory controls including, but not limited to, federal, state and local floodplain regulations, state health and hygiene regulations, local zoning and property maintenance regulations, state and local building codes, state and local fire codes. *While these regulations cover a lot of area, we also recognize that they are not all-encompassing and certain federal, state, and local codes such as building and fire safety codes may still apply. It was also suggested that service buildings shall not be required in RV parks with twenty (20) or fewer spaces and that the service building requirement may be waived by the local Chief Building Official, LA Department of Health, or Judicial order. We will need to check other codes to make sure this isn't in conflict.*

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

- (a) **Separation of mobile homes and recreational vehicles:** Where constructed as an adjunct to a mobile home park, the area designated for use by recreational vehicles shall be distinct and separate from the area used by mobile homes. Recreational vehicles shall not be placed in areas designated for mobile homes, which themselves shall not be placed in areas designated for recreational vehicles.
- (b) **Restrictions on Use:** RV parks are designated for the transient use and occupancy of recreational vehicles. No person may use, cause, or permit the use by any person of any part of an approved RV park, nor any vehicle placed therein, as their primary or long term (in excess of 180 days) residence unless the RV remain fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.
- (c) **Permitted accessory uses:** Subject to restrictions imposed by the parish code and permitting processes, accessory uses which are not available to the general public, but serve the needs of park users, may be permitted within the interior of the park and shall include, but not be limited to, amenities such as:
- i. Coin operated laundry equipment or car wash.
 - ii. Vending machines ~~and telephone facilities.~~
 - iii. A management facility or office.
 - iv. Recreational facilities or clubhouses.
 - v. Common storage facilities.
 - vi. Manager's single family residence, which may also include the park office.
 - vii. Sale of recreational vehicles between private parties, but not for new or used RV sales as a commercial business.
- (d) **Parking standards:** Guest parking shall be provided at the rate of one (1) additional space per three (3) RV spaces and may be located in a centralized area(s) or on or adjacent to each cluster of individual RV lots/sites. Parking areas should be screened from roads, activity areas, and adjoining property whenever possible. Parking for registration facilities, if present, shall be at a minimum of two (2) parking spaces for persons arriving at the park. The minimum size of each parking space shall be 180 square feet and at least one (1) space shall be of a sufficient depth to allow for the trailer and tow vehicle.
- (e) **Setbacks from Approved Subdivisions:** No RV park shall be located within 1,000' of an approved subdivision. An approved subdivision is a subdivision (residential or commercial/industrial) approved by the HTRPC.
- (f) **Minimum lot size:** Minimum lot size for an RV park shall be five (5) acres.
- (g) **RV parks shall be regulated as a commercial business.**
- i. See TPCG Code Chapter 14, Articles VIII and IX.
 - ii. See also TPCG Code Chapter 19-204 and 19-205 (for RV parks in city limits)

DIVISION II. – RECREATIONAL VEHICLE PARK APPLICATION & APPROVAL PROCESS

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

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

Sec. 17-10. Violations.

- (a) **Process, procedures and penalties:**
 - i. It shall be unlawful for any person or corporation to develop, establish, or operate a recreational vehicle park, or to place, or use a recreational vehicle, or to cause to be placed or use any recreational vehicle, except as provided for herein.
 - ii. It shall be unlawful for any recreational vehicle park owner to allow abandoned, junked, dilapidated, stripped, or broken down recreational vehicles to be stockpiled, located, or remain in any such park for a period of more than thirty (30) days.
 - iii. It shall be unlawful for any person or corporation to operate a recreational vehicle park without obtaining and maintaining a valid occupational license from the Parish.
 - iv. All violations shall be strict liability offenses to be dealt with as if they were violations of the Terrebonne Parish Consolidated Building Code, under procedures and penalties established by Section 114 of that code.
- (b) **Revocation of park approval:** The Planning Commission, upon recommendation of the Director of Planning and Zoning for the Parish, shall have authority to revoke its approval for a recreational vehicle park:
 - i. where such recommendation is supported by clear evidence of repeated refusal or failure to resolve violations, notice of which has been duly served on the operator or manager of the park; **or**
 - ii. where the operation of the park has resulted in the conviction of an owner or its manager for “*Keeping a Disorderly Place*” or “*Letting a Disorderly Place*” under section 19-204 or 19-205 of the parish code; **or**
 - iii. where, on report by the Director of Planning and Zoning for the Parish, in the view of the Planning Commission, there is other good and sufficient cause for such action in the interests of public safety, health or welfare.

- iv. Once revoked, approval for the operation of a recreational vehicle park shall not be granted to the to the same owner(s), or corporation, or a corporation in which the same owners have an interest until two years shall have elapsed and the circumstances leading to revocation shall have been remedied. Any application for re-approval shall be treated as a new application and no prior non-conforming conditions shall be allowed to continue.
- v. An occupational license to maintain and operate a recreational vehicle park may be revoked when the owner, operator, or person in charge has been found guilty by a court of competent jurisdiction of, or has pleaded *no contest* to, violating any provision of this article. After revocation, the occupational license may be reissued after the lapse of one (1) year, if the circumstances leading to revocation have been remedied and an undertaking is rendered, by sworn affidavit, that the park will be maintained and operated in full compliance with the law.
- vi. Recreational vehicle parks which were established and lawfully operated under a valid occupational license prior to ~~January 1st 2015~~ the adoption date of these ordinances may continue as a nonconforming use provided they shall not be discontinued for a period of twelve (12) months or more. Nonconforming parks shall automatically lose the benefit of prior nonconforming status if there is any increase in the extent to which they fail to conform to the requirements of this Article; nor shall they be permitted to expand in area or to increase the number of spaces or recreational vehicles accommodated without obtaining recreational vehicle park approval as provided for herein.

Sec. 17-11. Variances.

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

Sec. 17-12. Appeals.

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

Secs. 17-13—17-25. Reserved.