

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

SPECIAL MEETING
MARCH 31, 2022, 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

CONVENE AS REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. OLD BUSINESS:**
 - 1. a) Subdivision: Tract 1-A on Property of Kade M. Theriot
Approval Requested: Process D, Minor Subdivision
Location: 8238 Grand Caillou Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: David Chauvin's Seafood Company, LLC
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Variance Request: Variance for the installation of a draft site (acceptable as per Grand Caillou Fire Protection District 4A) in lieu of fire hydrant or dry hydrant
 - c) Consider Approval of Said Application
- E. ADJOURN**

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)

FIRE DEPARTMENT OKAYED THE USE OF A DRAFT SITE. WE WOULD LIKE TO REQUEST A VARIANCE FROM THE REGULAR FIRE HYDRANT TO THE DRAFT SITE.

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

- Name of Subdivision: TRACT 1-A ON PROPERTY OF KADE M. THERIOT
DAVID CHAUVIN'S SEAFOOD COMPANY, LLC
- Developer's Name & Address: P.O. BOX 99 CHAUVIN, LA 70344
Owner's Name & Address: KADE THERIOT 132 MAIN PROJECT RD SCHRIEVER, LA 70395
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 8238 GRAND CAILLOU RD
- Location by Section, Township, Range: SECTION 87, T19S-R17E
- Purpose of Development: _____
- 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: 2/23/22 SCALE: 1"=50'
- Council District / Fire Tax Area:
7 Babin / Grand Caillou Fire
- Number of Lots: 1
- Filing Fees: \$132.33

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

2/24/22

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.

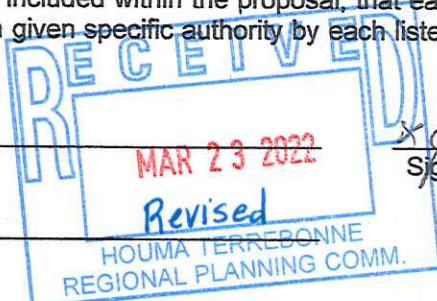
KADE M. THERIOT

Print Name of Signature

2/23/22

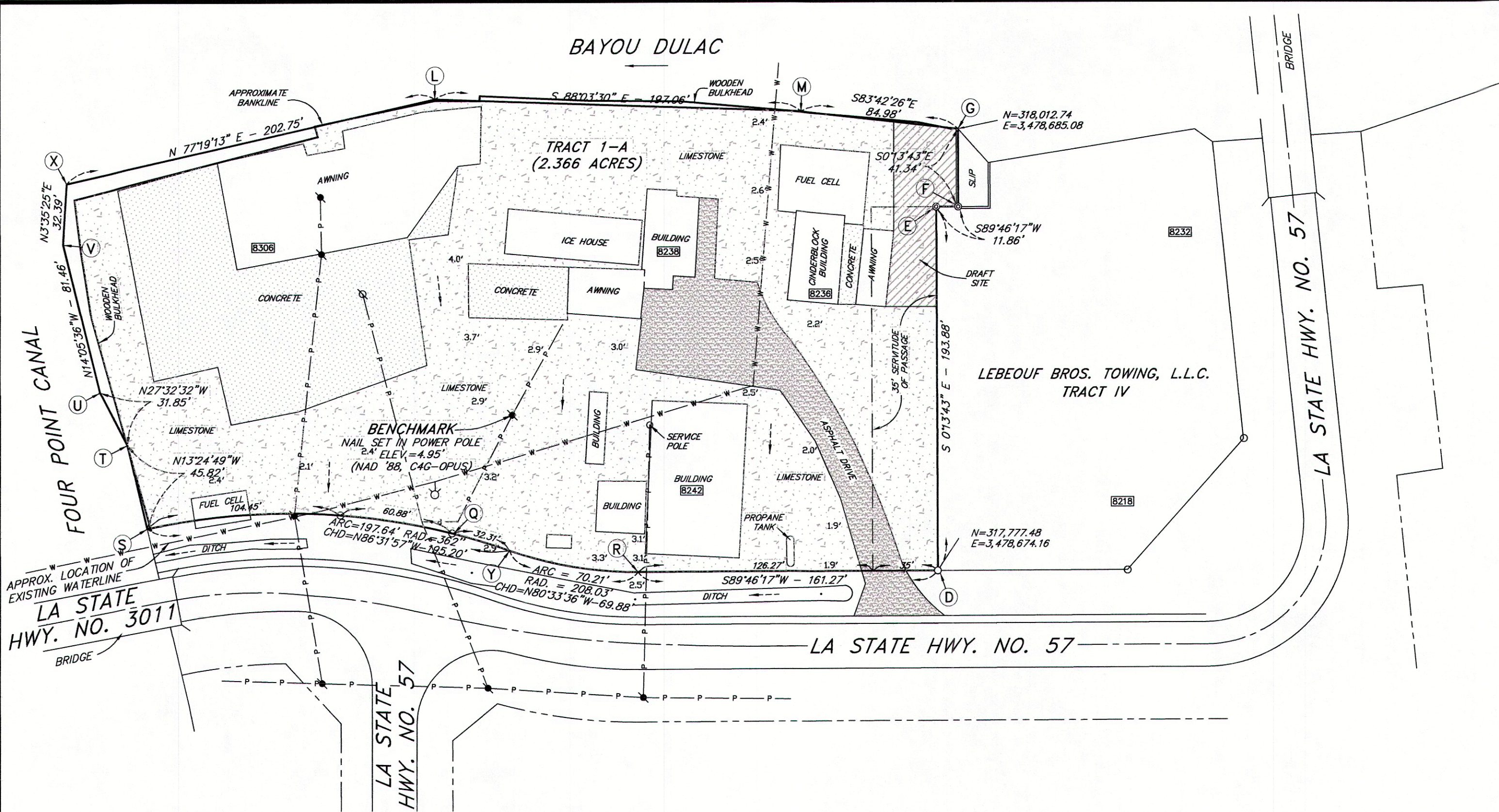
Date


Signature

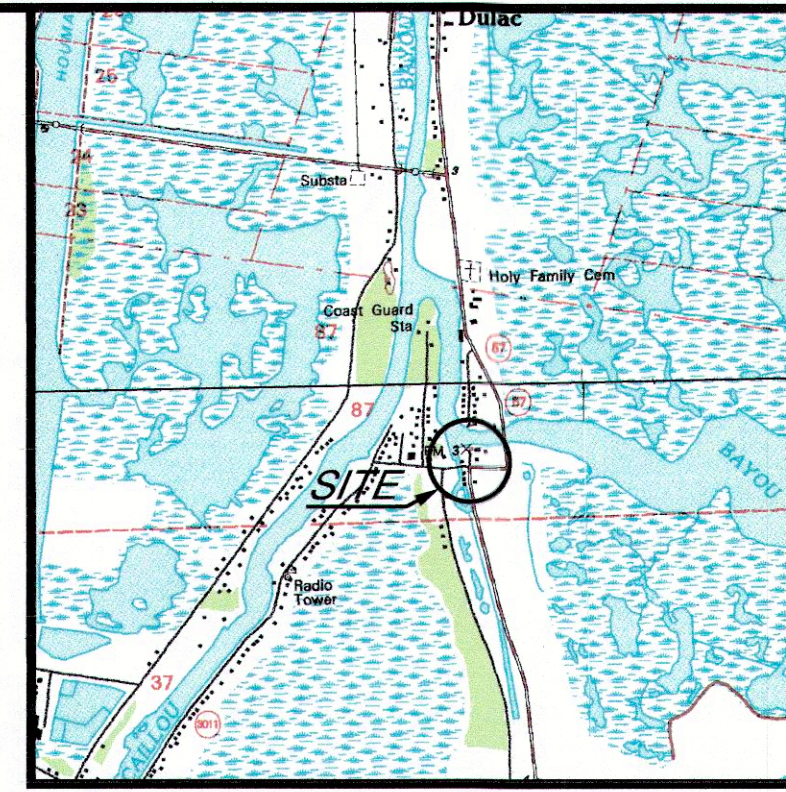


RPC / D

Revised 11/3/2021



LEGEND:
● INDICATES 5/8" IRON ROD PREV. SET
⊕ EXISTING FIRE HYDRANT

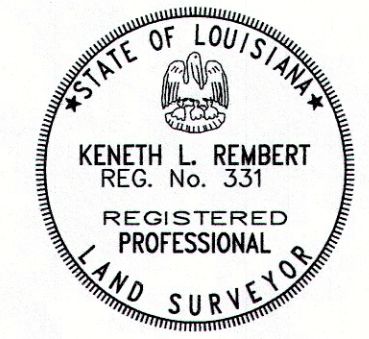


"VICINITY MAP"



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

RPC / D



"MINOR SUBDIVISION"
LAND USE: COMMERCIAL
DEVELOPER: DAVID CHAUVIN'S SEAFOOD COMPANY, L.L.C.
PLAT SHOWING TRACT 1-A
ON PROPERTY OF KADE M. THERIOT
LOCATED IN SECTION 87, T19S-R17E
TERREBONNE PARISH, LOUISIANA
FEBRUARY 23, 2022
REVISED: MARCH 23, 2022
SCALE: 1" = 50'
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

THIS PROPERTY DRAINS TO THE ROADSIDE DITCH THAT IS MAINTAINED BY THE PARISH AND THEN TO FOUR POINT CANAL. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "PLAT SHOWING TRACTS I, II, III & IV ON PROPERTY OF MARIAN M. BREUX LOCATED IN SECTION 87, T19S-R17E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 21, 2006, REVISED SEPTEMBER 20, 2010. BEARINGS SHOWN 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.

COMMUNITY SEWERAGE IS NOT AVAILABLE. PRIVATE TREATMENT PLANT TO BE USED.

THIS TRACT IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C", DATED MAY 1, 1985, INDEXED APRIL 2, 1992. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 11'). F.E.M.A. ADVISORY PANEL NO. LA-J103 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQ. OF 12'. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.

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

LEGEND:
○ INDICATES 5/8" IRON ROD FOUND
⊕ INDICATES 3/4" IRON PIPE FOUND
⊕ EXISTING POWER POLE
⊕ EXISTING POWER POLE WITH LIGHT
⊕ EXISTING FIRE HYDRANT
3.3 INDICATES SPOT ELEVATION (BASED ON NAD '88, C4G-LSU)
--- INDICATES DRAINAGE FLOW
[204] INDICATES MUNICIPAL ADDRESS