

# Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
L. Arnold "Budd" Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

**FEBRUARY 25, 2010, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

## **I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 21, 2010

### **D. COMMUNICATIONS**

### **E. NEW BUSINESS:**

1. Planned Building Group:
  - a) Placement of a triplex and a duplex, 1930 Prospect Boulevard; James Hyatt, applicant
  - b) Placement of an additional mobile home, 218 & 218A Henderson Street; Marcellino & Clara Mora, applicants
  - c) Placement of an additional residential structure 349 & 349A Naquin Street; Lenard Calloway, applicant
2. Preliminary Hearing:  
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) and C-3 (Neighborhood Commercial); 4.673 acre tract and 9.380 acre tract, located in the 4600 block of LA Hwy. 311; Matherne Realty Partnership, L.L.C., applicant; calling a public hearing on said matter for March 18, 2010 at 6:00 p.m.

### **F. STAFF REPORT**

### **G. COMMISSION COMMENTS:**

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

### **H. PUBLIC COMMENTS**

### **I. ADJOURN**

## **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 21, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of January 21, 2010

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 25, 2010 INVOICES AND TREASURER'S REPORT OF JANUARY 2010**

### **E. COMMUNICATIONS**

**F. APPLICATIONS:**

1. a) Subdivision: Survey of Revised Lots 4 & 4-A of Block 1, Hollywood Fields Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: Section 102, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Timothy P. Duplantis  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tracts "A", "B", & "C", A Redivision of a portion of Property belonging to Babette Scott, et als  
Approval Requested: Process D, Minor Subdivision  
Location: Section 17, T18S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 1 / Bayou Dularge Fire District  
Developer: Babette Scott  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Survey of Tracts "A", "B", & "C", A Redivision of Property belonging to Randy J. Triche, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: Section 61, T16S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Blue Fire District  
Developer: Randy J. Triche, et ux  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Survey of Lots 1-A-1 and 1-A-2, A Redivision of Revised Lot 1-A, Block 2, LaCarpe Industrial Park Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: Section 101, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: William L. Kelley  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Division of Tract C along Hwy. 24 within Evergreen Plantation  
Approval Requested: Process D, Minor Subdivision  
Location: Section 1, T16S-R16E, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Acadia Agricultural Holdings, L.L.C., % Jacob A. Giardina  
Surveyor: T. Baker Smith, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: South Hollywood Commercial Park, Phases 1 & 2  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Terrebonne Land Partnership, % Darryl K. Christen  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

7. a) Subdivision: Tracts 2-A, 2-B, & 2-C, A Redivision of Revised Tract 2 belonging to William A. Ostheimer, et ux  
 Approval Requested: Process D, Minor Subdivision  
 Location: Sections 61 & 62, T17S-R16E, Terrebonne Parish, LA  
 Government Districts: Council District 7 / Bayou Black Fire District  
 Developer: Wm. Alex Ostheimer  
 Surveyor: Keneth L. Rembert Land Surveyor
- b) Public Hearing
- c) Consider Approval of Said Application

**G. STAFF REPORT**

1. Discussion and possible action with regard to the 2010 National Planning Conference to be held April 10-13, 2009 in New Orleans, Louisiana

**H. ADMINISTRATIVE APPROVALS:**

1. Survey of Revised Lots 14 & 15 of Block 1, South Terrebonne Estates Subdivision and Revised Tracts "R" & "Q", Property belonging to Louis P. Dubois, et al, Section 11, T17S-R18E, Terrebonne Parish, LA
2. Redivision of a portion of Lots 8, 9, & 10, Block 1, Bayou Cane Subdivision and a parcel in the rear of Lots 9 & 10, Block 1, Bayou Cane Subdivision, Section 9, T16S-R17E and Section 1, T17S-R17E, Terrebonne Parish, LA
3. Survey of Tracts "A", "B", & "C", A Redivision of Property belonging to Ermaline W. Benoit, et al, Section 61, T19S-R17E, Terrebonne Parish, LA
4. Survey of Revised Lots 6, 7, & 24, Cocodrie's End Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
5. Survey and Redivision of Property owned by Myra Naquin, et al, Sections 52 & 55, T18S-R19E, Terrebonne Parish, LA
6. Property Line Adjustment between Cropland Investment Group, L.L.C. and Southland International of Louisiana, Inc., Section 4, T16S-R16E and Section 4, T16S-R17E, Terrebonne Parish, LA

**I. COMMITTEE REPORTS:**

1. Subdivision Regulations Review Committee  
*Public Hearing*
  - a) Residential Building Parks
    - (1) Chapter 17, Article III - Insert regulations into Ch. 17
    - (2) Section 24.3, Definitions
    - (3) Section 24.4.2.2, Approval Process B
  - b) Altering drainage plan after development is approved (Section 24.2)
  - c) 30-day lapse between conceptual/preliminary approval and engineering approval (Section 24.5.3.3)
  - d) Lot development on Rights-of-Way (Section 24.7.1.2.4)
  - e) Submission by electronic methods
2. Comprehensive Master Plan Update

**J. COMMISSION COMMENTS:**

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

**K. PUBLIC COMMENTS**

**L. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JANUARY 21, 2010**

- A. The Chairman called the meeting of January 21, 2010 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. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mr. Keith Kurtz.

*The Chairman acknowledged Councilman Billy Hebert, District 3, in the audience at this time.*

- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. John Navy. Also present were Patrick Gordon, Director, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.

- C. Dr. Cloutier moved, seconded by Mr. Erny: "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 December 17, 2009."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YE AS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- D. COMMUNICATIONS:

1. Mr. Gordon read an email from Carroll Parr, Matherne Realty Partnership, requesting to withdraw the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Parcel S-1, Property belonging to the Estate of Carroll J. & Remedea T. Matherne, 4615 Highway 311 [See ATTACHMENT A].

- a) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the rezoning application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Parcel S-1, Property belonging to the Estate of Carroll J. & Remedea T. Matherne, 4615 Highway 311 be withdrawn as per the developer's request [See ATTACHMENT A]."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YE AS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- E. PUBLIC HEARING:

1. The Chairman called to order the Public Hearing for the rezoning application by Alex Wheelock & Andree Buquet-Casey to rezone from C-2 (General Commercial District) to I-1 (Light Industrial District) Tract consisting of 0.24469 acres, 5357 Hwy. 311 and Tract A as shown on map "Survey of Tract A, Property belonging to Kenneth Barrilleaux, Section 102, T17S-R17E," 5351 Hwy. 311.

- a) The Chairman recognized Mike Heck, 137 Thacker Drive, representing both applicants, who stated their reasoning for the rezoning request.  
b) No one from the public was present to speak.  
c) Mrs. Amedée moved, seconded by Dr. Cloutier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Amedée. THERE WAS RECORDED: YE AS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the rezoning request.  
e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC approve the application to rezone from C-2 (General Commercial District) to I-1 (Light Industrial District) Tract consisting of 0.24469 acres, 5357 Hwy. 311 and Tract A as shown on map "Survey of Tract A, Property belonging to Kenneth Barrilleaux, Section 102, T17S-R17E," 5351 Hwy. 311."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Preliminary Hearing: WITHDRAWN as per the developer's request [Carroll J. & Remediation T. Matherne, 4615 Highway 311]

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:37 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, 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 JANUARY 21, 2010.**

**PATRICK GORDON, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

## Becky Becnel

---

**From:** Pat Gordon [pgordon@tpcg.org]  
**Sent:** Wednesday, January 20, 2010 11:44 AM  
**To:** 'Becky Becnel'  
**Cc:** 'Jennifer Robinson'; 'Daniel Babin'  
**Subject:** FW: Rezoning

Becky,

Per the attached email please pull the Matherne Property Rezoning Application.

Thanks

Patrick Gordon Sr.  
Director, Planning and Zoning  
Terrebonne Parish Consolidated Gov.

[pgordon@tpcg.org](mailto:pgordon@tpcg.org)

Work: (985) 873-6569

Fax: (985) 580-8141

Go Green! Please consider the environment before printing this email.

**From:** Carroll Parr [mailto:carroll@cajun.net]  
**Sent:** Wednesday, January 20, 2010 11:37 AM  
**To:** Pat Gordon  
**Subject:** Rezoning

Pat – I have discussed the new idea for rezoning with Sissy and she is in agreement. Please pull the application we submitted for this month. When Ken Rembert draws the new metes and bounds descriptions we will submit a new application for next month.

Thanks again,

Carroll

*Carroll Parr*

Matherne Realty Partnership

Mailing Address:

PO Box 763

Houma LA 70361

Street Address:

487 Corporate Drive

Houma LA 70360

Bus: 985-876-5308

Fax: 985-876-5402

Cell: 985-804-9166

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

**APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL**

James Hyatt  
Applicant's Name

116 Timberwood Drive      Gray      LA      70359  
Address                              City                              State                              Zip Code

1-11-2010      /      985-855-9695  
Date                              Telephone Number(s)

contract purchaser

Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: 1930 Prospect Boulevard
2. Location: 1930 Prospect Boulevard
3. Zoning District: C-3 (Neighborhood Commercial)
4. Total Land Area: 13,296 sq. ft.
5. Total Number of Units: 5 units
6. Gross Floor Area: 5,000 sq. ft (2 floor units)
7. Total Parking Spaces Provided: 10
- Total Parking Spaces Required: 10
8. Approximate Cost of Work Involved: ~\$375,000
9. Has any previous application been made: NO X YES \_\_\_\_\_

If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:

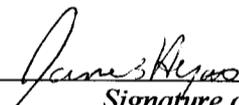
- 1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

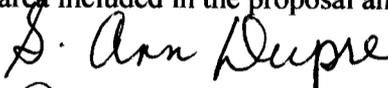
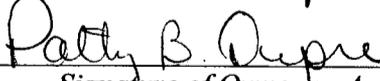
Maximum Charge - \$100.00

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  
1-11-10  
Date

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

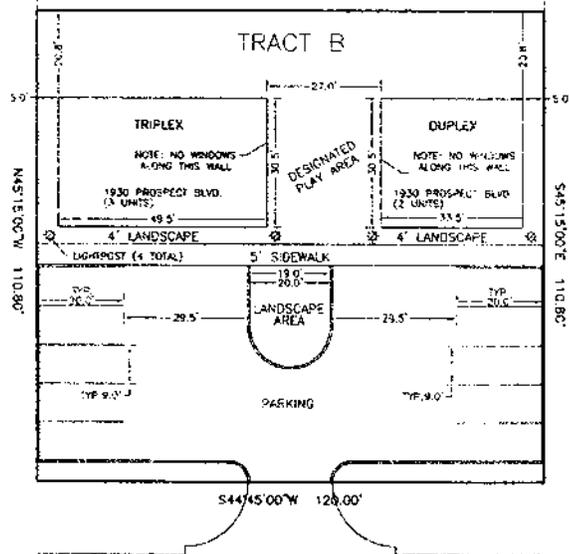
  
  
Signature of Owner or Authorized Agent  
1-19-2010  
Date

Zoned C-3

TRACT A (NOT A PART)

N44°45'00"E 120.00'

TRACT B



12,296 S.F.  
 TOTAL LOT AREA (TRACT B)  
 8,343 S.F.  
 HARD SURF.  
 (PARKING, SIDEWALKS, AND BLDGS.)  
 62.7% HARD SURFACE

Zoned R-1

PRELIMINARY COPY

Zoned C-3

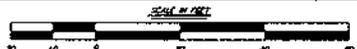
PRELIMINARY COPY

NOTE  
 THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.

NOTE  
 THIS PLAN DOES NOT PURPORT TO SHOW ALL EASEMENTS, DEEDS, AND/OR RIGHTS OF WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAN DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND THE OPINION

PROSPECT BLVD.  
 (APPROX. LOCATION)

○ APPROX. LOCATION  
 FIRE HYDRANT



PREPARED BY:

**DAVID A. ENGINEERING AND SURVEYING, INC.**  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

PRELIMINARY COPY

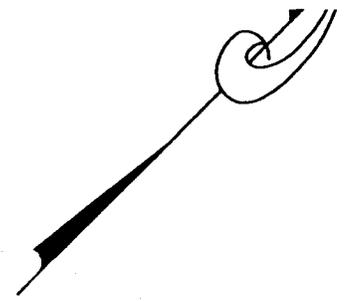
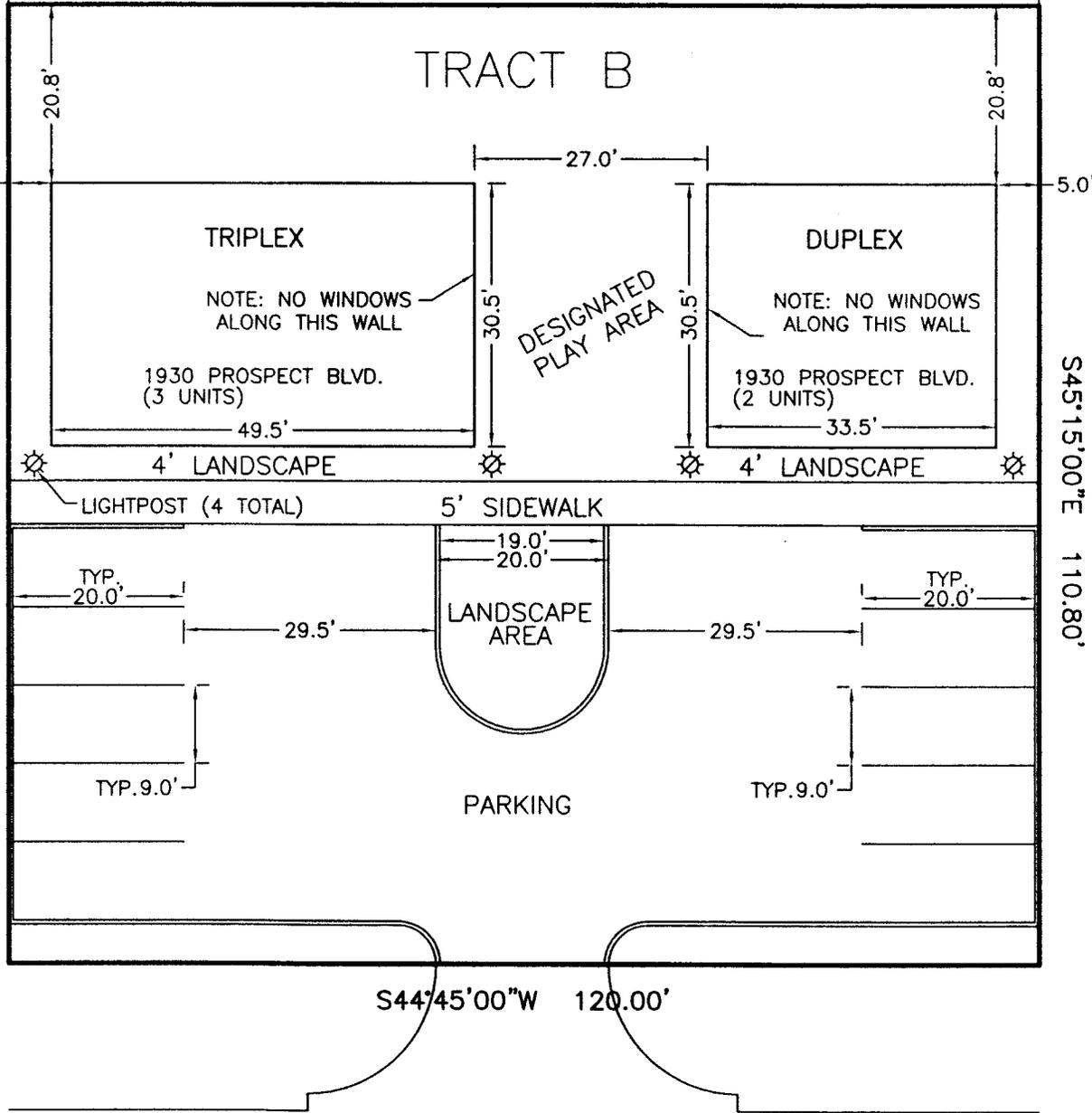
PRELIMINARY PLAN - 1930 PROSPECT BLVD.  
 HOUMA, LOUISIANA

PRE-SURVEY PLAT SHOWING PROPOSED LOCATION OF BUILDINGS, PARKING, ETC. FOR JAMES HYATT (DEVELOPER) LOCATED IN SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA

APPLICATION BY: JAMES HYATT

N44°45'00"E 120.00'

# TRACT B



13,296 S.F.  
TOTAL LOT AREA (TRACT B)

8343 S.F.  
HARD SURF.  
(PARKING, SIDEWALKS, AND BLDGS.)

62.7% HARD SURFACE

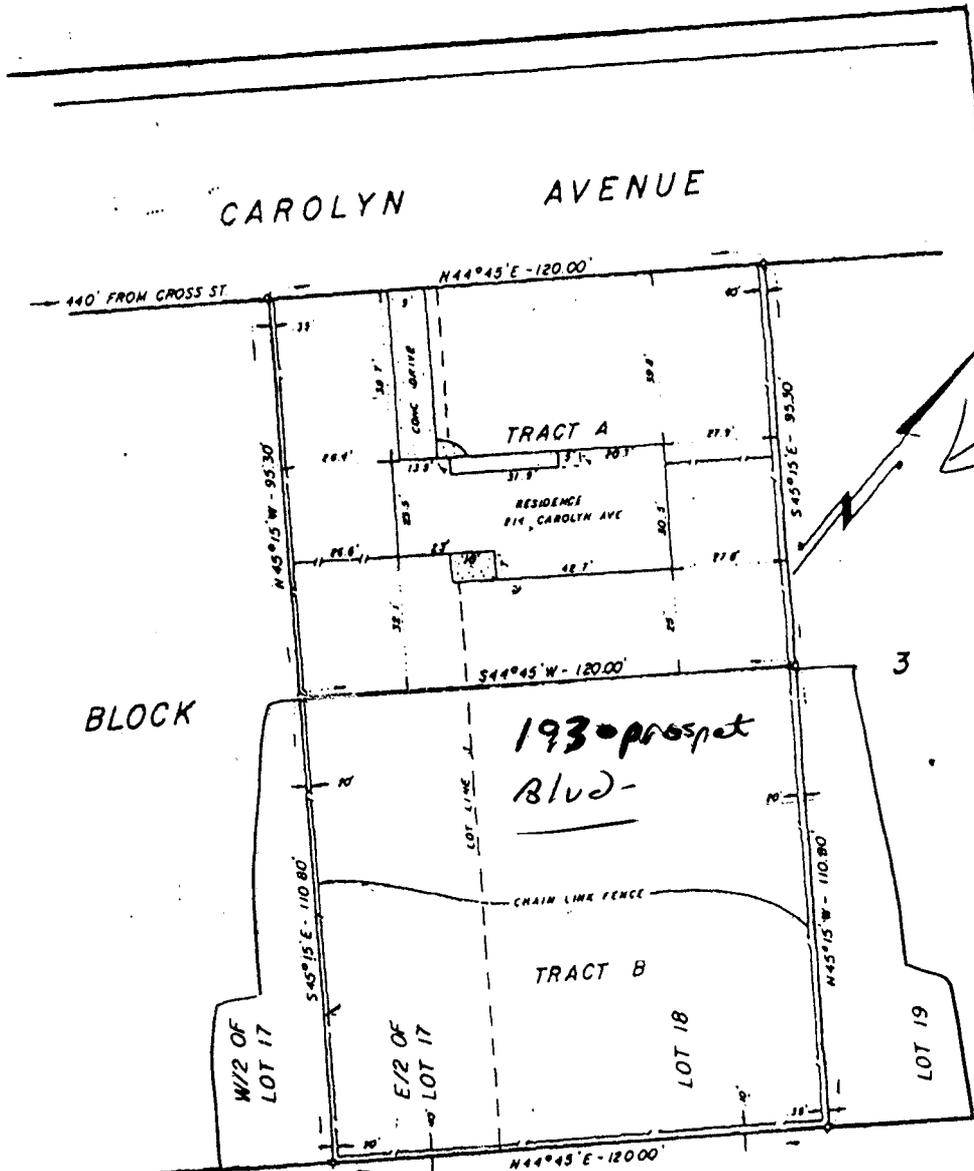
S44°45'00"W 120.00'

PROSPECT BLVD.  
(APPROX. LOCATION)

**PRF**

File: 985-580-09,6

Attest: Christie Dupre



Sold

~~1502.4 587.5  
 50.0 50.0  
 Living 1889.9  
 Garage  
 Total~~

BLOCK

1930 prospect Blvd-

120.1' W  
 110.8' L

PROSPECT STREET  
 SURVEY OF TRACTS A & B  
 PORTIONS OF LOTS 17 & 18  
 BLOCK 3, GRAND CAILLOU HEIGHTS SUBDIVISION  
 SECTION 105, T17S-R1E  
 TERREBONNE PARISH, LOUISIANA  
 MARCH 25, 1982

*Kenneth L. Rembert*  
 KENETH L. REMBERT, SURVEYOR



SCALE 1" = 30'

DUPRE'S PROPERTIES LLC  
1934 Prospect Blvd.  
HOUMA, LA 70363  
(985) 917-1640

south side of Carolyn Avenue along a bearing of N 44 ° 45' E, by a depth of ninety five & thirty hundredths (95.30') feet along equal and parallel lines on a bearing of S 45 ° 15' E, and a rear line of one hundred twenty (120') feet on a bearing of S 44 ° 45' W; bounded on the north by Carolyn Avenue, on the east by Lot Nineteen (19), on the south by Tract "B" depicted on said survey, and on the west by the west half of Lot Seventeen (17) of Grand Caillou Heights; together with all improvements thereon and all rights, ways, privileges, servitudes and prescriptions thereto belonging and appertaining.

2. A Commercial Lot located in the City of Houma, Parish of Terrebonne, Louisiana described as Tract "B" of a division of Lot Eighteen and the East half of Lot 17, Block 3 of Grand Caillou Heights Subdivision, as shown on the plan of survey prepared by Kenneth L. Rembert, Land Surveyor under date of March 25, 1982 and entitled "Survey of Tracts A & B, Portions of Lots 17 & 18, Block 3, Grand Caillou Heights Subdivision, Section 105, T17S-R17E, Terrebonne Parish, Louisiana"; said Tract "B" measures a front of one hundred twenty (120') feet on the north side of Prospect Street along a bearing of N 44 ° 45' E, by a depth of one hundred ten & eighty hundredths (110.80') feet along equal and parallel lines on a bearing of N 45 ° 15' W, and a rear line of one hundred twenty (120') feet on a bearing of S 44 ° 45' W; bounded on the south by Prospect Street, on the east by Lot Nineteen (19), on the north by Tract "A" depicted on said survey, and on the west by the west half of Lot Seventeen (17) of Grand Caillou Heights; together with all improvements thereon and all rights, ways, privileges, servitudes and prescriptions thereto belonging and appertaining.

This sale and transfer is made and accepted for and in consideration of the price and sum of **EIGHTY THOUSAND AND NO/ 100THS ( \$ 80,000.00 ) Dollars**, lawful United States Currency, paid cash by the purchaser to the vendor, who hereby grants full and final acquittance, receipt and discharge therefor.

This sale is made and accepted subject to any existing easement servitudes, rights of way and leases of any nature whatsoever appearing in the public records of Terrebonne Parish, Louisiana, that in anywise encumber the subject property.

Vendor specifically declares that he is transferring any mineral rights he may have on the property herein being transferred to purchaser.

Vendor hereto declares that the taxes on said property herein sold has been paid for the year 2004 and the paying of taxes due for the year 2005 shall be pro-rated as of the date of the sale.

*The property herein being sold is sold in an "as is" condition and this sale is made without any warranty, expressed or implied, as to the condition of the property and its suitability for use for any purpose. Purchaser relieves vendor from any and all responsibility for vices and defects of the property, whether apparent or non apparent or latent and from any obligations to take the property back or to reduce its price.*

*Purchaser further expressly waives any right purchaser may have to demand a rescission or resolution of the sale or reduction of the purchase price on the breach of*  
*and purchaser acknowledges that he has thoroughly inspected*

ZLU10/3

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

Dist. 5

P.O. Box 1446  
Houma, LA 70361  
(985)873-6793

**APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL**

Marcellino & Clara Mora

*Applicant's Name*

146 Hope Street                      Bourg              LA              70343  
*Address    City                      State                      Zip Code*

2-2-10                      /                      985-855-3080  
*Date    Telephone Number(s)*

owner  
*Interest in Ownership (owner, etc.)*

**PROJECT INFORMATION:**

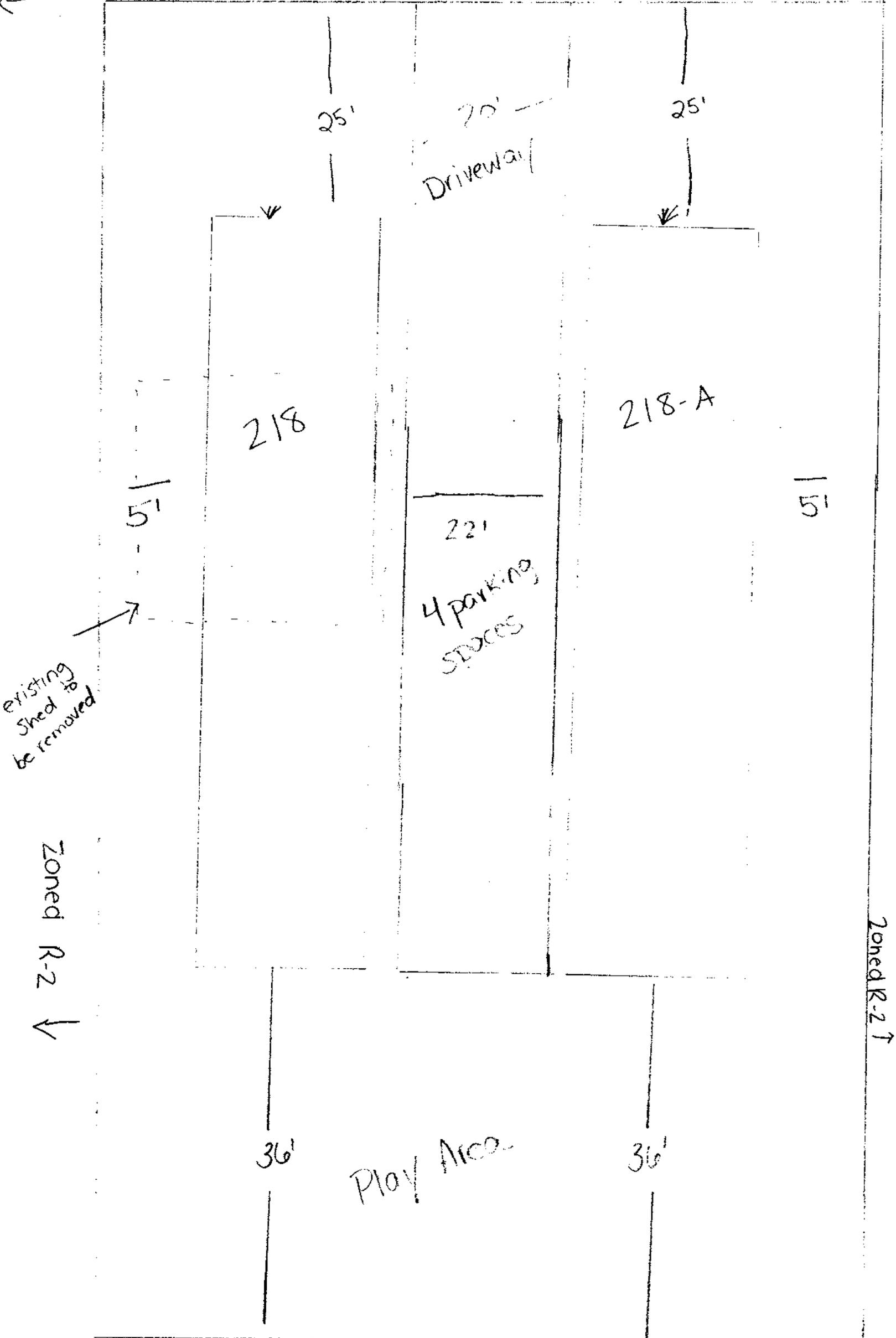
1. Name of Project: 218 + 218 A Henderson Street
  2. Location: 218 + 218 A Henderson Street
  3. Zoning District: R-2
  4. Total Land Area: 7980 square feet
  5. Total Number of Units: 2
  6. Gross Floor Area: 2016 square feet
  7. Total Parking Spaces Provided: 4  
Total Parking Spaces Required: 4
  8. Approximate Cost of Work Involved: ~\$15,000.00
  9. Has any previous application been made: NO X YES \_\_\_\_\_
- If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Hie Mykoun  
approx 200'

218 & 218-

Henderson Street



existing  
shed to  
be removed

218

218-A

22'  
4 parking  
spaces

Play Area

Zoned R-2 ↓

Zoned R-2 ↑

↔ = lights

Zoned R-1 ↓



**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:

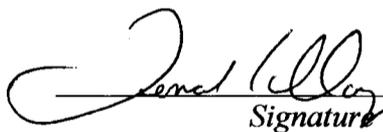
- 1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

I (We) own >1 acre(s). A sum of \$25.00 dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
*Signature of Applicant*

2-8-2010

*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*

2-8-2010

*Date*



## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF JANUARY 21, 2010

- A. The Chairman, Daniel Babin, called to order the regular meeting of January 21, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L. Arnold "Budd" Cloutier and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. John Navy. Also present was Pat Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 17, 2009."  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 17, 2009."  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Upon questions at the previous meeting regarding the budgeted amounts for insurance on the 2010 Budget, Mrs. Becnel informed the Commission that the insurance payment for 2009 was paid late and payment for 2010 was paid early in 2009 to make the actual amount budgeted \$1,100 for 2009. She stated the insurance continues to be \$550 per year and no increase was applied for 2010.  
  
Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the January 21, 2010 invoices and approve the Treasurer's Report of December 2009."  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a memo from Mr. Paul Labat, Council Clerk, confirming the approval of changes to the Subdivision Regulations by the Council with regard to 1) altering drainage plan after development is completed (Ord. No. 7761), 2) Residential Building Parks (Chapter 17)(Ord. No. 7762), 3) definitions with regard to Residential Building Parks (Chapter 24) (Ord. No. 7763), and 4) additional definitions with regard to Residential Building Parks (Process B, Chapter 24)(Ord. No. 7764).
    - a) Mr. Gordon stated a public hearing would have to be called and amend the regulations for everything approved so far.
  - o Dr. Cloutier moved, seconded by Mr. Ostheimer: "THAT the HTRPC deviate to item H1 of the agenda with regard to the presentation by Public Works before addressing the engineering application for Wallace J. Thibodeaux Estates, Add. No. 4, Phase A."
    - o No one from the audience had a problem with deviating from the agenda.  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: None; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED. (Unanimous Vote)

- The Chairman acknowledged Ms. Jeanne Bray, Terrebonne Parish Engineering Division, who gave a presentation on the 1-1B Forced Drainage District.
  - Discussion was held with regard to continued maintenance to unclog drains/bottlenecks.
  - Mr. Marc Rogers, T. Baker Smith, Inc., discussed the design standards/drainage maintenance with regard to 25-year rain events versus 50-year rain events. Discussion was held with regard to the increased costs based on the level of protection wanted.
  - The Chairman recognized Councilman Billy Hebert, 302 Richard Drive, with regard to the 1-1B project from the Intracoastal Canal to Thibodaux. He stated the system will work as long as everything is cleaned up and some of the canals widened. He also stated Lake Houma as well as canals along Bayou Blue needed some attention.
  - Ms. Bray also discussed obtaining temporary right-of-ways from landowners for cleaning is a major issue.
  - Dr. Cloutier moved, seconded by Mrs. Amedée: “ THAT the HTRPC return to the regular order of business.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: None; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

1. The Chairman stated the next item on the agenda under old business was an application by Teuton-Caro Developments requesting engineering approval for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See ATTACHMENT A].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would request a variance for items 1 and 2a and that they would comply/resolve items 2b, 3 & 4.
- c) Mr. Ostheimer moved: “THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A with a variance for the temporary turn-around at the end of Matilda Marie Drive because of the offset lot that would require the turn-around is less than 5’ and that we grant a variance to drain for up to 60% of Lots 31-36 of Block 11 to the detention pond (or retention pond, whatever the case may be) and that the rest of the list be complied with in full.”
- d) Discussion was held with regard to clarification of the lot drainage on which the variance was granted.
- e) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Mr. Elfert & Mr. Kurtz: “THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A with a variance for the temporary turn-around at the end of Matilda Marie Drive because of the offset lot that would require the turn-around is less than 5 and that we grant a variance for Lots 31 -36 of Block 11 to drain 60% of the lot to the rear and 40% of the lot drain to the front and that the rest of the list be complied with in full.”
- f) Discussion was held with regard to the recent flooding in previous addendums to the subdivision and that being taken into consideration when moving forward to additional addendums. Discussion ensued with regard to elevations, the pond, and drainage in the area.

The Chairman called for a vote on the amended motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: Dr. Cloutier and Mr. Erny; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

*The Chairman relinquished the chair to the Vice-Chairman at this time.*

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Jeanne Bray requesting approval for Process D, Minor Subdivision for the Survey of Lots 11-A, 11-B, & 12-A, A Redivision of Lots 11 & 12 of Block 2, Voisin Place Subdivision.

- a) Mr. Ken Rembert, Kenneth L. Rembert and Surveyors, Inc., representing the Developer, discussed the location and division of property. He requested a variance from the minimum lot size requirement for which he currently had an application into the Board of Adjustments for approval.
- b) The Vice-Chairman recognized Ms. Debra Hebert, 668 Mahler Street, who wished to verify that it was just a lot division and not to place apartments.
- c) Mrs. Amedée moved, seconded by Mr. Erny: " THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mrs. Amedée. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that a variance from the minimum lot size requirement is approved.
- e) Discussion was held with regard to the existing structures and age of the same.
- f) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC grant approval for Process D, Minor Subdivision for the Survey of Lots 11 -A, 11 -B, & 12 -A, A Redivision of Lots 11 & 12 of Block 2, Voisin Place Subdivision per Staff and grant the minimum lot size requirement variance based upon the fact that there are structures in place and have been in place for 40 years."

The Vice-Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order the Public Hearing for the application by Marcel P. Fournier requesting approval for Process D, Minor Subdivision for the Redivision of Lot 8, Block 4, Park View Subdivision.

- a) Mr. Ken Rembert, Kenneth L. Rembert and Surveyors, representing the Developer, discussed the location and division of property. He stated that the property was judicially separated previously but wanted to bring it back to the Planning Commission for the proper approval per the bank's request. He requested a variance from the minimum lot size requirement for which he currently had an application into the Board of Adjustments for approval.
- b) No one was present from the public to speak.
- c) Mr. Babin moved, seconded by Mrs. Williams: " THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that a variance from the minimum lot size requirement is approved.
- e) Discussion was held with regard to judicial separations and whether or not the application could have been approved administratively.

- f) Mr. Babin moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Redivision of Lot 8, Block 4, Park View Subdivision per Staff and grant the minimum lot size requirement variance based upon the fact that there are structures in place and have been in place for over 20 years.”

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier and Mr. Ostheimer; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Vice-Chairman called to order the Public Hearing for the application by Motivaitt Seafood, Inc. requesting approval for Process D, Minor Subdivision for the Survey of Tracts “A” and “B”, A Redivision of Property belonging to Motivaitt Seafood, Inc.

- a) Mr. Ken Rembert, Kenneth L. Rembert and Surveyors, representing the Developer, discussed the location and division of property.
- b) The Vice-Chairman recognized Melvin “Skipper” Picou, homeowner on Garnet Street, who expressed concern over oyster sacks being disposed on the property that is to become a public playground. He stated he would call his Councilman and Mr. Gordon gave him his business card in order for him to contact the Nuisance Abatement Division.
- c) Discussion was held with regard to the sacks being considered debris and that it should be cleaned up if it were to be a public playground by either Motivaitt or the Parish.
- d) Mr. Babin moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- f) Mr. Babin moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A” and “B”, A Redivision of Property belonging to Motivaitt Seafood, Inc.”

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

#### H. STAFF REPORT:

1. Presentation by Public Works Department on the 1-1B Forced Drainage District was addressed after Item E.
2. Mr. Gordon read a letter from Councilman Kevin Voisin, District 6, to the Commission with regard to the proposed policy regarding the 4x4 development signs [ See *ATTACHMENT B*].
- a) Discussion ensued with regard to the draft policy written up by Staff [ See *ATTACHMENT C*].
- b) Discussion ensued with regard to also requiring a dated photograph to be submitted, proper lettering, and the repercussions if not abiding by the policy to include denying altogether.
- c) Mr. Gordon stated all of the policies the Commission establishes should go to the Parish Council and be updated in the Subdivision Regulations annually rather than amending the regulations every month or as they take place.
- d) Mr. Babin moved, seconded by Mrs. Amedée: “THAT the HTRPC accept the 4x4 development sign policy, as revised, and notify the Parish Council of the new policy and forward to the Terrebonne Parish Council Subdivision Regulations Review Committee.”

- e) Mr. Freeman informed the Commission that the Parish President and Council should be notified of all administrative policies and adopted policies should not be effective until thirty (30) days after adoption. Also, he stated the Commission should be real clear as to the repercussion if the policy is not adhered to, whether denial or postponement. It was determined that it wouldn't necessarily be an automatic denial but could result in the same or a postponement of respective phases of the development.

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. Mr. Gordon presented the 2009 Annual Report to the Commission and requested they ratify their acceptance.

- a) Mr. Babin moved, seconded by Mrs. Williams: "THAT the HTRPC accept the 2009 Houma-Terrebonne Regional Planning Commission Annual Report."

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. Mr. Gordon stated there had been some issues with regard to the current bank and requested possibly changing the account to the bank in the Government Tower due to the convenience of doing business.

- a) Discussion was held with regard to issues regarding getting checks, the time it took running around, and little compassion from the bank for assistance.

- b) Mr. Gordon also suggested someone with administration to also be allowed to sign off on the checks for emergency cases, as well as also being able to order checks, etc. He added that he was an authorized signee on the Parish's account.

- c) Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC authorize Mr. Pat Gordon to be a signee on their bank account and authorize changing banks for convenience."

- d) Discussion was held with regard to the Planning Commission approving all checks to be signed before they are signed. Mr. Ostheimer discussed their being a legislative body and Mr. Gordon being administrative. Mrs. Williams recommended the changes due to the difficulties that had transpired over the past couple of weeks.

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. Mr. Gordon also informed the Commission of Public Hearings to be held at next Wednesday's Council meetings for the proposed moratorium on developments in the 1-1B drainage area as well as the possible revocation of the stub-out streets in Southern Estates Subdivision.

- a) Discussion was held with regard to the Commission members being present to possibly offer input on the situation and who would own/maintain the stub-outs if dedicated. Discussion ensued with regard to the reasoning for not supporting the revocation of the stub-outs due to emergency access, the future of similar type cases, etc.

- I. Mr. Erny moved, seconded by Mr. Babin: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."
1. Redivision of Lots 10-1 & 10-A1, Block 1 of Medical Services Complex and Tract "B" & "B-2" being a Redivision of Property belonging to Walter L and Company, Section 12, T17S-R17E, Terrebonne Parish, LA
  2. Survey of Tract "A", Robert R. Wright, et ux & Thomas E. Wright, III, Section 7, T16S-R17E, Terrebonne Parish, Louisiana
  3. Survey of Property belonging to D.C. Walther, Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
  4. Survey of Tracts "A" & "B", A Redivision of Property belonging to Carl Heck, L.L.C., Sections 40 & 51, T17S-R18E, Terrebonne Parish, LA
  5. Survey of Revised Tracts 20 & 21, Reeves Campsites, Section 94, T20S-R18E, Terrebonne Parish, LA

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
  - a) Mr. Ostheimer stated that they had ceased to meet to allow the Parish Council time to catch up, but they should be starting back up again soon.
  - b) Mr. Erny suggested physical addresses be listed on the agenda rather than the section, township, and range.
2. Mr. Gordon stated they were currently seeking state money for the third phase of the Update to the Comprehensive Plan.

K. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS:

- a) Mr. Kurtz discussed a previous approval on Aragon Road with regard to the fire hydrants.
- b) Mrs. Williams requested the status of the Prospect Bridge construction. Ms. Schexnayder stated construction should start at the end of May. Discussion ensued with regard to traffic.

- (1) Mrs. Williams moved, seconded by Mr. Babin: "THAT a letter be sent to the Public Works Department to see if there is any plan in place to clean Bayou Terrebonne on the east side."

The Vice-Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

*The Chairman resumed the chair at this time.*

- c) Dr. Cloutier moved, seconded by Mr. Erny: "THAT a letter be sent to the Parish President, to bring his awareness the possibility of moving V alhi i n both directions simultaneously from the Savanne Road area north towards Thibodaux and from the Highway 90 area south towards Savanne Road so that it is not just moving from in town/out of town, but both directions in light of all of the development that is slated to and currently taking place around the Highway 90 interchange in order to get that area tied up prior to any subdivisions being developed out there."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. CHAIRMAN'S COMMENTS:

- a) The Chairman encouraged the members to attend Wednesday night's council meeting with regard to the proposed moratorium and revocation of the stub-outs in Southern Estates.
- b) The Chairman informed the Commission that the February meeting was rescheduled to February 25, 2010 due to the Mardi Gras holidays.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Mrs. Williams & Mrs. Amedée: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:56 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS : None ; AB STAINING: Mr. Babin; AB SENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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



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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

December 17, 2009  
2<sup>nd</sup> Review

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired  
Director of Public Works

SUBJECT: Wallace J. Thibodaux Estates, Add 4;  
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.1.6. Temporary turnarounds were not provided.
2. 24.7.6.2.6 Does not conform to SDDM:
  - a. V.A.6, 24.7.1.2.6. All lots are not graded to drain to the street or to a major drainage artery as defined by the S.D.D.M. HTRPC is authorized to allowed up to 60% of the total lots to drain to the rear. Lots 31-36 on Block 11 have less than 60% of the lots draining to the rear.
  - b. V.B.12. The maximum allowable hydraulic clearance of 0.2 feet above the gutter grade was exceeded at the gutter line.
3. 24.5.4.6.7 An approval letter from the Department of Health and Hospitals has not been received.
4. 22-353(d) Copy of the Notice of Intent (NOI) must be submitted.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Tom Bourg (w/attachment)  
Philip Liner (w/attachment)  
Gene Milford, III, P.E. (w/attachment)  
Planning Commission (w/attachment)  
Engineering Division (w/attachment)  
Reading File (w/attachment)  
Council Reading File (w/attachment)

DISTRICT 6

MR. KEVIN M. VOISIN  
101 ANGELLE CIRCLE  
HOUMA, LA 70360  
CELL: (985) 665-8495  
FAX: (866) 419-5763  
kevin@kevinvoisin.com

**PARISH COUNCIL**

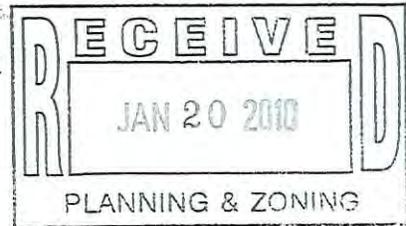
**PARISH OF TERREBONNE**

**POST OFFICE BOX 2768**

**HOUMA, LOUISIANA 70361**

**CONSOLIDATED  
(985) 873-6422**

**FAX (985) 873-6521**



January 19, 2010

Mr. Danny Babin, Chairman and Members  
Houma-Terrebonne Regional Planning Commission  
Post Office Box 1446  
Houma, LA 70361

RE: Policy regarding 4X4 sign

Dear Ladies and Gentlemen:

I understand that the Planning Commission is addressing a policy change that would require developers to present a dated picture of the sign the posted 4' X 4' sign "announcing" a development prior to approval of the preliminary and conceptual phase of the development. As I understand, failure to present the picture of the sign would result in automatic denial, or postponement, of the respective phase of the development. I apologize for not being present at the meeting tonight but I am attending a town hall meeting sponsored by the Parish President in my Council District.

I believe this is an absolutely essential policy change and support it whole heartedly. This requirement has been unevenly enforced in the past and this is an effective and efficient means by which to bring all potential developments into compliance with almost no cost to developers. The sign is a good way for residents, other interested parties, and neighboring property owners, especially those who do not live in the 250 foot radius of those who are notified via mail, to be aware of developments which may impact their homes, businesses or properties. The sign serves as a foolproof, effective, and essential means of assuring that citizens in the area will take notice of the proposed development action.

I thank you for taking my comments into consideration and ask that this letter be read into the record of the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin M. Voisin", written over a horizontal line.

KEVIN M. VOISIN, District 6  
Terrebonne Parish Council

KMV/pal

cc: Mr. Pat Gordon  
Mrs. Jennifer Robinson  
Mrs. Becky Becnel

## Sign Notification Specification

In addition, for all subdivisions that will hold a public hearing consisting of six (6) lots or more, a 4' x 4' sign shall be erected by the developer at the location of the proposed subdivision ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission. Signage shall be composed of a minimum 2" bold lettering and legible from the fronting street.

# HOUMA-TERREDONNE REGIONAL PLANNING COMMISSION

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description):

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

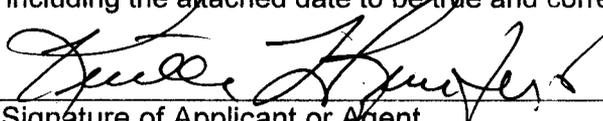
- Name of Subdivision: Revised Lots 4 & 4-A, Block 1, Hollywood Fields Subd.
- Developer's Name & Address: Timothy P. Duplantis, P.O. Box 7094, Houma, LA 70361  
\*Owner's Name & Address: Same  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Keneth L. Rembert

### SITE INFORMATION:

- Physical Address: 105 Venture Blvd.
- Location by Section, Township, Range: Section 102, T17S-R17E
- Purpose of Development: Create 2 lots from 1
- 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
- Date and Scale of Map: 1/15/10 Scale: 1"=40'
- Council District: 6 Katoir / Bayou Canal Area
- Number of Lots: 2
- Filing Fees: \$152.75 bmb

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

Keneth L. Rembert  
Print Applicant or Agent  
2/2/10  
Date

  
Signature of Applicant or Agent

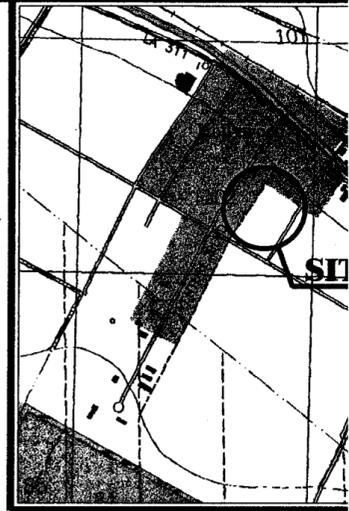
The undersigned certifies: jd 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or                      2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Timothy P. Duplantis  
Print Name  
2/2/10  
Date

  
Signature

PC10/ 2 - 1 - 4  
Record # 5

VENTURE BOULEVARD



VICINITY MAP

TES 5/8" IRON ROD SET  
 TES 3/4" IRON PIPE FOUND  
 VG POWER POLE  
 VG POWER POLE WITH LIGHT  
 TES SPOT ELEVATION (BASED ON NAVD '88, 2006)  
 TES DRAINAGE ARROWS  
 VG FIRE HYDRANT  
 TES MUNICIPAL ADDRESS

DESIGN DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS,  
 PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE  
 PROPERTY SURVEYED.

THE SURVEY DRAINS TO THE SUBSURFACE DRAINAGE ALONG VENTURE BLVD.  
 12" CULVERT AT THE REAR OF LOT 5. THE OWNERS OF THESE  
 ARE TO PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES  
 TO REACH THESE AREAS.

BASED ON MAP RECORDED UNDER ENTRY NO. 647104 AS  
 TERREBONNE PARISH CLERK OF COURT OFFICE AND A PLAT  
 BY THE OFFICE OF T. BAKER SMITH & SON, INC. ON A DIVISION  
 BLOCK 1 OF HOLLYWOOD FIELDS SUBDIVISION DATED FEBRUARY 25,  
 1985. ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT  
 BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE  
 (NAD 83 ZONE).

THE PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY  
 AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX  
 MAY 19, 1981 & COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX  
 MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.)  
 SORRY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY.

THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION  
 IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND  
 SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE  
 WITH THE "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

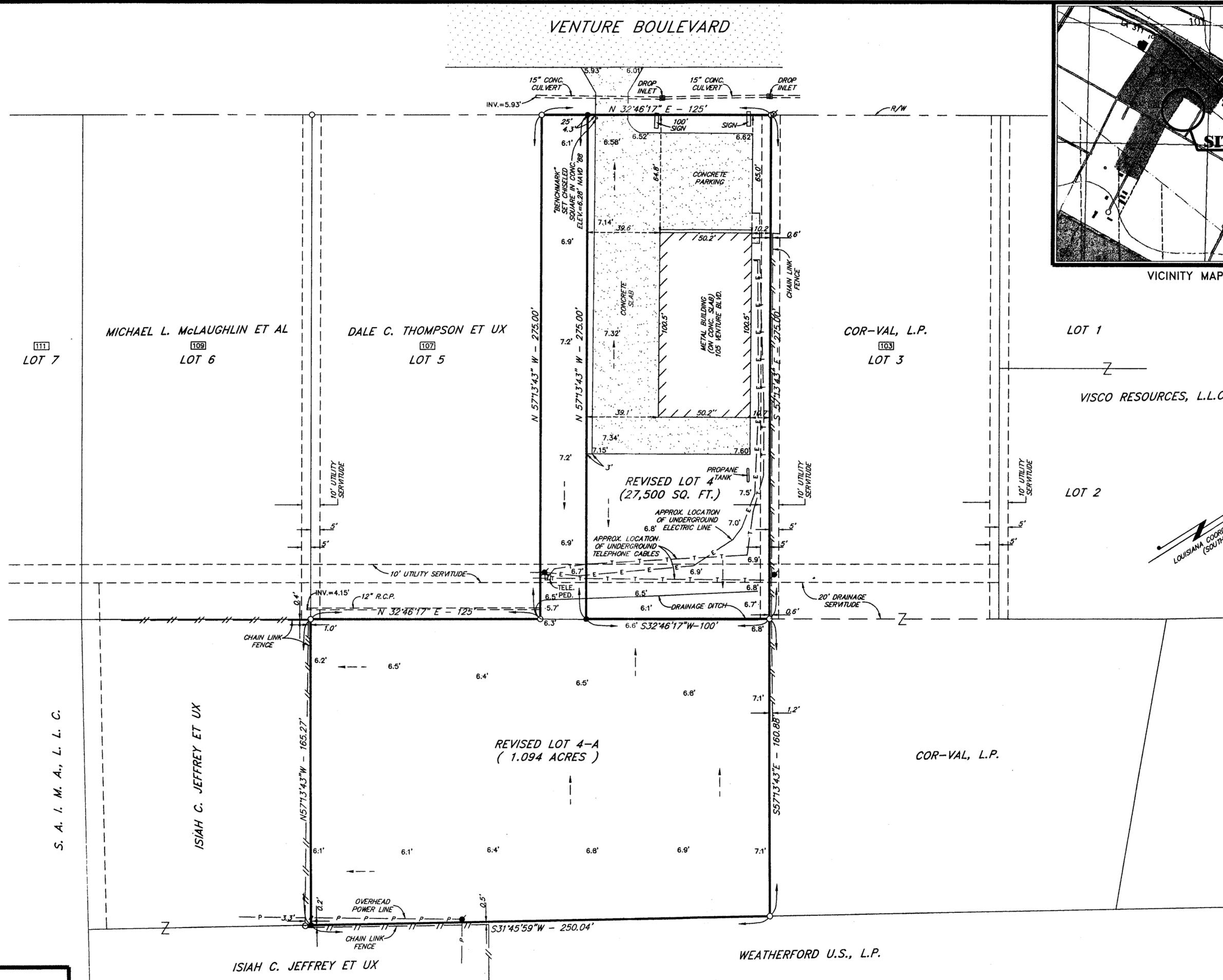
BY \_\_\_\_\_ FOR \_\_\_\_\_

LAND USE: COMMERCIAL  
 DEVELOPER: TIMOTHY P. DUPLANTIS

SURVEY OF  
 REVISED LOTS 4 & 4-A OF BLOCK 1  
 HOLLYWOOD FIELDS SUBDIVISION  
 IN SECTION 102, T17S-R17E,  
 TERREBONNE PARISH, LOUISIANA

JANUARY 15, 2010 SCALE: 1" = 40'

*Kenneth L. Rembert*  
 KENNETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.



LOUISIANA COORDINATE (SOUTH)

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description):

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

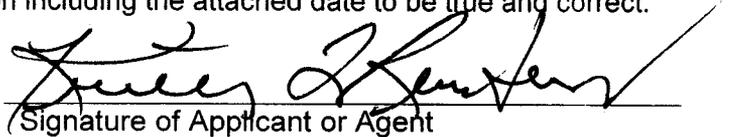
1. Name of Subdivision: Tracts "A", "B" & "C", redivision of property of Babette Scott et als
2. Developer's Name & Address: Babette Scott, 3624 Baker Drive, Houma, LA 70363  
Babette Scott, 3624 Baker Drive, Houma, LA 70363
- \*Owner's Name & Address: Rosa M. Scott, 443 Bayou Dularge Road, Houma, LA 70363  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

### SITE INFORMATION:

4. Physical Address: 443 Bayou Dularge Road, Houma, LA 70363
5. Location by Section, Township, Range: Section 17, T18S-R17E
6. Purpose of Development: To move the line from under existing house and create new tract for sale
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: January 28, 2010 Scale: 1" = 40'
11. Council District: 1 Jellman / Bayou Dularge Tru
12. Number of Lots: 3
13. Filing Fees: \$147.20 bmb

I, Keneth L. Rembert, PLS, certify this application including the attached date to be true and correct.

Keneth L. Rembert  
Print Applicant or Agent  
2/8/10

  
(Signature of Applicant or Agent)

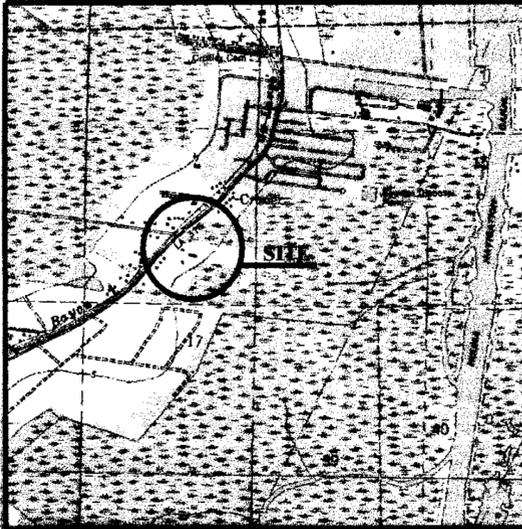
Date

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

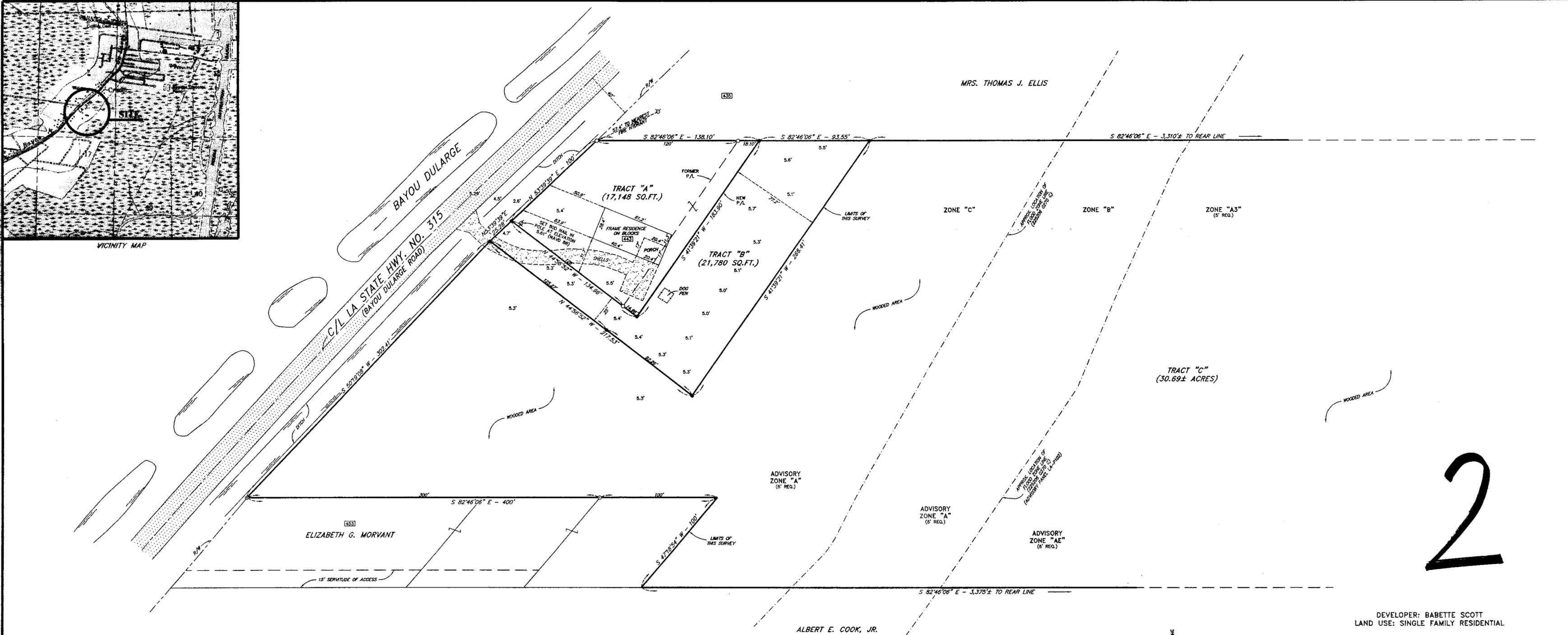
Babette Scott  
Print Name

Signature

Date



VICINITY MAP



2

THIS TRACTS ARE LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), ZONE "B", AND ZONE "A3" (PARISH BASE FLOOD REQUIREMENT OF 5' AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0270, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. 2006 ADVISORY PANEL NO. LA-P102 PLACES THIS PROPERTY IN ZONE "A" AND ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 6'.

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.

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA. BAYOU DULARGE AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 656791 & 630222 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

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 3/4" IRON PIPE FOUND
  - ⊙ INDICATES 2" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - ⊙ INDICATES 5/8" IRON ROD SET
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ SPOT ELEVATION (NAVD 88 2006 DATUM)
  - INDICATES DRAINAGE ARROW
  - 433 INDICATES MUNICIPAL ADDRESS

LOUISIANA COORDINATE SYSTEM - SOUTH ZONE



DEVELOPER: BABETTE SCOTT  
 LAND USE: SINGLE FAMILY RESIDENTIAL  
 SURVEY OF TRACTS "A", "B" & "C"  
 A REDIVISION OF A PORTION OF PROPERTY  
 BELONGING TO BABETTE SCOTT et als  
 LOCATED IN SECTION 17, T18S-R17E  
 TERREBONNE PARISH, LOUISIANA

JANUARY 28, 2010 SCALE: 1" = 40'

*Kenneth L. Rembert*  
 KENETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. \_\_\_\_\_ Raw Land  
\_\_\_\_\_ Re-Subdivision
- B. \_\_\_\_\_ Mobile Home Park
- C. \_\_\_\_\_ Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D.  X  Minor Subdivision
- X  Variance(s) (detailed description):

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

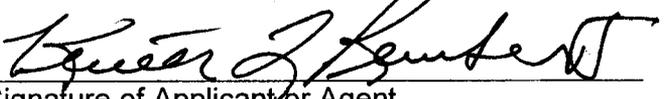
- SURVEY OF TRACTS "A", "B" & "C" A REDIVISION OF PROPERTY*
1. Name of Subdivision:  BELONGING TO RANDY J. TRICHE ET UX
2. Developer's Name & Address:  RANDY J. TRICHE ET UX 283 BLUE BAYOU TRAILER COURT   
\*Owner's Name & Address:  RANDY J. TRICHE ET UX 283 BLUE BAYOU TRAILER COURT   
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect:  KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address:  BLUE BAYOU TRAILER COURT
5. Location by Section, Township, Range:  IN SECTION 62, T16S-R17E
6. Purpose of Development:  SEPARATE EXISTING TRAILER PARK SPACES FROM HOMESITE
7. Land Use:  
 X  Single-Family Residential  
 X  Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
 X  Community (PRIVATE)  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
 X  Roadside Open Ditches  
 X  Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map:  JANUARY 19, 2010 SCALE: 1"=60'
11. Council District:  4 Cavalier / Bayou Blue Trc
12. Number of Lots:  3
13. Filing Fees:  \$47<sup>00</sup> bmb

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

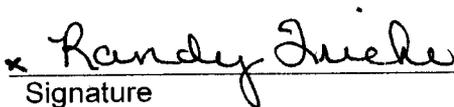
KENETH L. REMBERT, SURVEYOR   
Print Applicant or Agent

   
Signature of Applicant or Agent

FEBRUARY 5, 2010   
Date

The undersigned certifies:  RT  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application,  or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

RANDY J. TRICHE   
Print Name

   
Signature

FEBRUARY 5, 2010   
Date

PC10/  2 - 3 - 6   
Record #  7



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description):

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

1. Name of Subdivision: Lot 1-A-1 and Lot 1-A-2, a redivision of Revised Lot 1-A Block 2 of Lacarpe Industrial Park Subdivision
2. Developer's Name & Address: William L. Kelley, P.O. Box 4232, Houma, LA 70361  
William L. Kelley, P.O. Box 4232, Houma, LA 70361
- \*Owner's Name & Address: \_\_\_\_\_  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

### SITE INFORMATION:

4. Physical Address: #1 and #5 Security Boulevard, Houma, LA 70361
5. Location by Section, Township, Range: Section 101, T17S-R17E
6. Purpose of Development: To create 2 tracts from existing lot
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: October 19, 2009 Scale: 1" = 50'
11. Council District: 2 Williams / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$130.55 dbm

I, Keneth L. Rembert, PLS, certify this application including the attached date to be true and correct.

Keneth L. Rembert

Print Applicant or Agent

10-19-09  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or \_\_\_\_\_ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

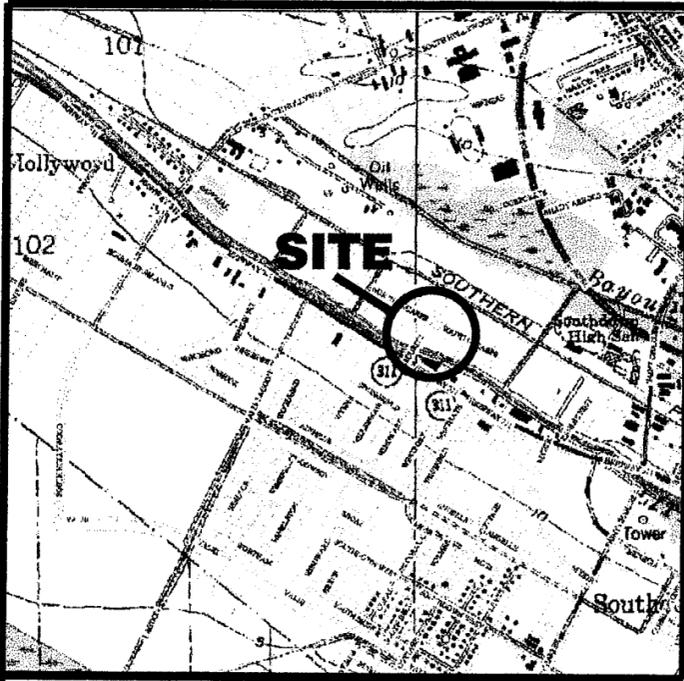
William L. Kelley

Print Name

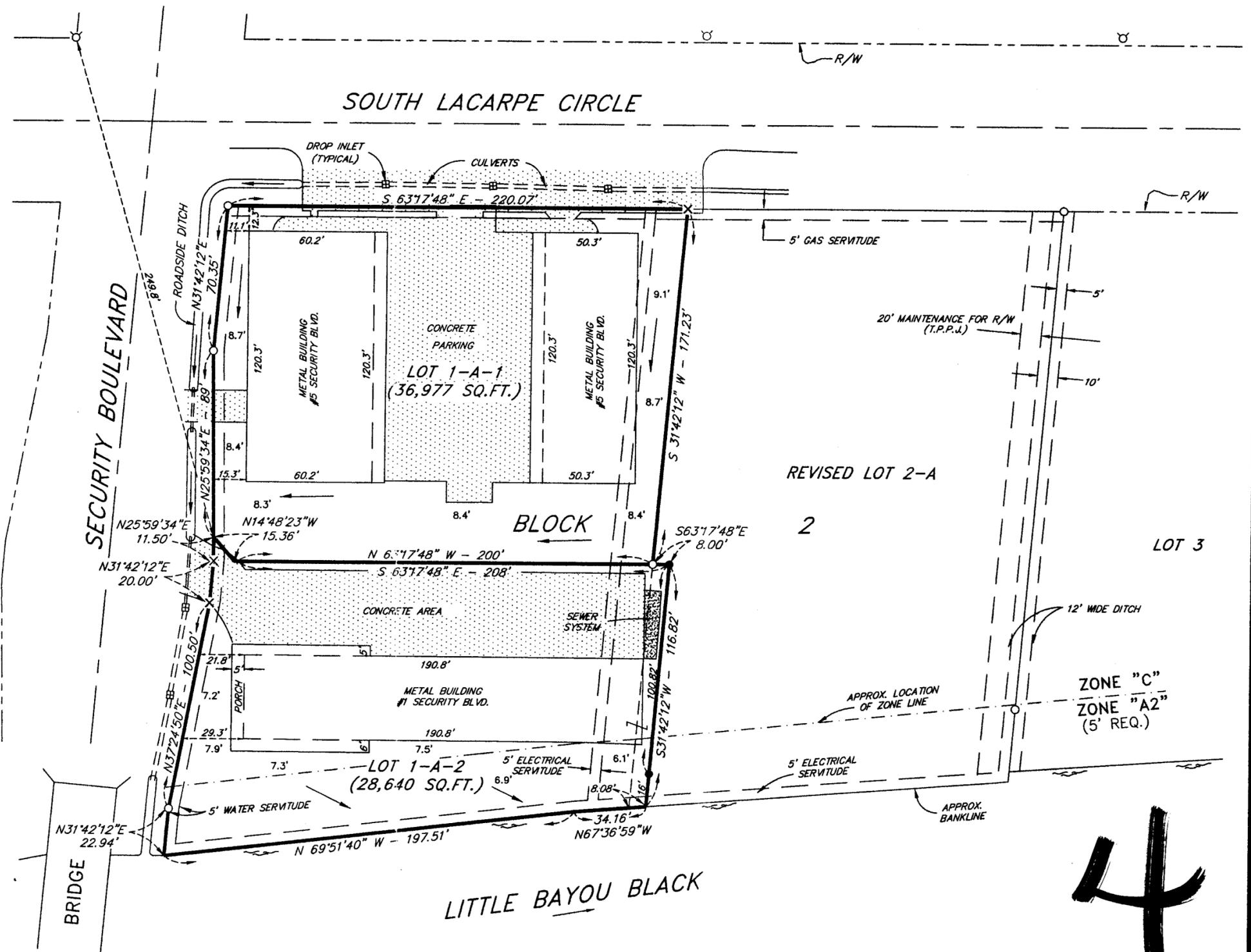
10-20-09  
Date

[Signature]  
Signature

PC10/ 2-4-7  
Record # 8



VICINITY MAP



THIS PROPERTY DRAINS TO ROADSIDE DITCHES WHICH ARE MAINTAINED BY THE PARISH OF TERREBONNE & TO LITTLE BAYOU BLACK WHICH IS ALSO MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A2" (BASE FLOOD REQUIREMENT 5' N.G.V.D.). (PANEL 0430) FEDERAL EMERGENCY MANAGEMENT AGENCY ADVISORY PANEL LA-R102 SHOWS NO ABFE CHANGE.

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" IN CONCRETE
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 5/8" IRON ROD SET
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - 3.3' INDICATES SPOT ELEVATION (NAVD '88, 2006)



LAND USE: INDUSTRIAL  
DEVELOPER: WILLIAM L. KELLEY

**SURVEY OF LOTS 1-A-1 AND 1-A-2  
A REDIVISION OF REVISED LOT 1-A BLOCK 2  
LACARPE INDUSTRIAL PARK SUBDIVISION  
LOCATED IN SECTION 101, T17S-R17E  
TERREBONNE PARISH, LOUISIANA**

OCTOBER 19, 2009  
REVISED: FEBRUARY 8, 2010

SCALE: 1" = 50'

*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL STREET, HOUMA, LA.

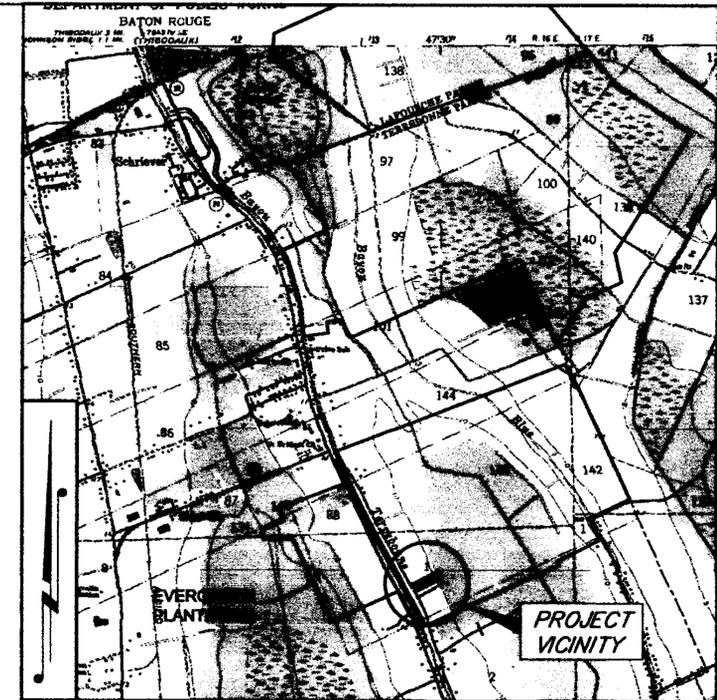
4



APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE  
 HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.  
 APPROVED: \_\_\_\_\_ FOR \_\_\_\_\_

**Evergreen Plantation**  
 ACADIA AGRICULTURAL HOLDINGS, L.L.C.  
 ±571 ACRES REMAINING

ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO  
 ADJACENT DRAINAGE CANALS AND/OR DRAINAGE SYSTEMS. THE  
 OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN  
 ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.



**VICINITY MAP**  
 SCALE: 1" = 2000'

**DESCRIPTION:**  
 Commencing at NGS Monument "NBTB 17" having coordinates of  
 X=3,451,996.62 and Y=442,065.23, said point being the Point of  
 Commencement; thence, S 58°16'58" E a distance of 178.88 feet to a  
 set 3/4" G.I.P., said point being the Point of Beginning;

Thence, N 29°54'35" W a distance of 56.00 feet to a found Broken  
 Concrete Monument;

Thence, N 29°23'43" W a distance of 101.35 feet to a found Broken  
 Concrete Monument;

Thence, N 29°23'14" W a distance of 52.95 feet to a set 3/4" G.I.P.;

Thence, N 63°55'25" E a distance of 640.45 feet to a set 3/4" G.I.P.;

Thence, S 24°25'58" E a distance of 210.00 feet to a set 3/4" G.I.P.;

Thence, S 63°55'25" W a distance of 621.76 feet to the Point of  
 Beginning containing 3.04 Acres.

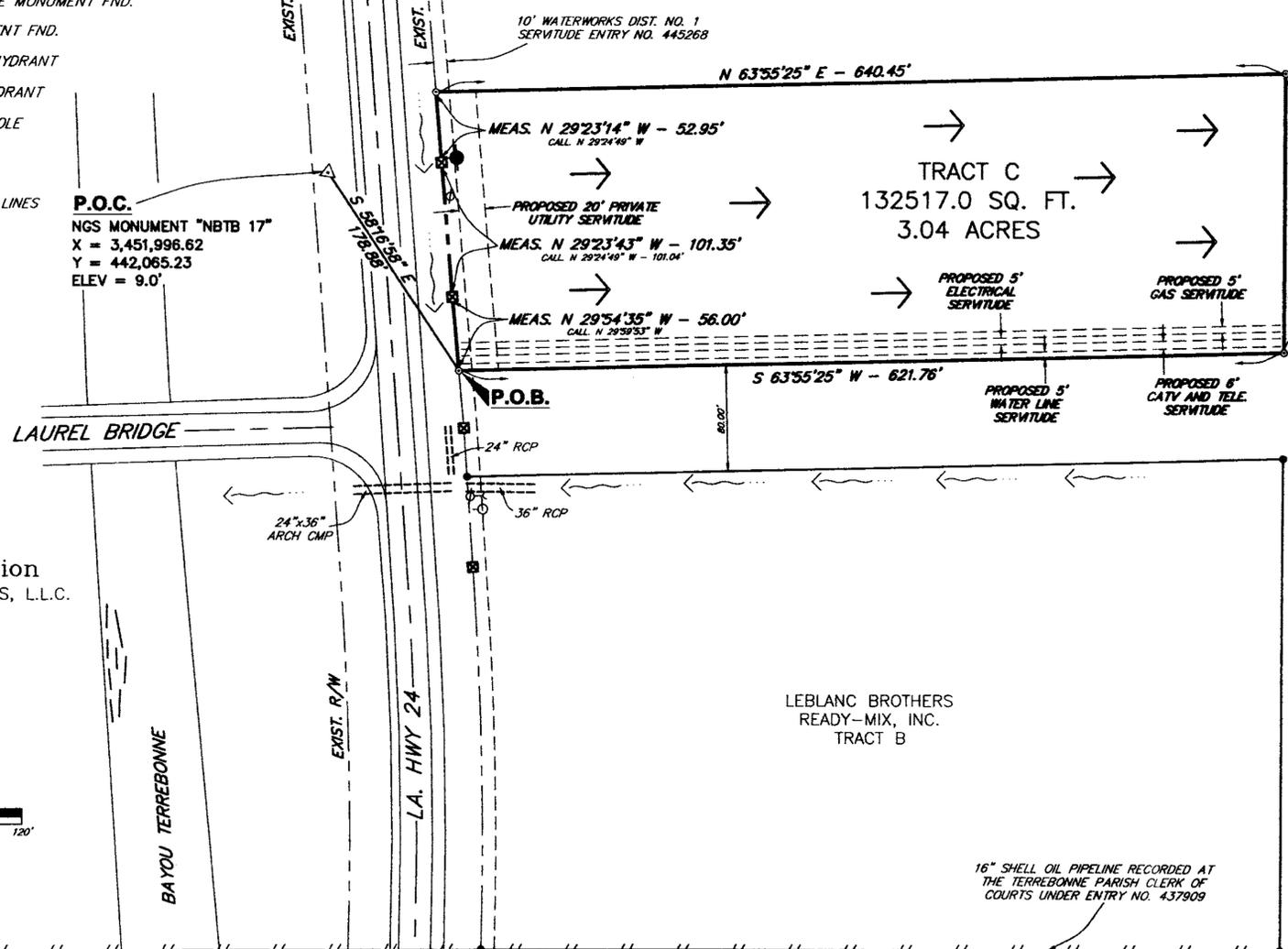
**REFERENCE:**  
 "REDIVISION OF TRACT B ALONG HWY 24 WITHIN THE EVERGREEN  
 PLANTATION" by T. Baker Smith, Inc., Dated December 23, 2008.

STATE PROJECT NO. 855-06-13 HOUMA-SCHRIEVER HIGHWAY  
 ROUTE LA 659 TERREBONNE PARISH SHEETS 8, 9, & 10.

SURVEY OF EVERGREEN, ST. BRIDGET, AND A PORTION OF ACADIA  
 PLANTATIONS by T. Baker Smith, Inc. Dated August 1, 2003.

- LEGEND:**
- DENOTES 3/4" G.I.P. SET
  - DENOTES 3/4" G.I.P. FND.
  - ⊠ DENOTES BROKEN CONCRETE MONUMENT FND.
  - △ DENOTES CONTROL MONUMENT FND.
  - DENOTES PROPOSED FIRE HYDRANT
  - DENOTES EXISTING FIRE HYDRANT
  - ⊗ DENOTES EXISTING POWERPOLE
  - ← DENOTES DRAINAGE FLOW
  - DENOTES EXISTING DITCH
  - DENOTES EXISTING CONTOUR LINES

**P.O.C.**  
 NGS MONUMENT "NBTB 17"  
 X = 3,451,996.62  
 Y = 442,065.23  
 ELEV = 9.0'



Evergreen Plantation  
 ACADIA AGRICULTURAL HOLDINGS, L.L.C.

Evergreen Plantation  
 ACADIA AGRICULTURAL HOLDINGS, L.L.C.  
 ±571 ACRES REMAINING



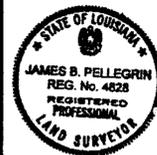
THIS TRACT IS LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0405C, DATED MAY 1, 1985.

**COMMERCIAL  
 MINOR SUBDIVISION**

**5**

**NOTES:**  
 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.

DATE	REVISIONS	DRAWN BY	APPROVED BY



THIS IS TO CERTIFY THAT THIS CLASS A 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 LATEST RECENTLY ENHANCED 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.

JAMES B. PELLEGRIN  
 LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 4828

FILE NAME: 081879C01.dwg  
 TBS NO.: 2008.1670  
 DATE: 200910  
 PLOT SCALE: 1" = 60'  
 DRAWN BY: BLJ  
 APPROVED: JBP  
 MAP NO.

**Acadia Agricultural Holdings, L.L.C.**

**DIVISION OF TRACT C ALONG HWY 24  
 WITHIN THE EVERGREEN PLANTATION  
 SECTIONS 1, T16S - R16E  
 TERREBONNE PARISH**

SHEET NO.  
**1**  
 OF  
**1**

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. \_\_\_\_\_ Raw Land  
\_\_\_\_\_ Re-Subdivision
- B. \_\_\_\_\_ Mobile Home Park
- C. X Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
X Engineering  
\_\_\_\_\_ Final
- D. \_\_\_\_\_ Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

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

1. Name of Subdivision: SOUTH HOLLYWOOD COMMERCIAL PARK, PHASE 1 & 2  
TERREBONNE LAND PARTNERSHIP, 518 SCHOOL ST. HOUMA,  
LA 70360
2. Developer's Name & Address: LA 70360  
TERREBONNE LAND PARTNERSHIP, 518 SCHOOL ST., HOUMA,  
LA 70360
- \*Owner's Name & Address: LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: HOLLYWOOD ROAD EXTENSION
5. Location by Section, Township, Range: SECTION 82 & 102, T17S-R17E
6. Purpose of Development: COMMERCIAL LOTS
7. Land Use:  
\_\_\_\_\_ Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
X Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
X Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
X Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map: 8 FEB 10 Scale 1" = 100'
11. Council District: 6 K/Voinin / City of Houma Inc
12. Number of Lots: 32
13. Filing Fees: \$860.00 bmb

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III  
Print Applicant or Agent

FEBRUARY 8, 2010  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: [Initials] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or \_\_\_\_\_ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

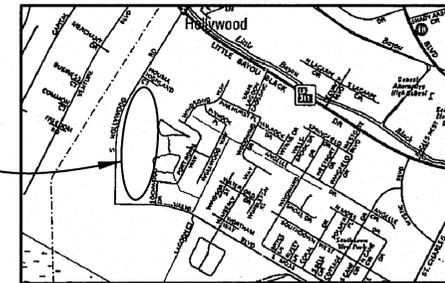
Darryl K. Christen  
Print Name  
[Signature]  
Signature

FEBRUARY 8, 2010  
Date

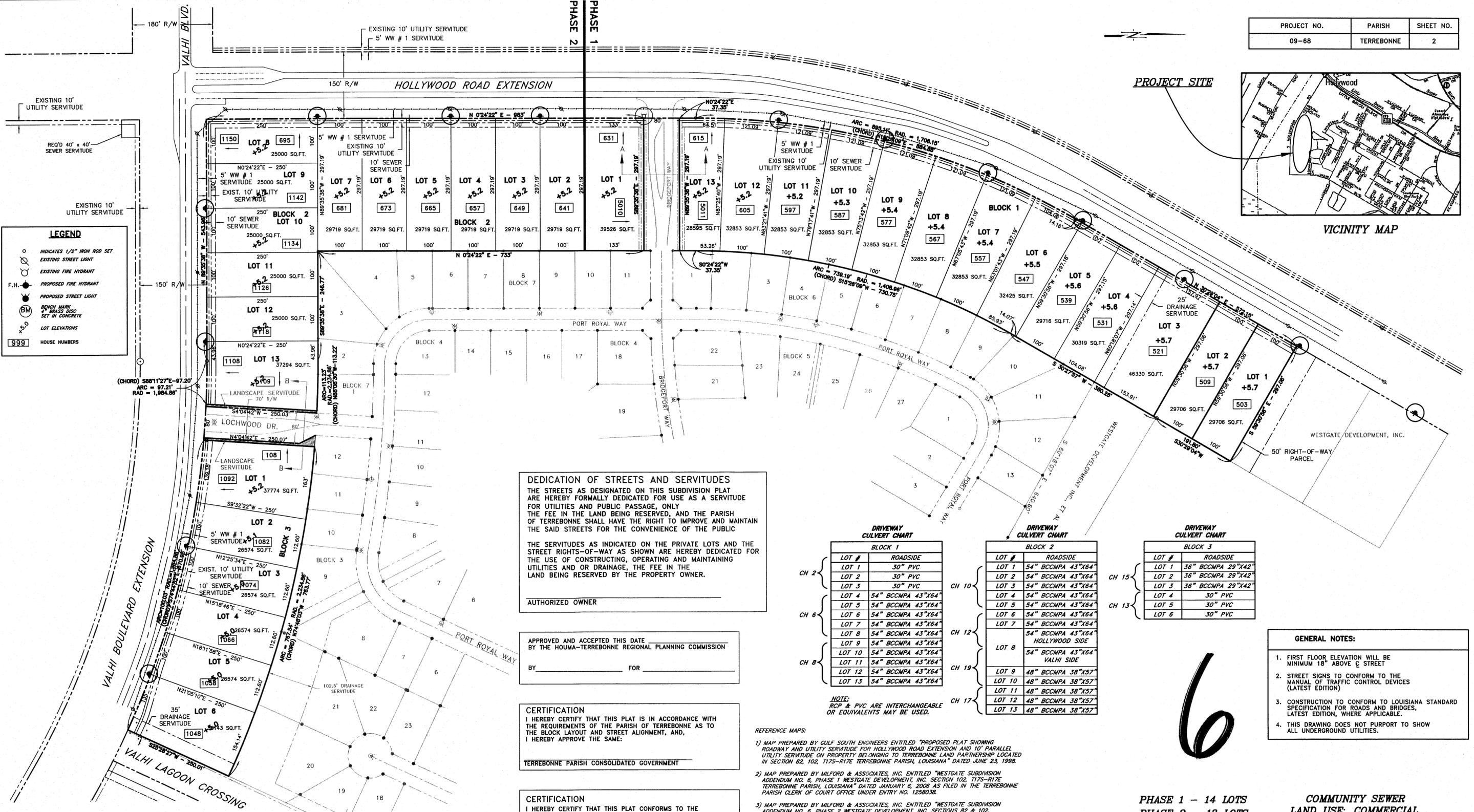
PC10/ 2-6-9  
Record # 10

TERREBONNE LAND PARTNERSHIP

PROJECT SITE



VICINITY MAP



**LEGEND**

- INDICATES 1/2" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK
- BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

**DEDICATION OF STREETS AND SERVITUDES**  
 THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY FOR THE USE OF THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

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

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III, P.E.

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum standards of practice for land surveyors as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in

APPROVED: \_\_\_\_\_

**DRIVEWAY CULVERT CHART**

**BLOCK 1**

LOT #	ROADSIDE
LOT 1	30" PVC
LOT 2	30" PVC
LOT 3	30" PVC
LOT 4	54" BCCMPA 43"x64"
LOT 5	54" BCCMPA 43"x64"
LOT 6	54" BCCMPA 43"x64"
LOT 7	54" BCCMPA 43"x64"
LOT 8	54" BCCMPA 43"x64"
LOT 9	54" BCCMPA 43"x64"
LOT 10	54" BCCMPA 43"x64"
LOT 11	54" BCCMPA 43"x64"
LOT 12	54" BCCMPA 43"x64"
LOT 13	54" BCCMPA 43"x64"

**DRIVEWAY CULVERT CHART**

**BLOCK 2**

LOT #	ROADSIDE
LOT 1	54" BCCMPA 43"x64"
LOT 2	54" BCCMPA 43"x64"
LOT 3	54" BCCMPA 43"x64"
LOT 4	54" BCCMPA 43"x64"
LOT 5	54" BCCMPA 43"x64"
LOT 6	54" BCCMPA 43"x64"
LOT 7	54" BCCMPA 43"x64"
LOT 8	54" BCCMPA 43"x64"
LOT 9	48" BCCMPA 38"x57"
LOT 10	48" BCCMPA 38"x57"
LOT 11	48" BCCMPA 38"x57"
LOT 12	48" BCCMPA 38"x57"
LOT 13	48" BCCMPA 38"x57"

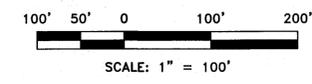
**DRIVEWAY CULVERT CHART**

**BLOCK 3**

LOT #	ROADSIDE
LOT 1	36" BCCMPA 29"x42"
LOT 2	36" BCCMPA 29"x42"
LOT 3	36" BCCMPA 29"x42"
LOT 4	30" PVC
LOT 5	30" PVC
LOT 6	30" PVC

- REFERENCE MAPS:
- MAP PREPARED BY GULF SOUTH ENGINEERS ENTITLED "PROPOSED PLAT SHOWING ROADWAY AND UTILITY SERVITUDE FOR HOLLYWOOD ROAD EXTENSION AND 10' PARALLEL UTILITY SERVITUDE ON PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP LOCATED IN SECTION 82, 102, T17S-R17E TERREBONNE PARISH, LOUISIANA" DATED JUNE 23, 1998.
  - MAP PREPARED BY MILFORD & ASSOCIATES, INC. ENTITLED "WESTGATE SUBDIVISION ADDENDUM NO. 6, PHASE 1 WESTGATE DEVELOPMENT, INC. SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA" DATED JANUARY 6, 2006 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 1258038.
  - MAP PREPARED BY MILFORD & ASSOCIATES, INC. ENTITLED "WESTGATE SUBDIVISION ADDENDUM NO. 6, PHASE 2 WESTGATE DEVELOPMENT, INC. SECTIONS 82 & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 21, 2008 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 1312539.

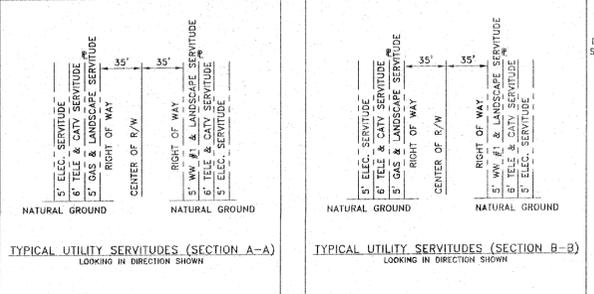
ELEVATIONS SHOWN ARE BASED FROM TERREBONNE PARISH MONUMENT "L.BLAB 03" (NAVD 88 2006 DATUM)



- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE E STREET
  - STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
  - CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.
  - THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

PHASE 1 - 14 LOTS  
 PHASE 2 - 18 LOTS  
 TOTAL LOTS - 32

COMMUNITY SEWER  
 LAND USE: COMMERCIAL  
 SUBDIVISION PLAN



**SOUTH HOLLYWOOD COMMERCIAL PARK PHASES 1 & 2**  
 TERREBONNE LAND PARTNERSHIP - DEVELOPER  
 SECTIONS 82 & 102, T17S - R17E  
 TERREBONNE PARISH, LOUISIANA

FLOYD E. MILFORD, III  
 License No. 30701  
 PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING

MILFORD & ASSOCIATES, INC.  
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_

DATE	REVISION	BY

JOB #	CAD #	FILE #
09-68	0968-SD1	

DRAWN: LAT  
 CHK'D: F.E.M. III  
 SCALE: 1" = 100'  
 DATE: 08FEB10

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 878-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. \_\_\_\_\_ Raw Land  
\_\_\_\_\_ Re-Subdivision
- B. \_\_\_\_\_ Mobile Home Park
- C. \_\_\_\_\_ Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D.   x   Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

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

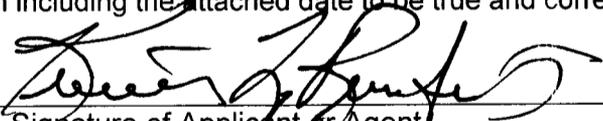
- Name of Subdivision: Tracts 2A, 2B & 2C, Redivision of Wm. Alex Ostheimer et ux
- Developer's Name & Address: Wm. Alex Ostheimer, 101 Oak St. Houma, LA 70363  
\*Owner's Name & Address: \_\_\_\_\_  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

- Physical Address: 3725 Bayou Black Dr., Houma, LA 70360
- Location by Section, Township, Range: Section 61 & 62, T17S-R16E
- Purpose of Development: Owner wants to donate 2-B & 2-C to daughters.
- Land Use:  
 Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
 Agricultural
- Sewerage Type:  
\_\_\_\_\_ Community  
 Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
- Drainage:  
\_\_\_\_\_ Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
\_\_\_\_\_ Other
- Date and Scale of Map: 2/8/10 Scale: 1"=300'
- Council District: 7-C. Voisin / Bayou Black Fire
- Number of Lots: 3
- Filing Fees: \$ 158<sup>30</sup>

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

KENETH L. REMBERT  
Print Applicant or Agent

  
Signature of Applicant or Agent

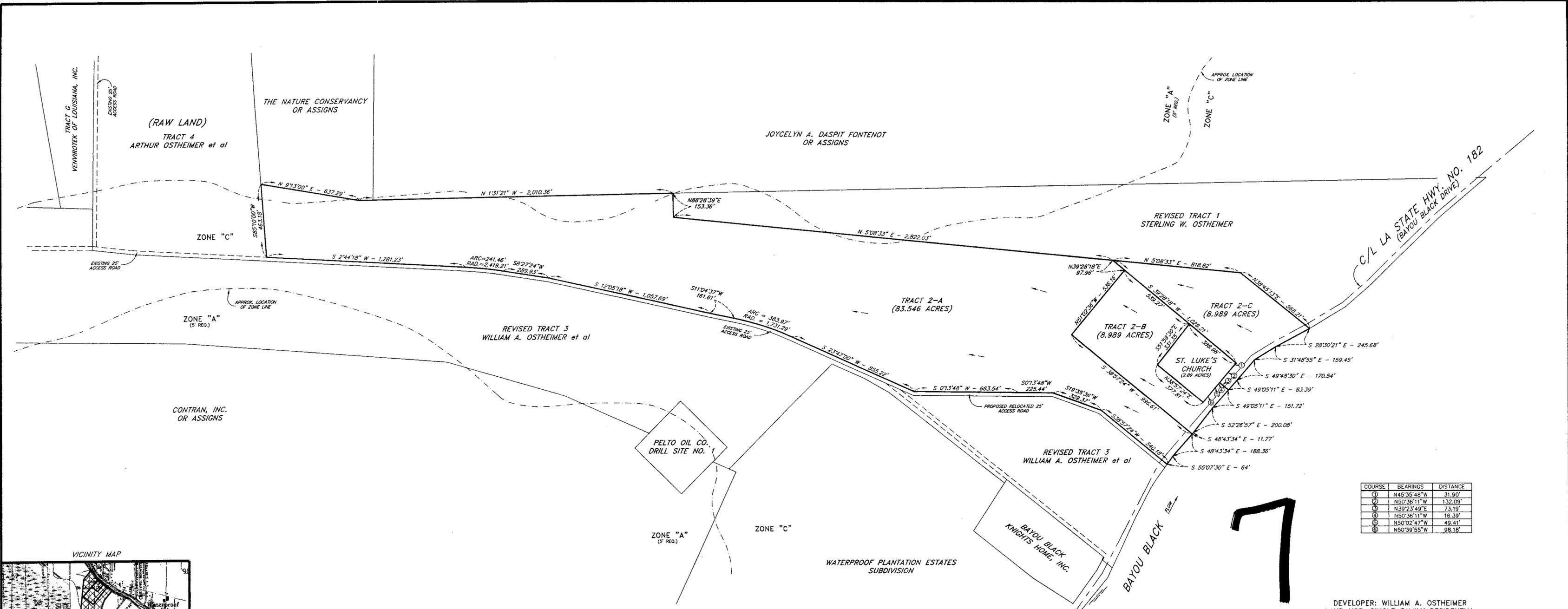
2/8/10  
Date

The undersigned certifies: WAO 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

W. Alex Ostheimer  
Print Name

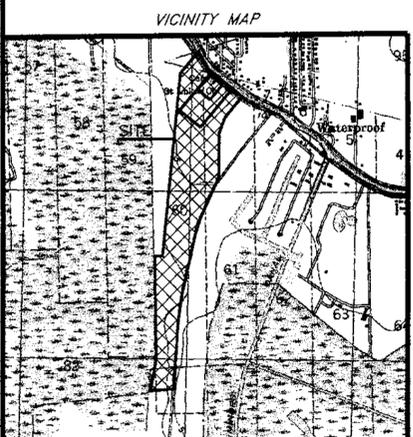
W. Alex Ostheimer  
Signature

2/8/10  
Date



COURSE	BEARINGS	DISTANCE
1	N45°35'48"W	31.90'
2	N50°36'11"W	132.09'
3	N39°23'49"E	73.19'
4	N50°36'11"W	16.39'
5	N50°02'47"W	49.41'
6	N50°39'55"W	98.18'

7



THIS PROPERTY DRAINS THROUGH VARIOUS CULTIVATION DITCHES ON PROPERTY TO MINORS CANAL AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PROPERTY IS LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0430 & 0435, SUFFIX "D", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANELS LA-P100 & LA-Q100 PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "WATERPROOF MANDALAY PLANTATION-DIVISION OF PROPERTY BELONGING TO SOUTH COAST SUGARS, INC. LOCATED IN SECTIONS 61 AND 62, T17S-R16E, TERREBONNE PARISH, LOUISIANA" AND DATED AUGUST 27, 1991. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

LEGEND:  
 - - - INDICATES DRAINAGE ARROW



DEVELOPER: WILLIAM A. OSTHEIMER  
 LAND USE: SINGLE FAMILY RESIDENTIAL

PLAN SHOWING TRACTS 2A, 2-B & 2-C  
 A REDIVISION OF REVISED TRACT 2  
 BELONGING TO WILLIAM A. OSTHEIMER et ux  
 IN SECTIONS 61 & 62, T17S-R16E,  
 TERREBONNE PARISH, LOUISIANA

FEBRUARY 8, 2010 SCALE: 1" = 300'

*Kenneth L. Rembert*  
 KENNETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.

OFFERED BY: Mr. J. Cehan.  
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7762

AN ORDINANCE TO AMEND ARTICLE IV, AMEND ARTICLE IV, CHAPTER 17 TO INCLUDE AN ARTICLE III "RESIDENTIAL BUILDING PARKS" OF THE TERREBONNE PARISH CODE OF ORDINANCES SO AS TO INCLUDE REGULATIONS GUIDING THE DEVELOPMENT OF THREE OR MORE STRUCTURES ON ONE LOT OF RECORD AS PER "ATTACHMENT A."

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend Article IV, Chapter 17 to include an Article III "Residential Building Parks" of the Terrebonne Parish Code of Ordinances so as to include regulations guiding the development of three or more structures on one lot of record as per "Attachment A."

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

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

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

THERE WAS RECORDED:

YEAS: A. Tillman, A. Williams, B. Hebert, T. Cavalier, J. Pizzolatto, K. Voisin, J. Cehan and P. Lambert.

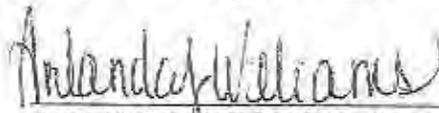
NAYS: None.

ABSTAINING: None.

ABSENT: C. Voisin.

The Chairwoman declared the ordinance adopted on this, the 13<sup>th</sup> day of January, 2010.

  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

1/15/10 8:00 A.M. rhc



# ATTACHMENT A

## Chapter 17

### ~~Mobile Homes and Mobile Home Parks~~ Mobile Home and Residential Building Parks

- Art. I. In General, §§ 17-1 – 17-25  
Art. II. Mobile Home Parks, §§ 17-26 – 17-164  
    Div. 1. Generally, §§ 17-26 – 17-60  
    Div. 2. Privately Maintained Mobile Home Parks, §§ 17-61 – 17-64  
Art. III. Div. 1. Generally, §§ 17-65  
    Div. 2. Statement of Purposes and Scope, §§ 17-66 – 17-67  
    Div. 3. Application and Approval Processes, §§ 17-68 – 17-70  
    Div. 4. Residential Building Park Construction, §§ 17-71  
    Div. 5. Nonconforming Uses and Operational Standards, §§ 17-72 – 17-73

### ARTICLE I. IN GENERAL

Remains as is.

### ARTICLE II. MOBILE HOME PARKS

Remains as is.

### ARTICLE III. RESIDENTIAL BUILDING PARKS

#### DIVISION I. GENERALLY

#### Sec. 17-65. Definitions.

Dwelling: A building or portion thereof providing living facilities for one or more families.

Modular Home: A sectional prefabricated building or house that consists of multiple modules or sections which are manufactured in a remote facility and then delivered to their intended site of use. Modular homes are built without axles and are transported by means of a flat bed truck.

Residential Building Park: a parcel or tract of land under single ownership which is or has been used or is planned or improved for the placement thereon of three or more structures for single-family or two-family dwelling purposes in the unzoned areas of the parish. Mobile homes shall not be permitted within Residential Building Parks.

Residential Building Park Space: a parcel of land in a residential building park designated for the accommodation of one dwelling unit.

Residential Building Park Access Drive: a private thoroughfare which affords internal circulation through a residential building park.

#### DIVISION II. STATEMENT OF PURPOSES AND SCOPE

#### Sec. 17-66. Purpose.

These regulations are adopted to protect and promote the health, safety and general welfare of the parish; to prevent 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 minimum standards and requirements for the design, construction and maintenance of residential building parks and the related utilities and facilities which are subject to the jurisdiction of these regulations as herein set forth;

- (b) Authorizing the licensing of owners and/or operators and the inspection of residential building parks which are subject to this chapter and by defining duties and responsibilities of owners and operators in making residential building park safe, sanitary and fit for human habitation; and
- (c) Specifying a period for compliance for all nonconforming residential building parks and by fixing penalties for violations.

**Sec. 17-67. Scope.**

- (a) The regulations contained in this chapter shall apply to the ownership, development and operation of residential building parks, as herein defined, situated in the non-zoned areas of the Parish.
- (b) The residential building park regulations contained in this chapter shall only apply to those residential building parks which shall have for their purpose the lease, rent or letting of residential building spaces and shall not contain regulations for the future subdivision of any residential building parks.

**DIVISION III. APPLICATION AND APPROVAL PROCESSES**

**Sec. 17-68. Appeals.**

- (a) Upon denial of a residential building 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 decisions rendered by the Houma-Terrebonne Regional Planning Commission to the Terrebonne Parish Council. Appeals 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. Appeals shall be filed in writing with the Terrebonne Parish Council Clerk.
- (c) Upon receipt of appeal, the Terrebonne Parish Council shall notify the Houma-Terrebonne Regional Planning Commission and adjacent property owners of said request for appeal. Included in the notice of appeal shall be: the notice of the hearing date, list of adjacent property owners, the names and location of said development, and the name of the developer.
- (d) 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.
- (e) As provided by R.S. 33:101-119, 130-140, the clerk of court shall not record a plat of a subdivision without the approval of the planning commission.

**Sec. 17-69. 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 site, then a variance must be petitioned for in writing and submitted to the planning commission. The petitions shall state fully the petitioner's reasoning for the variance.
- (b) The Houma-Terrebonne Regional 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 destroying the intent of these regulations, the requested variance may be approved, unless the planning commission finds that it would not be in the best interest and welfare of the parish 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. 17-70. Application procedure and approval process.**

- (a) The Houma-Terrebonne Regional Planning Commission will use the following procedure for the purpose of approving residential building parks so as to insure that the residential building park development provides for adequate and convenient open space for traffic, vehicular access, utilities, drainage, access of firefighting and other emergency apparatus, light and air, and to avoid congestion of the population.

(1) Conceptual Approval.

- (a) The purpose of the conceptual phase is to consider the proposed land use of the proposed residential building park. The conceptual plan application shall conform to the following:

- (1) Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be developed.
- (2) Have the signature of property owner or agent on application.
- (3) Be accompanied by number of copies as required in application of preliminary survey plat as described below and complying with all aspects of these regulations.
- (4) Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
- (5) Be accompanied by the application fee as specified herein.
- (6) Shall include the name, mailing address, and telephone number of the agent and owner.

- (b) In conjunction with the application, a preliminary survey plat must be submitted. This plat shall depict the following information:

- (1) Name of proposed residential building park;
- (2) Name of developer;
- (3) Name of planner, engineer, architect or surveyor;
- (4) Vicinity map;
- (5) Location of residential building park by section, township and range;
- (6) Date, text of legible letter size, scale (suggested one (1) inch equals six hundred (600) feet), north arrow;
- (7) Boundary of entire tract to be planned;
- (8) Boundary of proposed residential building park;
- (9) Major existing streets and roads;
- (10) Proposed major streets and roads including those from the major street plan;
- (11) Proposed land use (single-family, multifamily, commercial, industrial, etc..) for land within the tract;
- (12) Important existing features, i.e. pipelines, utility rights-of-way, well locations, etc.;
- (13) Land use of property adjacent to the boundary of the tract (within three hundred (300) feet);
- (14) Current standard signature block for approval by commission; and
- (15) Clearly marked "Conceptual Plan."

- (c) An electronic copy of all drawings submitted with the application shall be submitted by any electronic means accepted by the Planning Director.
- (d) The developer or his agent shall submit to the commission the minimum number of copies of the conceptual plan as required on the application at least seventeen (17) days prior to the meeting of the commission.
- (e) The staff shall review the conceptual plan and provide its comments in writing prior to the meeting. Approval by the commission allows the developer to proceed with the preliminary plan for the residential building park itself. Denial requires a re-submission of the conceptual plans unless a compromise is reached between the developer and the commission. In any case, the developer will furnish the commission with a revised conceptual plan reflecting the agreed compromise.
- (f) Application fee: The application fee to obtain review of the conceptual plan by the planning commission shall be in compliance with the current fee schedule.

(2) Preliminary Approval.

- (a) The purpose of the preliminary phase is to consider the development from the point of view of layout and configuration of lots, residential building park vehicle access roads and easements. The preliminary plan application shall conform to the following:
  - (1) Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be divided.
  - (2) Have the signature of property owner or agent on application.
  - (3) Be accompanied by the minimum number of copies of a preliminary survey plat as required in application and as described below and complying with all aspects of these regulations.
  - (4) Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
  - (5) Be accompanied by the application fee as specified herein.
  - (6) Shall include the name, mailing address, and telephone number of the agent and owner.
- (b) Along with the application, the applicant must submit in the electronic format required by the planning department, on a separate document, names and addresses of the property owners within a two hundred fifty (250) foot perimeter of the development. All adjacent property owners shall be listed separately. Notations should be placed on plat indicating the names of the property owners. (This must be submitted or residential building parks cannot be placed on commission agenda.)
- (c) In conjunction with the application, a preliminary survey plat must be submitted. This plat shall depict the following information:
  - (1) Name of proposed residential building park;
  - (2) Name of developer;
  - (3) Name of planner, engineer, architect or surveyor;
  - (4) Vicinity map;
  - (5) Location of residential building park by section, township and range;
  - (6) Date, text of legible letter size, scale (suggested one (1) inch equals two hundred (200) feet), north arrow;
  - (7) Proposed street names, lot and block numbers (including major streets);

- (8) Alignment of existing streets, rights-of-way, easements, and servitudes which join or cross the proposed residential building park;
  - (9) Section, township and range, city limits and/or parish boundaries which abut or cross the proposed residential building park;
  - (10) Geometric layout of lots, blocks, streets, rights-of-way, easements, and servitudes which join or cross the proposed residential building park;
  - (11) Proposed land use (single-family, multifamily, commercial, industrial, etc.) for land within the tract;
  - (12) Current standard signature block for approval by commission; and
  - (13) Clearly marked "Preliminary Plan."
- (d) In conjunction with the application, a separate drawing must be submitted showing vehicular circulation patterns. If pedestrian access is provided separately from vehicular access then the drawing shall show pedestrian circulation patterns. Circulation patterns are to show expected ADT for each proposed street and expected ADT increase on existing streets.
  - (e) In conjunction with the application, letter of availability from utility companies must be submitted, i.e., electric, gas, water, sewerage, telephone, etc.
  - (f) An electronic copy of all drawings submitted with the application shall be submitted by any electronic means accepted by the Planning Director
  - (g) The developer or his agent shall submit to the commission the minimum number of copies of the preliminary plan as required on the application at least seventeen (17) days prior to the meeting of the commission. It shall be the responsibility of the developer to secure utility service agreements from either public or private utilities. The service agreement should indicate that the utility has the capacity or facilities to serve the residential building park and that it intends to provide service.
  - (h) It shall be the responsibility of the developer or his/her agent to furnish the commission, in the electronic format required by the planning department with the names and addresses of all property owners within two hundred fifty (250) foot perimeter of the development when submitting an application to the Houma-Terrebonne Regional Planning Commission which requires a public hearing. All adjacent property owners shall be listed separately.
  - (i) In addition, for all residential building parks that will hold a public hearing consisting of six (6) spaces or more, a 4' x 4' sign shall be erected by the developer at the location of the proposed residential building park ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission.
  - (j) The planning commission shall hold a public hearing to receive public comments and shall study the plat and the report of the planning commission staff, taking into consideration the requirements of the residential building park regulations. Subsequent to the review and staff recommendations, the planning commission shall advise the applicant of any changes or additions which may be required prior to the approval of the residential building park plat.
  - (k) Notification shall be sent by parish staff by certified mail to the developers and adjacent property owners and first class mail to all remaining property owners within a two hundred fifty (250) foot radius of the development at

least five (5) days prior to the hearing. The notice shall advise the purpose, date, time, and place of the hearing.

(l) The staff shall review the comments of public and private utilities and prepare its recommendations, in writing, prior to the next commission meeting.

(m) Upon review, the commission may grant preliminary approval which will permit the developer to proceed with engineering plans for the construction of the residential building park. If the commission rejects the preliminary plan, the developer shall be required to amend or revise and resubmit his preliminary plan. The planning commission may grant approval with revised plats.

(n) Application Fee: The application fee to obtain review of the preliminary plan by the planning commission shall be in compliance with the current fee schedule.

(3) Engineering Approval.

(a) The purpose of the engineering approval phase is to consider the engineering plans of the proposed residential building park prior to construction. The engineering application shall conform to the following:

(1) Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be developed for a residential building park.

(2) Have the signature of property owner or agent on application;

(3) Shall include the name, mailing address, and telephone number of the agent and owner;

(4) Be accompanied by the application fee as specified herein;

(5) Be accompanied by a minimum number of copies as required by the application of a preliminary survey plat as described and complying with all aspects of these regulations;

(6) These engineering plans and drawings shall be distributed to the appropriate T.P.C.G. reviewing agencies as required by section 5.3.1. of the subdivision regulations by the same date as they are submitted to the planning commission;

(7) Letters and/or signed plats from each utility company showing approval of location of utility servitudes shall be submitted;

(8) Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.

(9) In conjunction with the final approval application, a final survey plat must be submitted. This plat must be prepared by a registered land surveyor and shall depict the following information:

(a) Name of proposed residential building park. The proposed name shall not duplicated the name of any plat previously recorded.

(b) Name of developer.

(c) Vicinity map.

(d) Proposed street names (including major streets), lot and block numbers and lot area. The municipal street address of each lot shall be shown, where applicable. Addresses should be established by the 911 director.

(e) Existing recorded legal rights-of-way or easements affecting the property shall be identified.

(f) Location of property by section, township and range, parish, graphic scale (suggested scale one (1) inch equals one hundred (100) feet or greater), north arrow, and date of plat.

- (g) Location of property lines, existing easements, railroad right-of-way, watercourses, fire hydrants and streetlights; location and names of all existing or platted streets or other public ways within and/or abutting the property.
  - (h) In special flood hazard zones, the center natural ground elevation of each proposed residential building park space and the FEMA first floor elevation requirements shall be shown as of the date of the plat. The Terrebonne Parish Flood Insurance Rate (F.I.R.M.) maps are available at the TPCG Planning Department. Said elevations shall be referenced to the latest FEMA elevation and shown in feet and tenths of foot.
  - (i) All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties. See section 24.7.6.4 for description.
  - (j) Standard dedication block for utilities, drainage and street rights-of-way with signature of owner.
  - (k) Current standard signature block for approval by planning commission.
  - (l) All property boundary surveys shall be performed by persons qualified to practice land surveying and registered in accordance with the provisions of R.S. 37:681, et seq.
  - (m) The survey plat shall be prepared in accordance with the most recently approved "Minimum Standards for Property Boundary Surveys" as adopted by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors.
  - (n) All property surveyed within Terrebonne Parish shall tie to one (1) of the following:
    - (1) If the property is located within a two thousand (2,000) foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plan coordinate (Louisiana South Zone) of a least two (2) points within the residential building park. Terrebonne Parish GIS information is available at the Terrebonne Parish Consolidated Government Planning Department.
    - (2) If the property is located outside of the two thousand (2,000) foot radius as specified in No. 1 above, but within a four thousand (4,000) radius of any state, parish or municipal road intersection, the survey plat shall show at least two (2) ties, with bearings and approximate distances.
  - (o) Clearly marked final survey plat.
  - (p) All property corners shall be monumented and flagged prior to the planning commission signing the final survey plat.
- (10) An electronic copy of all drawings submitted with the application shall be submitted by any electronic method approved by the Planning Director.
- (b) A civil engineer registered in the State of Louisiana shall submit one (1) copy of the construction plans and specifications to the parish engineering department and one (1) copy to the commission along with the minimum number of copies of the preliminary plat as required on the application at least seventeen (17) days prior to the meeting of the commission.
  - (c) Partial sets of the construction plans and specifications shall be submitted to the Terrebonne Parish Consolidated Government Pollution Control Division, Consolidated Waterworks District No. 1 and the Utilities Department at the same time plans and specifications are submitted to the parish engineer. These partial

sets of plans and specifications shall contain all information pertinent to the responsibilities of these entities.

- (d) The staff and the governmental engineer will evaluate the engineering plans along with the comments of public and private utilities and submit their comments, in writing, prior to the commission meeting.
  - (e) Application fee: The application fee to obtain review of the engineering by the planning commission shall be in compliance with the current fee schedule.
  - (f) In conjunction with the engineering phase application, engineering drawings and plans must be submitted. These drawings and plans must be stamped and signed by a professional engineer licensed in the State of Louisiana and shall depict the following information:
    - (1) Drawings must be submitted showing final alignment of streets and sewerage, method of sewerage disposal and/or tie-in with existing collective systems, lagoons, lift stations, force mains, etc.;
    - (2) Final drainage plan(s) shall be submitted showing existing contours at one-foot intervals or less, proposed final lot grading, and where open ditches are used for drainage, a minimum size and grade of pipe to be used for future or current improvements shall be denoted. Drainage design calculations shall be submitted at the same time;
    - (3) Profiles of all residential building park access roads, proposed sewer lines and ditches shall be submitted, with hydraulic gradient of the drainage system shown on the profile;
    - (4) Plans showing location of utilities, light standards, and fire hydrants shall be submitted; and
    - (5) In conjunction with the engineering plans, a method for mitigating adverse impacts of the proposed development calculated in 1., 2., and 3. above, shall be submitted to the planning commission for their review and approval for the health safety and welfare of the residents of Terrebonne Parish.
  - (g) After engineering approval has been granted by the planning commission, the applicant may submit his approved plans to the Terrebonne Parish Council and request confirmation that acceptance of perpetual maintenance by the Terrebonne Parish Consolidated Government for a development so constructed will be granted after final approval is received from the planning commission.
- (4) Final Approval.
- (a) There shall be no outstanding engineering conditions at the final application phase of the development. A special meeting may be called to address the engineering conditions prior to the regular meeting.
  - (b) The final acceptance consists of the inspection of the residential building park as constructed and the submission of engineering certification to the commission. The residential building park final approval application shall conform to the following:
    - (1) Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission.
    - (2) Be accompanied by the minimum number of final survey plats as indicated on the application form and as described below and complying with all aspects of these regulations.
    - (3) Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
    - (4) Be accompanied by the application fee as specified herein.

- (5) Shall include the name, mailing address, and telephone number of the agent and owner.
  - (6) Be accompanied by the applicant's engineer's certification that the subdivision was constructed in substantial conformance with the approved plans and specifications.
  - (7) Land use shall be depicted on final plat.
  - (8) Drawings indicating any revisions in the plan of construction for the residential building park since the engineering approval was granted shall be submitted to the commission at least nine (9) days prior to final inspection.
- (c) The request for final acceptance shall be made by the engineer representing the developer, in writing, at least nine (9) days prior to the date when the final inspection is requested. The developer's engineer shall submit certification that the construction was completed, a final inspection was conducted and that the construction was found to be in substantial conformance with the plans and specifications. Record drawings indicating any revisions in the plan of construction for the residential building park since the engineering approval was granted shall be submitted to the commission at least nine (9) days prior to final inspection.
  - (d) An electronic copy of all drawings submitted with the application as well as any changes shall be submitted by an electronic method approved by the Planning Director.
  - (e) The recommendations of the commission together with the engineering certification shall be submitted by the commission to the Terrebonne Parish Consolidated Government prior to its meetings. It shall become the responsibility of the commission to submit the necessary maps to the Terrebonne Parish Consolidated Government for its concurrence, approval and acceptance of improvements for public and perpetual maintenance. For residential building parks approved by the planning commission on a conditional basis, the applicant's engineer shall submit final as built drawings and a final accepted survey plat. The recommendations of the commission's engineer, the engineering certification and a certification by the developer that they will maintain the development perpetually shall be submitted to the commission for its approval.
  - (f) Upon receiving final approval and acceptance by the planning commission of a residential building park, the developer may record his plat and begin renting residential building park spaces in the residential building park.
  - (g) Should the Houma-Terrebonne Regional Planning Commission grant final approval with a condition, a cash bond, or some other cash security in the amount of one hundred twenty-five (125) percent of the remaining construction costs has to be secured in favor of Terrebonne Parish Consolidated Government until improvements have been completed. An estimate of the remaining work shall be submitted to the planning commission by the applicant's engineer.
  - (h) Application fee: The application fee to obtain final approval review of the residential building park by the planning commission shall be in compliance with the current fee schedule.

#### **DIVISION IV. RESIDENTIAL BUILDING PARK CONSTRUCTION**

##### **Sec. 17-71. Residential building park construction.**

- (a) General design standards.
  - (1) Condition of soil, groundwater level, drainage, and topography of proposed development sites shall not create hazards to the property or health and safety of the occupants.

- (2) Residential building park developments must meet the requirements of the Terrebonne Parish Stormwater Drainage and Detention Manual.
- (b) Residential building park location, area, and setback criteria.
- (1) A residential building park shall not be located in the zoned areas of the parish.
  - (2) Access to residential building parks shall be only from collector streets, arterials, or highways. No residential building park space shall have direct access to or from local residential streets. Residential building parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development.
  - (3) Residential building parks shall not be permitted at locations so far removed from existing utilities or community services such as fire or police protection and schools so as to place a financial burden on the government for provision and maintenance of these facilities.
  - (4) Open space and recreation. The residential building park shall contain one or more open space areas intended primarily for the use of park residents on a minimum ratio of 1,000 square feet for every residential building park space.
  - (5) Residential building park spaces shall not be located closer than fifteen (15) feet from any permanent structure of buildings together with their additions and appurtenances.
  - (6) Each residential building park space shall provide a minimum of three hundred and sixty (360) square feet of hard-surfaced off-street parking sufficient for two parking spaces.
  - (7) Individual residential building park spaces shall be assigned a designated number on the plat plan and will be the official address of such site. The designated number shall be displayed or posted in a visible and conspicuous location on each site.
- (c) Residential Building Park space area, setback, drive, parking and addressing requirements.
- (1) Maximum density- 8 dwelling units per net acre
  - (2) Minimum area per unit space- 4,000 square feet
  - (3) Minimum depth per unit space - 75 feet
  - (4) Minimum width per unit space - 50 feet
  - (5) Front yard setback per unit space - 20 feet. Where provisions are made to allow for off-street parking behind the front setback line, the setback shall be reduced to 10 feet.
  - (6) Side yard setback per unit space (each side) 5 feet/5 feet
  - (7) Rear yard setback - 5 feet
- (d) Residential building park access drive standards.
- (1) Access to parks shall be provided by a twenty foot (20') wide hard surfaced private drive located within private servitudes of access having a minimum width of forty feet (40').
  - (2) Where only one (1) drive is to be provided, each residential building park shall include an adequate circular turnaround at the rear of the property with a minimum inside hard surfaced radius of thirty-five (35) feet for emergency vehicles, garbage trucks and other vehicles.

(e) Utilities.

- (1) Utilities within residential building parks shall comply with Chapter 6, Article II of the Parish Code. When community sewage is not available, a private system must comply with the requirements of the Louisiana Health and Hospitals.
- (2) Garbage and trash disposal. The contract collector is hereby authorized and directed to collect and dispose of all garbage and trash or other waste matter as defined in section 11-21, as is placed in the type of container, and in the manner and at place specified in section 11-25. The contract collector is expressly prohibited from collecting any such garbage or trash or other waste matter other than that which is put out for collection in compliance with section 11-25.
- (3) Lighting. Adequate lighting must be provided per parish recommendation and/or road lighting district requirements. The spacing shall be two hundred (200) feet per parish regulation; however, the installation of the lighting is acceptable on the rear of the residential building park space rather than on the street per the subdivision regulations. When lighting is placed at the rear of the residential building park space and the parish is responsible for maintenance, it must be accessible to parish equipment and/or maintenance personnel. Failure to provide adequate access shall result in no repairs to the lighting.
- (4) Standard fire hydrants and fire service lines shall be installed in such a manner that a fire hydrant shall be located within two hundred and fifty (250) feet of each residential building park space.

**DIVISION V. NONCONFORMING USES AND OPERATIONAL STANDARDS**

**Sec. 17-72. Nonconforming uses.**

- (a) Residential building parks which existed lawfully prior to the passage of this ordinance, although nonconforming to the residential building park ordinance, may continue as a nonconforming use. However, such nonconforming parks may not be permitted to expand in area or scope without obtaining residential building park approval.

**Sec. 17-73. Residential building park operational standards.**

- (a) Occupational license. Prior to the opening of a residential building park, the owner or operator shall obtain an occupational license from the parish.
- (b) Revocation. A permit to maintain and operate a residential building park may be revoked when the owner, operator, or person in charge has been found guilty by a court of competent jurisdiction of violating any provision of this article. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.

OFFERED BY: Mr. J. Pizzolatto.  
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7763

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTION 24.3 DEFINITIONS TO INCLUDE ADDITIONAL DEFINITIONS RELATING TO RESIDENTIAL BUILDING PARKS AS PER "ATTACHMENT A."

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Section 24.3 Definitions to include additional definitions relating to Residential Building Parks as per "Attachment A."

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

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

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

THERE WAS RECORDED:

YEAS: A. Tillman, A. Williams, B. Hebert, T. Cavalier, J. Pizzolatto, K. Voisin, J. Cehan and P. Lambert.

NAYS: None.

ABSTAINING: None.

ABSENT: C. Voisin.

The Chairwoman declared the ordinance adopted on this, the 13<sup>th</sup> day of January, 2010.

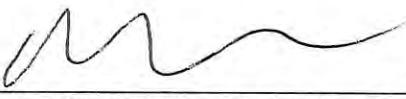
  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
\_\_\_\_\_  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

1/15/10 8:00 a.m. vhe

Approved   Vetoed  
\_\_\_\_\_  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

1-15-10 3:30 pm PAZ

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I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on January 13, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 15<sup>th</sup>  
DAY OF January, 2010.



PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

## ATTACHMENT A

### Amend Chapter 24 of the Subdivision Regulations, Section 24.3 “Definitions

**Proposal:** Revise Chapter 24, Section 24.3. Definitions in the following manner:

**Include the following definitions in Sec. 24.3 Definitions.:**

Modular Home: A sectional prefabricated building or house that consists of multiple modules or sections, which are manufactured to International Residential Code requirements, in a remote facility and then delivered to their intended site of use. Modular homes are built without axles and are transported by means of a flat bed truck.

Residential Building Park: a parcel or tract of land under single ownership which is or has been used or is planned or improved for the placement thereon of three or more structures for single-family or two-family dwelling purposes in the unzoned areas of the parish. Mobile homes shall not be permitted within Residential Building Parks.

Residential Building Park Access Drive: a private thoroughfare which affords internal circulation through a residential building park.

Residential Building Park Space: a parcel of land in a residential building park designated for the accommodation of one dwelling unit.

OFFERED BY: Mr. J. Pizzolatto.  
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7764

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTION 24.4.2.2 APPROVAL PROCESS B TO INCLUDE ADDITIONAL DEFINITIONS RELATING TO RESIDENTIAL BUILDING PARKS AS PER "ATTACHMENT A."

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Section 24.4.2.2 Approval Process B to include Residential Building Parks as per "Attachment A."

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

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

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

THERE WAS RECORDED:

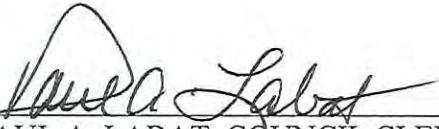
YEAS: A. Tillman, A. Williams, B. Hebert, T. Cavalier, J. Pizzolatto, K. Voisin, J. Cehan and P. Lambert.

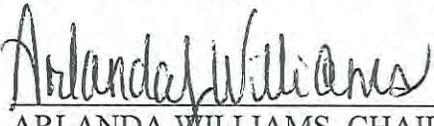
NAYS: None.

ABSTAINING: None.

ABSENT: C. Voisin.

The Chairwoman declared the ordinance adopted on this, the 13<sup>th</sup> day of January, 2010.

  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
\_\_\_\_\_  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

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Date and Time Delivered to Parish President:

1/15/10 8:00 a.m. vhc

  
\_\_\_\_\_  
Approved Vetoed  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

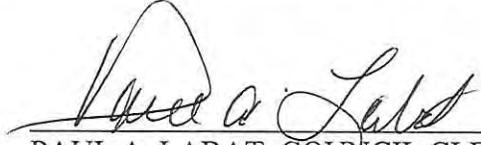
Date and Time Returned to Council Clerk:

1-15-10      3:30 PM      PA

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I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on January 13, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 15<sup>th</sup>  
DAY OF January, 2010.

  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

# ATTACHMENT A

## Amend Chapter 24 of the Subdivision Regulations, Section 24.4.2.2 “Approval Process B, Mobile Home”

**Proposal:** Revise Chapter 24, Section 24.4.2.2. “Approval Process B” in the following manner:

### **24.4.2.2 Approval Process B, Mobile Home and Residential Building Parks:**

Mobile home parks as defined herein will follow Approval Process B. This process requires the submission of the proper survey plat and a notarized maintenance agreement. Approval may be obtained at one meeting of the planning commission.

Residential building parks as defined herein will follow the approval process as described in Chapter 17 “Mobile Homes and Residential Building Parks.”

OFFERED BY: Mr. K. Voisin.  
SECONDED BY: Ms. T. Cavalier.

ORDINANCE NO. 7761

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTION 24.2 GENERAL OF THE TERREBONNE PARISH CODES AS PER "ATTACHMENT A".

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Section 24.2 General of the Terrebonne Parish Codes as per "Attachment A".

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections or other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon the expiration of 30 days from the date of signature by the Parish President.

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

THERE WAS RECORDED:

YEAS: A. Tillman, A. Williams, B. Hebert, T. Cavalier, J. Pizzolatto, K. Voisin, C. Voisin, J. Cehan and P. Lambert.

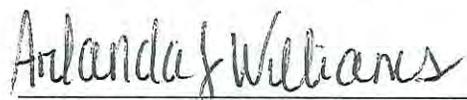
NAYS: None.

ABSTAINING: None.

ABSENT: None.

The Chairwoman declared the ordinance adopted on this, the 13<sup>th</sup> day of January, 2010.

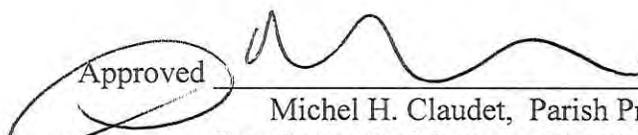
  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
\_\_\_\_\_  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

1/15/10 8:00 a.m. vhc

  
\_\_\_\_\_  
Approved Vetoed  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

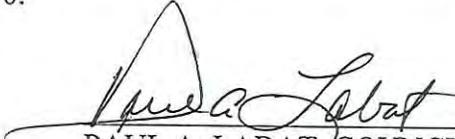
Date and Time Returned to Council Clerk:

1-13-10 3:30 pm PAL

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I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on January 13, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 13<sup>th</sup>  
DAY OF January, 2010.

  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

ATTACHMENT 'A'

**Subdivision Regulations Review**

**Altering drainage plan after development is completed**

**Item 19** Altering drainage plan after development

**Issue:**

Thousands of dollars are spent designing, approving, and inspecting drainage systems for new developments but apparently no prohibition exist on changing the designs after the subdivision receives final approval.

**Proposal:**

24.2 General (pg. 1)

Add sentence after 3<sup>rd</sup> paragraph to read as follows:

“It shall constitute a violation of this ordinance for anyone to alter a subdivision drainage plan constructed with Planning Commission review and approval without a letter of ‘no adverse effect’ from the Department of Public Works Engineering Division, a copy of which shall be forwarded to the Houma-Terrebonne Regional Planning Commission for inclusion in the respective subdivision file.”

*March 11, 2009.*

OFFERED BY: Mr. J. Cehan.  
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7748

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTION 24.5.3.3 PROCESS C: ENGINEERING APPROVAL OF THE TERREBONNE PARISH CODES AS PER "ATTACHMENT A".

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Section 24.5.3.3 Process C: Engineering Approval of the Terrebonne Parish Codes as per "Attachment A".

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections or other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon the expiration of 30 days from the date of signature by the Parish President.

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

THERE WAS RECORDED:

YEAS: J. Pizzolatto, K. Voisin, C. Voisin, J. Cehan, P. Lambert, A. Tillman, A. Williams and B. Hebert.

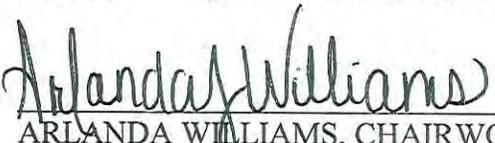
NAYS: None.

ABSTAINING: None.

ABSENT: T. Cavalier.

The Chairwoman declared the ordinance adopted on this, the 2<sup>nd</sup> day of December, 2009.

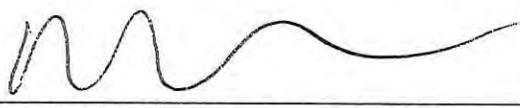
  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
\_\_\_\_\_  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

10:30 AM 12-0-09  
10:30 AM 1/12

Approved  Vetoed  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

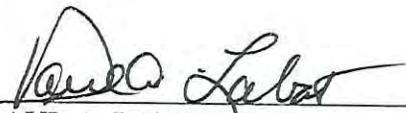
Date and Time Returned to Council Clerk:

12-8-09 9:30 AM PSL

\*\*\*\*\*

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on December 2, 2009, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 8<sup>th</sup>  
DAY OF December, 2009.

  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

## ATTACHMENT 'A'

### Subdivision Regulations Review

#### Lapse between Conceptual/Preliminary Approval(s) and Engineering Approval

**Item 13** Requirement of at least one meeting period between conceptual/preliminary approval(s) and engineering approval

**Issue:**

From a time standpoint, there should be time between the conceptual/preliminary approval(s) and engineering approval meetings so that:

1. If there are any substantial revisions to the conceptual/preliminary plan(s), there will be time for these to be submitted and approved before moving onto the next phase of approval;
2. The public will be able to view and respond to any revised conceptual/preliminary plan(s) in an open forum;
3. The public may miss the process if conceptual/preliminary and engineering is held in the same meeting therefore not being properly informed about the process or allowed to participate in the process; and
4. It will give the commissioners adequate time to evaluate each plan and respond accordingly.

**Proposal:**

24.5.3.3 Process C: Engineering Approval (pg. 17)

Add sentence between the 1<sup>st</sup> and 2<sup>nd</sup> sentence to read as follows:

“The purpose of the engineering approval phase is to consider the engineering plans of the proposed subdivision. The engineering approval process cannot be requested at the same meeting that the conceptual/preliminary is submitted for approval. The prerequisites of the Engineering Plan are listed in Section 24.5.4.5.”

*March 11, 2009*



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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

*Department of Planning & Zoning  
Houma-Terrebonne Regional  
Planning Commission*

September 16, 2009

**MEMO TO:** Al Levron, Parish Manager  
TPCG Administration

**FROM:** Patrick Gordon, Director  
TPCG Planning & Zoning Department

*Me*

**SUBJECT:** Amendment to Subdivision Regulations  
Amend the Subdivision Regulations, Chapter 24, Section 24.5.3.3 Process C:  
Engineering Approval of the Terrebonne Parish Codes

Please be advised that the attached Resolution and Ordinance are being sent to the Parish Council for their review for approval or denial for the above referenced amendment. This Resolution and Ordinance has been reviewed by the Council's Subdivision Regulations Review Sub-Committee and was recommended for approval at their meeting of July 14, 2009.

Should you have any questions or require more information, please advise.

/bmb

Attachments

cc: Councilwoman Arlanda Williams, *Chairwoman*  
Daniel Babin, *HTRPC Chairman*  
Paul Labat, *Council Clerk*  
Council Reading File  
Correspondence File

*(SRRC Item 13-Lapse between C.&P and Engineering)*

OFFERED BY: Mr. K. Voisin.  
SECONDED BY: Mr. A. Tillman.

ORDINANCE NO. 7749

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTION 24.7.1.2.4 MINIMUM RESIDENTIAL LOT SIZE AND SECTION 24.7.1.5 RESIDENTIAL LOT FRONTAGE (ACCESS) OF THE TERREBONNE PARISH CODES AS PER "ATTACHMENT A".

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Section 24.7.1.2.4 Minimum Residential Lot Size and Section 24.7.1.5 Residential Lot Frontage (Access) of the Terrebonne Parish Codes as per "Attachment A".

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections or other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon the expiration of 30 days from the date of signature by the Parish President.

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

THERE WAS RECORDED:

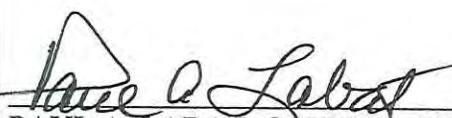
YEAS: K. Voisin, J. Cehan, P. Lambert, A. Tillman, A. Williams and B. Hebert.

NAYS: J. Pizzolatto and C. Voisin.

ABSTAINING: None.

ABSENT: T. Cavalier.

The Chairwoman declared the ordinance adopted on this, the 2<sup>nd</sup> day of December, 2009.

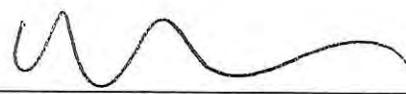
  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
\_\_\_\_\_  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

12-4-09 10:10 AM PDL

Approved   Vetoed  
\_\_\_\_\_  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

12-8-09 9:30 A.M. PR

\*\*\*\*\*

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on December 2, 2009, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 8<sup>th</sup>  
DAY OF December, 2009.



PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

ATTACHMENT 'A'

**Subdivision Regulations Review**

**Lot development on right-of-ways**

**Item 21** Lot development on right-of-ways

**Issue:**

The Planning Commission has long held that residential lots need to front on a public street or a private street built to public standards. With very little exception, the fire hydrant spacing regulations with the accompanying 8" waterline requirement has maintained this policy. The existing regulations; however, still allow residential lots to front on right-of-ways.

**Proposal:**

24.7.1.2.4 Minimum Residential Lot Size (pg. 34)

Revise 2<sup>nd</sup> sentence to read as follows:

"However, all lots must front along a public roadway or private roadway built to public standards ~~or servitude of passage~~ and shall contain adequate frontage and depth to enclose four 50-foot sides at 90° angles to each other, none of which may encroach upon a public road right-of-way or access servitude to adjacent property."

24.7.1.5 Residential Lot Frontage (Access) (pg. 37)

Revise 2<sup>nd</sup> sentence to read as follows:

"All residential units must have as its primary means of access either a publicly dedicated street, alley, or on a non-publicly dedicated private street built to public standards ~~passageway~~ for vehicular traffic."

*March 11, 2009*



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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

*Department of Planning & Zoning  
Houma-Terrebonne Regional  
Planning Commission*

September 16, 2009

**MEMO TO:** Al Levron, Parish Manager  
TPCG Administration

**FROM:** Patrick Gordon, Director  
TPCG Planning & Zoning Department

*PG*

**SUBJECT:** **Amendment to Subdivision Regulations**  
Amend the Subdivision Regulations, Chapter 24, Section 24.7.1.2.4 Minimum Residential Lot Size and Section 24.7.1.5 Residential Lot Frontage (Access) of the Terrebonne Parish Codes

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Please be advised that the attached Resolution and Ordinance are being sent to the Parish Council for their review for approval or denial for the above referenced amendment. This Resolution and Ordinance has been reviewed by the Council's Subdivision Regulations Review Sub-Committee and was recommended for approval at their meeting of July 14, 2009.

Should you have any questions or require more information, please advise.

/bmb

Attachments

cc: Councilwoman Arianda Williams, *Chairwoman*  
Daniel Babin, *HTRPC Chairman*  
Paul Labat, *Council Clerk*  
Council Reading File  
Correspondence File

*(SRRC Item 21-Lot development on row)*

OFFERED BY: Mr. K. Voisin.  
SECONDED BY: Ms. T. Cavalier.

ORDINANCE NO. 7755

AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS, CHAPTER 24, SECTIONS 5.1 (ITEM 9), 5.2 (ITEM 9), 5.3.1 (PARAGRAPH 4), 5.4.2 (ITEM 13), 5.4.3 (ITEM 8), 5.4.4 (ITEM 11), 5.4.6 (ITEM 9), 5.5 (ITEM 10), AND 5.6 (ITEM 9) – CHANGE TO “SUBMITTED BY ANY ELECTRONIC METHOD ACCEPTED BY THE PLANNING DIRECTOR” OF THE TERREBONNE PARISH CODES.

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Subdivision Regulations, Chapter 24, Sections 5.1 (item 9), 5.2 (item 9), 5.3.1 (paragraph 4), 5.4.2 (item 13), 5.4.3 (item 8), 5.4.4 (item 11), 5.4.6 (item 9), 5.5 (item 10), and 5.6 (item 9) – change to “submitted by any electronic method accepted by the Planning Director” of the Terrebonne Parish Codes.

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections or other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon the expiration of 30 days from the date of signature by the Parish President.

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

THERE WAS RECORDED:

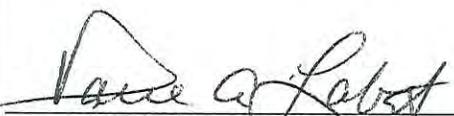
YEAS: K. Voisin, C. Voisin, J. Cehan, P. Lambert, A. Tillman, A. Williams, B. Hebert, T. Cavalier and J. Pizzolatto.

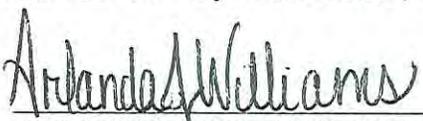
NAYS: None.

ABSTAINING: None.

ABSENT: None.

The Chairwoman declared the ordinance adopted on this, the 16<sup>th</sup> day of December, 2009.

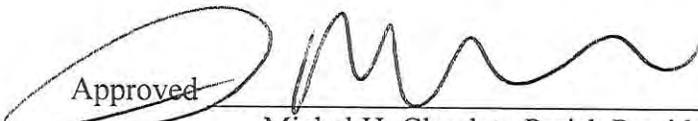
  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
\_\_\_\_\_  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

12-18-09 8:30 AM AR

Approved  Vetoed  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

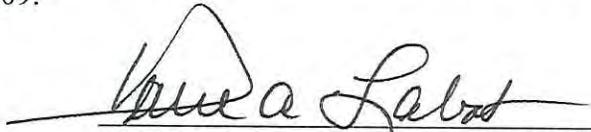
Date and Time Returned to Council Clerk:

12-21-09 9:46 AM PAZ

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I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on December 16, 2009, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 21<sup>st</sup>  
DAY OF December, 2009.

  
\_\_\_\_\_  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

**Venita Chauvin**

---

**From:** Kevin M. Voisin [kevin.voisin@motivatit.com]  
**Sent:** Monday, July 06, 2009 2:28 PM  
**To:** 'Pat Gordon'; 'Jennifer Robinson'; 'Venita Chauvin'  
**Cc:** 'Arlanda Williams'; 'Paul Labat'  
**Subject:** Proposed Changes to Subdivision Regulations to Add to the July Agenda

If it's not too late I would love to see this administrative change added to the agenda for the next meeting unless you all have concerns:

24.5.6 (item 9)  
24.5.5 (item 10)  
24.5.4.6 (item 9)  
24.5.4.4 (item 11)  
24.5.4.3 (item 8)  
25.5.4.2 (item 13)  
24.5.3.1 (paragraph 4)  
24.5.2 (item 9)  
24.5.1 (item 9)

All of these state: "submitted on 3 ½ inch 2HD floppy Disk, CD-Rom, or some other electronic method accepted by the Planning Director."

Could we change that to read simply: "submitted by any electronic method accepted by the Planning Director."

2HD Floppy's are about 10 years obsolete and CD-Rom's will also be one day. Why not clean it up to allow for digital submissions that are not necessarily tied to any particular digital medium. This is purely a "housekeeping" type change, but again - i feel like it would be a quick and easy step forward for the new board and would significantly improve the wording (shorter and simpler for future use).

*Thanks,*

Kevin M. Voisin  
VP Marketing & New Business Development  
985-868-7191 office  
866-419-5763 fax



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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

Department of Planning & Zoning  
Houma-Terrebonne Regional  
Planning Commission

September 16, 2009

**MEMO TO:** Al Levron, Parish Manager  
TPCG Administration

**FROM:** Patrick Gordon, Director  
TPCG Planning & Zoning Department

*He.*

**SUBJECT:** Amendment to Subdivision Regulations  
Amend the Subdivision Regulations, Chapter 24, Sections 5.1 (item 9), 5.2 (item 9), 5.3.1 (paragraph 4), 5.4.2 (item 13), 5.4.3 (item 8), 5.4.4 (item 11), 5.4.6 (item 9), 5.5 (item 10), and 5.6 (item 9) – change to “submitted by any electronic method accepted by the Planning Director” of the Terrebonne Parish Codes

---

Please be advised that the attached Resolution and Ordinance are being sent to the Parish Council for their review for approval or denial for the above referenced amendment. This Resolution and Ordinance has been reviewed by the Council’s Subdivision Regulations Review Sub-Committee and was recommended for approval at their meeting of July 14, 2009.

Should you have any questions or require more information, please advise.

/bmb

Attachments

cc: Councilwoman Arlanda Williams, *Chairwoman*  
Daniel Babin, *HTRPC Chairman*  
Paul Labat, *Council Clerk*  
Council Reading File  
Correspondence File

(SRRC Item --electronic media)