

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

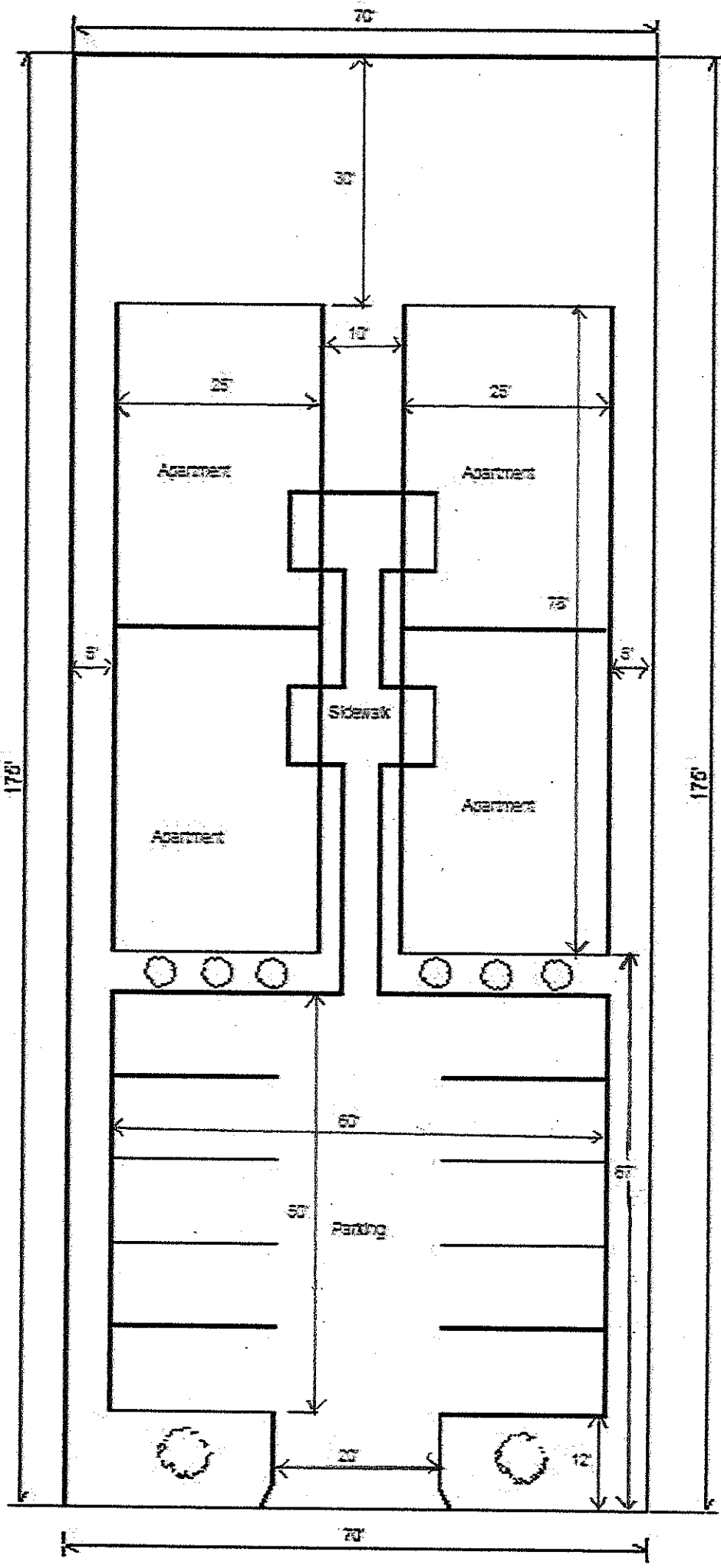
Date

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)

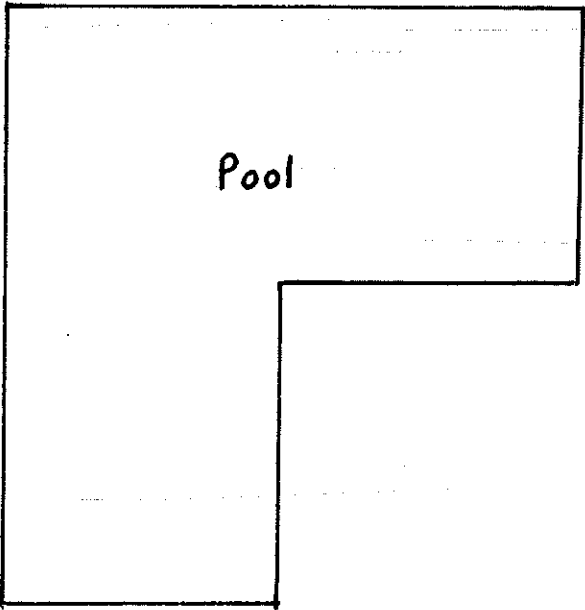
3. _____

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

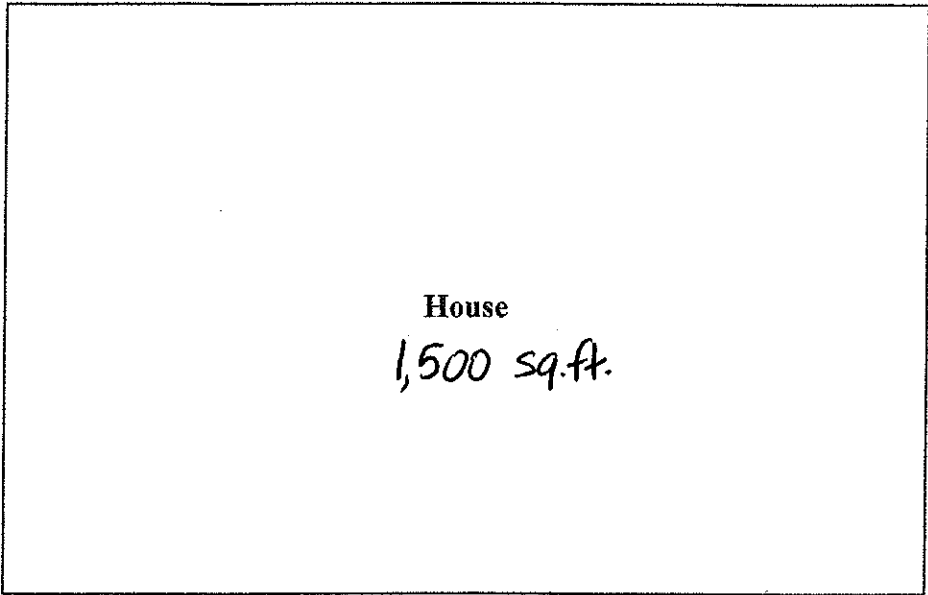
The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.

Signature of Applicant or Agent

Date



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

2/20/5
Dist. 5/COH

**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

***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

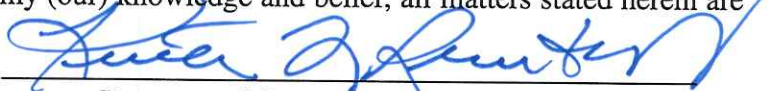
Minimum Charge - \$25.00;

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.

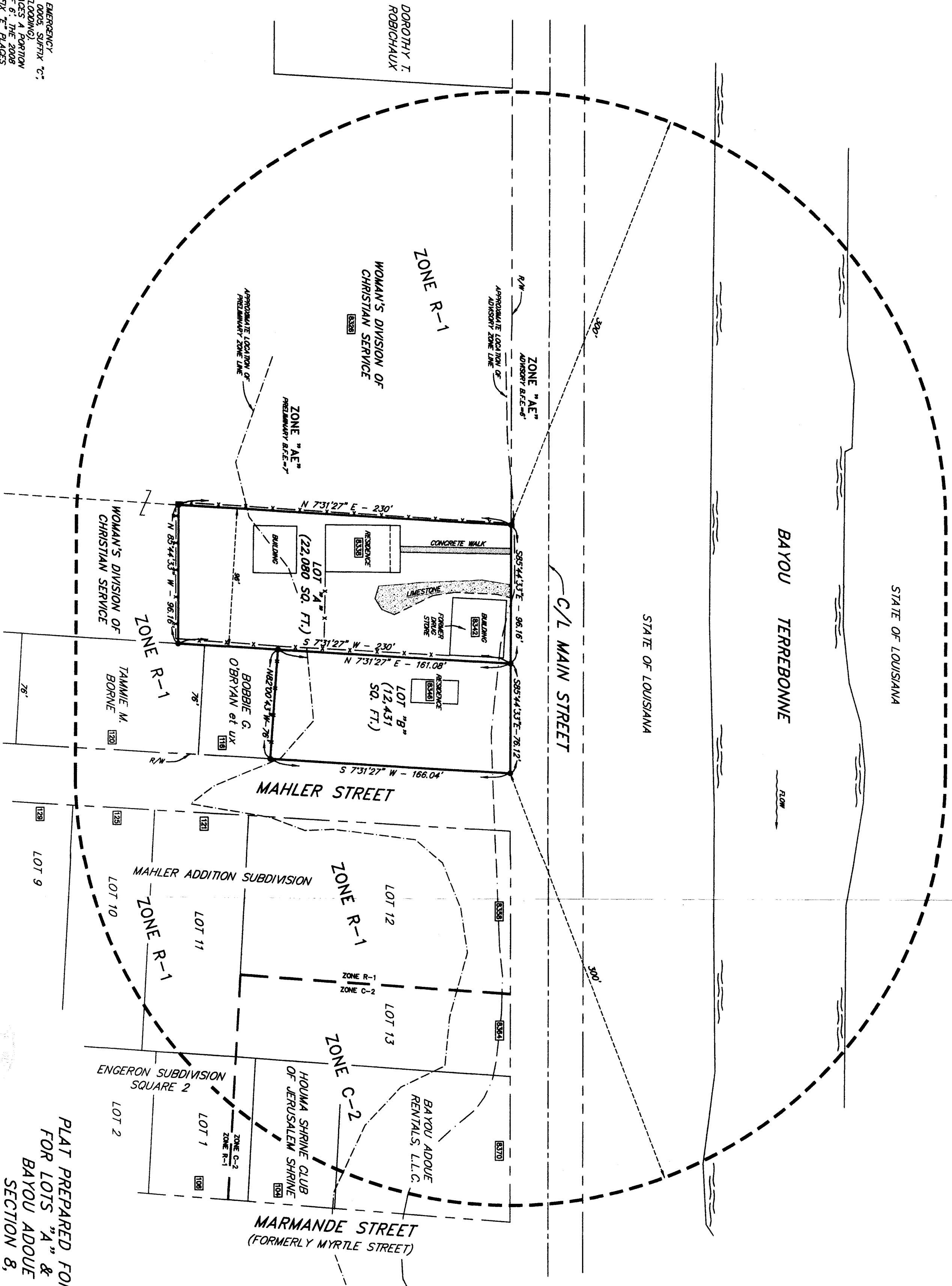

Signature of Owner or Authorized Agent

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-ARDOIN-8338-MAIN-&-MAHLER-RE-ZONE-20-050
DRAWN BY : BM PAGES : 47-48 SURVEY FILE : "210-MAIN" FOLDER : GENIE-ARDOIN-MAHLER STREET CRD: GENIE-ARDOIN-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