

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

JUNE 16, 2011, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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 May 19, 2011

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential District) & I-2 (Heavy Industrial District) to C-2 (General Commercial District), R-1 (Single-Family Residential District), & O-L (Open Land) Proposed Hollygrove Subdivision and Concord Business Park, Section 104, T17S-R17E, Terrebonne Parish, LA; South Hollywood Properties #1, L.L.C., applicant

F. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of two (2) residential structures; 6790 & 6796 Alma Street; B & T Leasing, Inc., applicant

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 May 19, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 19, 2011

D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 16, 2011 INVOICES AND TREASURER'S REPORT OF MAY 2011

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Alton James Jr. Residential Building Park
Approval Requested: Process B, Residential Building Park- Conceptual & Preliminary
Location: Kody Court, Quinton Court, & Emanuel Court (near intersection of Marietta Place & Savannah Drive), Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Alton James, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tracts "A" & "B", A Redivision to James M. Meyer, et al
Approval Requested: Process D, Minor Subdivision
Location: 5721 Bayouside Drive, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: James M. Meyer
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: D & G Estates
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 2923 Bayou Blue Road (approximately 0.1 mile north of Country Estate Drive), Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: D & G Rentals, LLC
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Rebecca Plantation, Phase II (1st Filing)
Approval Requested: Process C, Major Subdivision-Final
Location: West side of LA Hwy. 311 at south side of U.S. Hwy. 90, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Rebecca Plantation, LLC, % Jacob A. Giardina
Engineer: T. Baker Smith, Inc.

b) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

1. Revised Tract-JE (Jamie Ellender), Section 65, T18S-R19E, Terrebonne Parish, LA
2. Redivision of Property belonging to The Landry Family Trust, Section 72, T15S-R16E, Terrebonne Parish, LA
3. Survey and Redivision of Lots 1, 2, 3, 4, & 5 of Block 2 and Remaining Common Area of Sugar Mill Quarters into Lots 1A, 2A, 3A, 4A, & 5A, Section 102, T17S-R17E, Terrebonne Parish, LA
4. Survey of a portion of Lots 7 & 8 of P.F.A. Boudreaux Subdivision, Property belonging to Lillie Jaubert Lapeyrouse, et als, Section 11, T17S-R18E, Terrebonne Parish, LA

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
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 MAY 19, 2011

- A. Upon the Chairman's discretion, Dr. L.A. "Budd" Cloutier, Vice-Chairman chaired the meeting. The Vice-Chairman called the meeting of May 19, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mrs. Beryl Amedée. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Babin moved, seconded by Mrs. Williams: "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 April 21, 2011."
- The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARINGS:
1. The Vice-Chairman called to order the Public Hearing to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 28, Block 3, Addendum No. 1 to Residence Subdivision; 2006 Slatter Street; Ray & Charlotte Pitre, applicants.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request and stated the applicant wished to place a mobile home on the property.
- b) No one was present from the public to speak on the rezoning request.
- c) Mr. Babin moved, Mrs. Williams seconded: "THAT the Public Hearing be closed."
- The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- Mr. James Erny arrived at the meeting at this time – 6:06 p.m.*
- e) Discussion was held with regard to looking at rezoning areas that have non-conforming uses rather than rezoning individual lots.
- f) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC recommend approval to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 28, Block 3, Addendum No. 1 to Residence Subdivision; 2006 Slatter Street and forward the matter to the Terrebonne Parish Council for final consideration."
- g) Mrs. Williams inquired as to whether the adjacent property owners were notified. Mrs. Robinson informed her that all neighbors within 300' were notified.
- h) The Vice-Chairman suggested having the areas looked at to see how they are functionally being used and return with a request to send to Council for further review in determining more appropriate zoning districts.
- The Vice-Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order the Public Hearing to rezone from C-5 (Commercial Business Park District) to C-3 (Neighborhood Commercial District) 2.776 Acres to be added to Tract "A"; 2161 Grand Caillou Road; Terrebonne Parish School Board, applicant.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request and stated the School Board is acquiring more property from Walter Land Company and wish to have all the property zoned the same.

b) No one was present from the public to speak on the rezoning request.

c) Mr. Babin moved, Mr. Erny seconded: "THAT the Public Hearing be closed."

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

d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.

e) Mr. Babin moved, seconded by Mr. Erny: "THAT the HTRPC recommend approval to rezone from C-5 (Commercial Business Park District) to C-3 (Neighborhood Commercial District) 2.776 Acres to be added to Tract "A"; 2161 Grand Caillou Road and forward the matter to the Terrebonne Parish Council for final consideration."

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

F. NEW BUSINESS:

1. Preliminary Hearing:

a) Mr. Babin moved, seconded by Mr. Erny: THAT the HTRPC call a Public Hearing to rezone from R-1 (Single-Family Residential District) & I-2 (Heavy Industrial District) to C-2 (General Commercial District), R-1 (Single-Family Residential District), & O-L (Open Land) Proposed Hollygrove Subdivision and Concord Business Park, Section 104, T17S-R17E, Terrebonne Parish, LA for June 16, 2011 at 6:00 p.m."

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Babin moved, seconded by Mrs. Williams: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:19 p.m."

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

Dr. L.A. "Budd" Cloutier, Vice-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 MAY 19, 2011.**

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

ZLU 11/9
Dist. 6

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

If Yes, Date of Last Application:

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

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

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

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

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

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:

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

2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. Legal Description: The legal description of only the property to be rezoned.

4. Market Information: Applicable only if the following conditions are met:

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

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

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

DEVELOPMENT IS UNDERWAY. TO BE COMPLETED BY 1/1/2012.

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

SOUTH HOLLYWOOD PROPERTIES #1, L.L.C., 315 BARROW STREET, HOUMA,
LA 70360

TIMOTHY J. THOMPSON, MANAGER

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:



TIMOTHY J. THOMPSON, MANAGER OF SOUTH HOLLYWOOD PROPERTIES
#1, L.L.C.

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

N/A

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:



TIMOTHY J. THOMPSON, MANAGER OF SOUTH HOLLYWOOD PROPERTIES
#1, L.L.C.

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

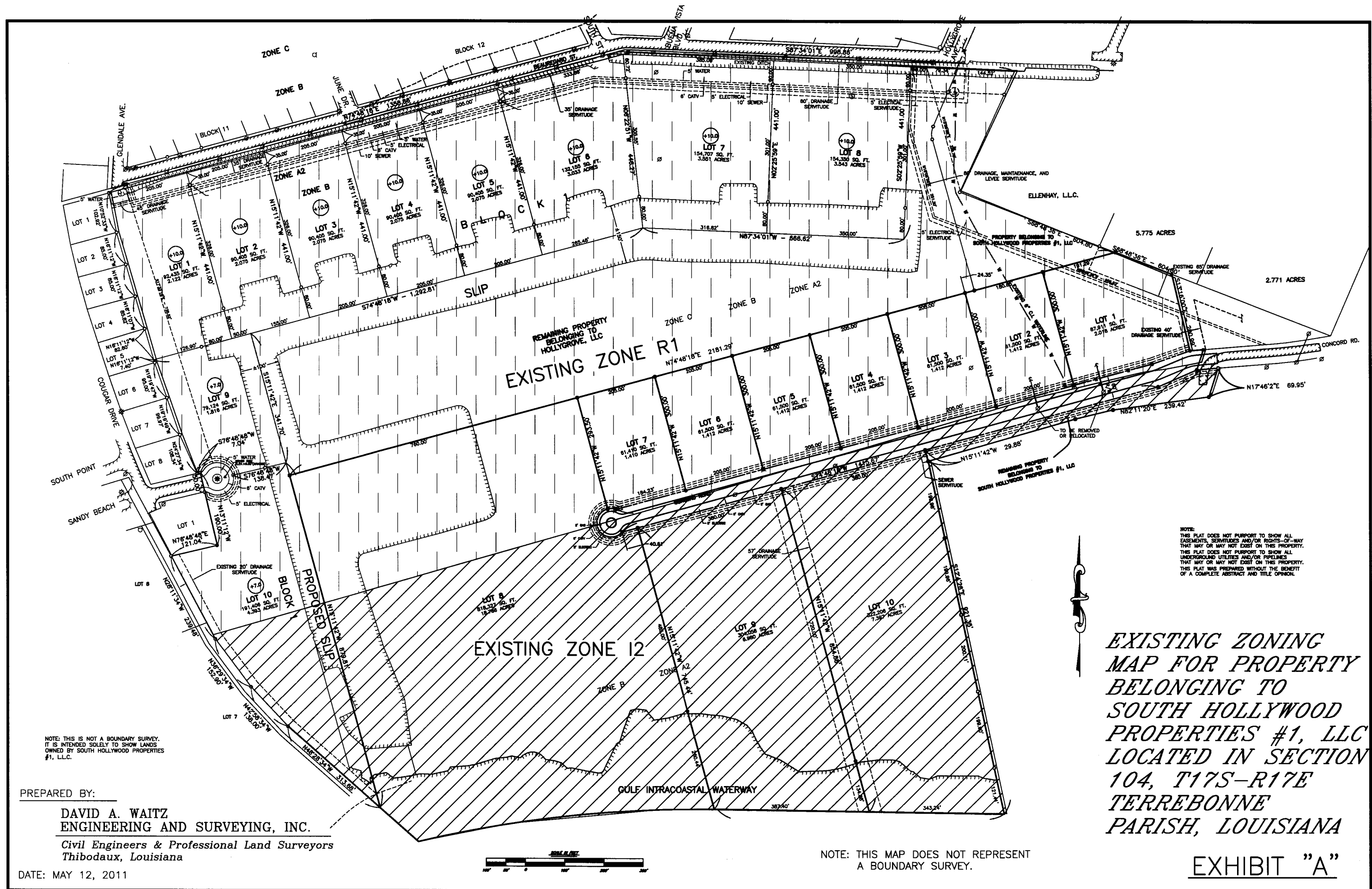
I (We) own 65.4 acres. A sum of \$ 77.50 dollars is enclosed and made a part of this application.

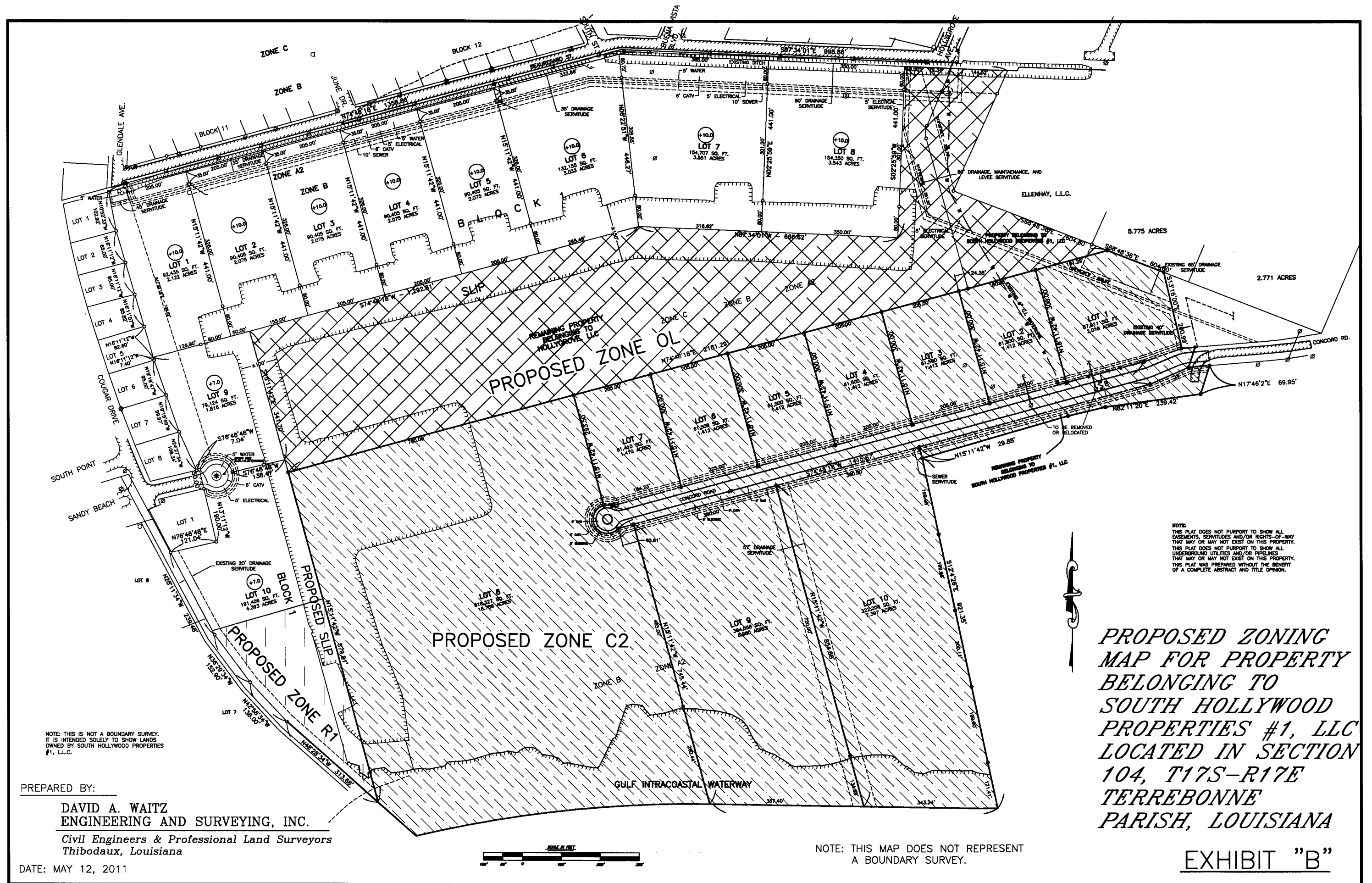
DECLARATION

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



Signature of Owner or Authorized Agent-
DAVID A. WAITZ, AGENT





ZL411/10
Dist. 3

*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

B & T LEASING INC.
Applicant's Name

P.O. BOX 5014 HOUMA LA 70361
Address City State Zip Code

MAY 26, 2011 / 985.879.3313
Date Telephone Number(s)

OWNER
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: ALMA ST. ADDITION
2. Location: 6796 - 6766 ALMA STREET
3. Zoning District: R-3
4. Total Land Area: 230' x 360' (82,800 sqft)
5. Total Number of Units: TWO (2)
6. Gross Floor Area: 2032.50' sqft
7. Total Parking Spaces Provided: 3 PER UNIT, 6 TOTAL
Total Parking Spaces Required: _____
8. Approximate Cost of Work Involved: \$ 100,000 ±
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 1.9 acres. A sum of \$28.50 dollars is enclosed
and made a part of this application.



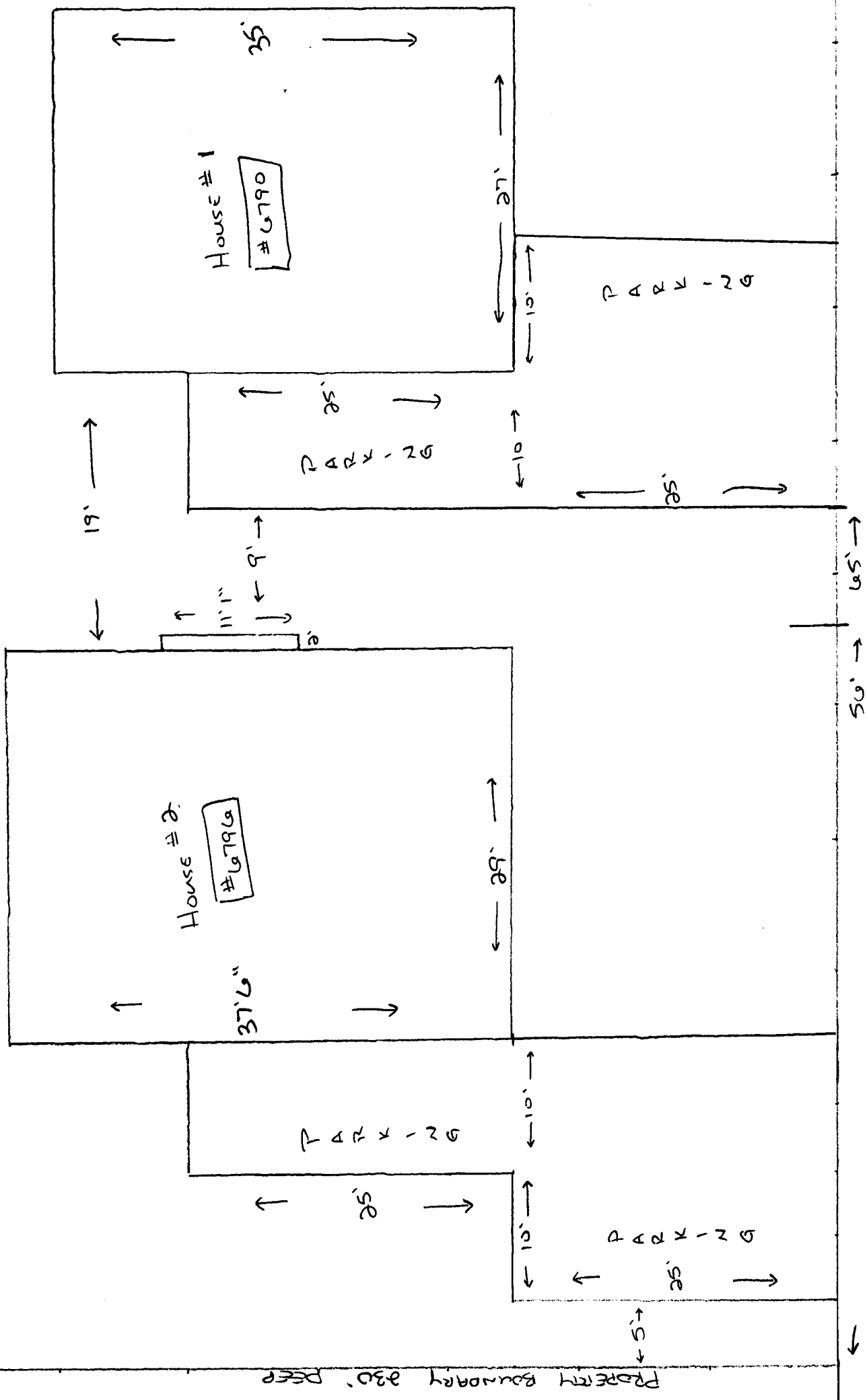
Signature of Applicant
May 26, 2011

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

Date



ALMA ST

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 19, 2011

- A. Upon the Chairman's discretion, Dr. L.A. "Budd" Cloutier, Vice-Chairman chaired the meeting. The Vice-Chairman, Dr. L.A. "Budd" Cloutier, called to order the regular meeting of May 19, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:20 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mrs. Beryl Amedée. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Babin: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 21, 2011."
- The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Babin moved, seconded by Mr. Navy: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 21, 2011."
- The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Babin: "THAT the HTRPC emit payment for the May 19, 2011 and approve the Treasurer's Report of April 2011."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Low Land Investors, L.L.C., dated May 4, 2011, withdrawing their application for High Land Development [See *ATTACHMENT A*].
 - a) Mr. Babin moved, seconded by Mrs. Williams: "THAT the HTRPC accept the letter and the matter regarding High Land Development be removed from consideration as per the developer's request [See *ATTACHMENT A*]."

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

 - b) Discussion was held with regard to this matter being a leased development at the present time.
2. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors, dated May 13, 2011, requesting to withdraw Alton James Mobile Home Park (Item G3) from the agenda as per the developer's request [See *ATTACHMENT B*].

F. OLD BUSINESS:

Mr. Babin moved, seconded by Mr. Navy: “THAT the HTRPC remove Old Business item F1 regarding the Matherne Subdivision and Extension to Enterprise Drive from the table and be considered at this time.”

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

1. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Matherne Realty Partnership requesting approval for Process D, Minor Subdivision for Matherne Subdivision and Extension to Enterprise Drive.”

- a) Mr. Milford discussed the location and division of the property. He stated all adjacent property owners were notified including ones that were inadvertently left off the prior month.
- b) The Vice-Chairman recognized Inspector Ken Himel, Bayou Cane Fire District, 113 Hannah Street, who stated the incorrect type of fire hydrants was installed on the development.
- c) Discussion was held with regard to nothing being submitted to the fire district for inspection/approval, Bayou Cane citing the developer in violation of the fire code if fire hydrants not changed, Bayou Cane’s regulations versus the Subdivision Regulations, Bayou Cane’s approval of building permits in their district, the roadway already approved and dedicated to the Parish, and single-steamer versus double-steamer fire hydrants.
- d) Mr. Babin moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”

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

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations were submitted to the Terrebonne Parish Engineering Division for review and/or approval and the street name be changed to Westside Boulevard.
- f) Mr. Ostheimer moved, seconded by Mr. Babin: “THAT the HTRPC grant approval of Process D, Minor Subdivision for Matherne Subdivision and Extension to Enterprise Drive conditioned drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval and the street name be changed to Westside Boulevard.”

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

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Hollygrove Estates, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Concord Business Park.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated the residents are now satisfied with the development and the progress made on flood protection.
- b) Mr. Babin moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”

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

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided no construction of the infrastructure be started until the rezoning process is completed and approved, and all utility letters be submitted to the Planning Department for review.
- d) Discussion was held with regard to the ten (10) being the correct number of lots in the proposed development.
- e) Mr. Ostheimer moved, seconded by Mr. Babin: “THAT the HTRPC grant conceptual & preliminary approval for Process C, Major Subdivision, Concord Business Park, ten (10) lots, conditioned no construction of the infrastructure be started until the rezoning process is completed and approved, and all utility letters be submitted to our office for review.”
- f) Discussion was held with regard to bulkheading.

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

- 2. The Vice-Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 12.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He stated they would have to change the street name, Hylee, because it sounded too close to Hialeah.
- b) No one was present from the public to speak.
- c) Mr. Babin moved, seconded by Mrs. Williams & Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the intended land use for the subdivision depicted on the plat be consistent with the application.
- e) Discussion was held with regard to the elevation of the property, zoning, covenant restrictions, the nearby pump station, and drainage.
- f) Mr. Elfert moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 12 conditioned the intended land use for the subdivision depicted on the plat be consistent with the application.”
- g) Discussion was held with regard to the proposed subdivision being near the proposed skate park; therefore, cross streets not recommended.

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

- 3. WITHDRAWN. Alton James Jr. Mobile Home Park [See *ATTACHMENT B*]

- 4. The Vice-Chairman stated the next item on the agenda was an application by Hunting Energy Services, Inc. requesting approval for Process D, Minor Subdivision for Tract L of Rebecca Plantation.

- a) Mr. Jimmy Ledet, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property. He stated the matter was previously approved as raw land.
- 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: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the 911 addressing be depicted on the plat.
- e) Discussion was held with regard to traffic, service roads, and planning for traffic. Mr. Gordon stated LA DOTD was well aware of the traffic concerns in the area.
- f) Mr. Elfert moved, seconded by Mr. Erny & Mr. Babin: “THAT the grant approval of the application for Process D, Minor Subdivision for Tract L of Rebecca Plantation conditioned 911 addressing is depicted on the plat.”

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

H. STAFF REPORT: None.

I. Mr. Babin moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3.”

1. Revised Tracts C-3-E1 and C-3-F1, 3040 Commercial Park Subdivision, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lots 14 & 16, Block 6, Addendum No. 6, Phase 2 to Westgate Subdivision, Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA
3. Revised Tract-JE (Jamie Ellender), Section 65, T18S-R19E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mrs. Robinson stated the Kick-Off meeting was held on May 16, 2011 with approximately 40 people in attendance. She stated it was the first meeting in a series that would be held in July and August and encouraged their attendance.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Ostheimer discussed the informational packet they received from Council for members of boards, committees, and commissions. He requested Mr. Freeman look into the matter regarding whether they are required to disclose their financial information.
2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Babin moved, seconded by Mrs. Williams: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:56 p.m.”

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

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

LOW LAND INVESTORS, L.L.C.

946 LEFORT BY-PASS ROAD
THIBODAUX, LA. 70301
PHONE: 985-446-1314 FAX: 985-446-3456
lowlandcci@comcast.net

May 4, 2011

Patrick Gordon, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning
P. O. Box 1446
Houma, La. 70361-1446

**Re: High Land Development; Sections 2, 22 & 27, T17S-R18E, Terrebonne Parish,
La.; Low Land Investors, L.L.C., Developer**

Dear Mr. Gordon:

In reference to a letter dated April 25, 2011 adopting a motion to table the above referenced project, we are requesting to withdraw the development due to the comments made by the commission that this project warrants no approval from the Houma-Terrebonne Regional Planning Commission until the land is subdivided and sold.

We understand that before any land can be sold the High Land Development project must be resubmitted for preliminary approval and engineering.

We will need a letter giving waterworks and Entergy approval to provide water and electricity as needed. The utilities and drainage will be in conformance with all standards and codes as directed by the Terrebonne Parish Consolidated Government.

If there is any further concern or information needed please do not hesitate to call.

Thank you for your understanding and assistance in this matter.

Sincerely,

LOW LAND INVESTORS, L. L. C.

Eugene P. Robichaux

Eugene P. Robichaux, P. E., Member

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

May 13, 2011

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

Att: Mr. Pat Gordon:

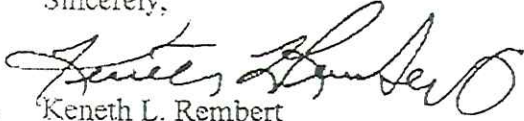
Re: ITEM 3, ALTON JAMES MOBILE HOME PARK, TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item from consideration at Thursday night's meeting. We will reschedule it for next month's meeting because the owner wants to change the layout.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

June 10, 2011

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

Att: Mr. Pat Gordon:

Re: ITEM 1, ALTON JAMES RESIDENTIAL BUILDING PARK, TERREBONNE PARISH,
LA

Dear Pat:

Please remove the above referenced item from consideration at Thursday night's meeting. More changes are needed on the use of this property by the owner.

Thank you.

Sincerely,


Kenneth L. Rembert



KLR/apr

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: ALTON JAMES JR., RESIDENTIAL BUILDING PARK
2. Developer's Name & Address: ALTON JAMES JR., 831 SCHOOL ST., HOUMA LA 70360
*Owner's Name & Address: ALTON JAMES JR ET UX, 831 SCHOOL ST., HOUMA LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: KODY COURT, QUINTON COURT & EMANUEL COURT
5. Location by Section, Township, Range: SECTION 6, T16S-R17E
6. Purpose of Development: CREATE MOBILE HOME PARK
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community (TESI)
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
DATE: 5/2/11 SCALE: 1" = 30'
11. Council District:
4 - Cavalier / Bayou Cane Fire
12. Number of Lots: 9 SPACES
13. Filing Fees: \$136.05

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

KENETH L. REMBERT

Print Applicant or Agent

5/2/11

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

Alton James
Print Name of Signature

Alton James Jr.
Signature

5/2/2011
Date

PC11/ 6 - 1 - 16
Record # 17

Kenneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504- 879-2782 (FAX) 504-879-1641

June 6, 2011

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

Att: Mr. Pat Gordon:

Re: ITEM 2, TRACTS A & B, BELONGING TO JAMES M. MEYER ET AL, TERREBONNE
PARISH, LA

Dear Pat:

Please remove the above referenced item from consideration at the next scheduled meeting.
They've changed their minds about going forward with this project at this time.

Thank you.

Sincerely,



Kenneth L. Rembert

KLR/apr

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

 Variance(s) (detailed description):

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

1. Name of Subdivision: SURVEY OF TRACTS "A" & "B" A REDIVISION OF PROPERTY BELONGING TO JAMES M. MEYER ET AL
2. Developer's Name & Address: JAMES M. MEYER 105 MATTHEWS DR, SLIDELL LA 70458
JAMES M. MEYER 105 MATTHEWS DR, SLIDELL LA 70458
*Owner's Name & Address: JOSEPH H. MEYER 105 MATTHEWS DR, SLIDEL LA 70458
[* 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: 5721 BAYOUSIDE DRIVE
5. Location by Section, Township, Range: SECTION 50, T19S-R18E
6. Purpose of Development: DIVIDE PROPERTY TO CREATE TRACT FOR EACH OWNER.
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: APRIL 29, 2011 SCALE: 1"=50'
11. Council District: 9-Lambert / Little Caillon Fire
12. Number of Lots: 2
13. Filing Fees: \$141.65

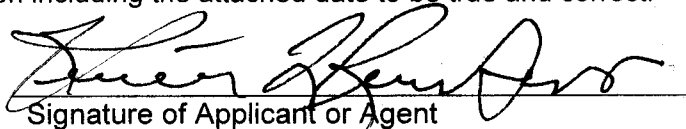
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

MAY 26, 2011

Date


Signature of Applicant or Agent

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

JAMES M. MEYER

Print Name of Signature

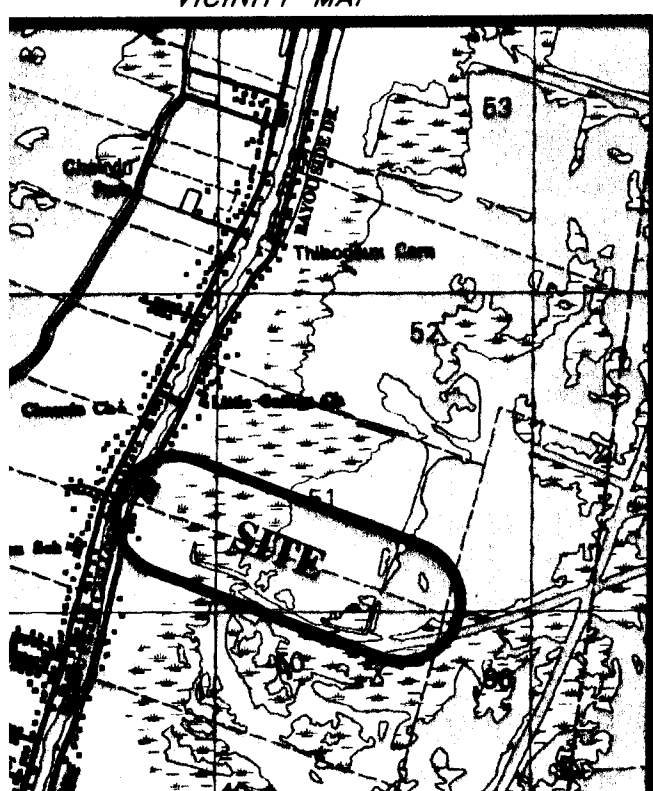
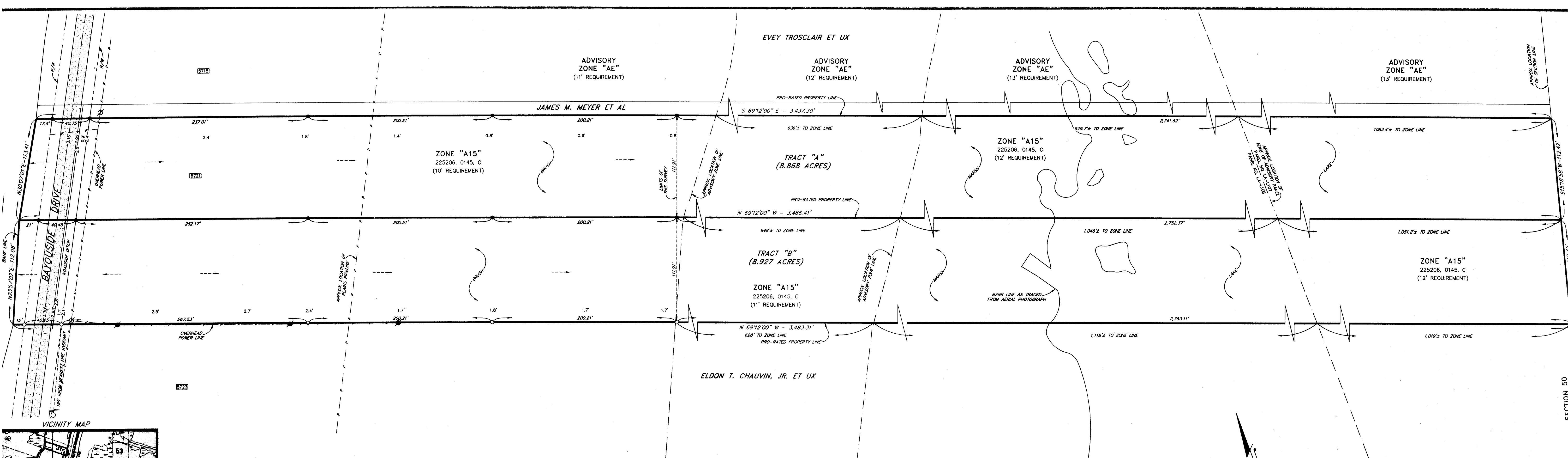
Signature

MAY 26, 2011

Date

PC11/6-2-11

Revised 3/25/2010



22,711 FIELD BOOK : 375 ADDRESS : BAYOUSIDE DR CAD NAME : INEZ-BERGERON-MEYER-PC
KM PAGES : 26-28 SURVEY FILE : CHAU-ELD FOLDER : INEZ BERGERON MEYER ET AL

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU PETIT CAILLOU AND TO THE MARSH 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.

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

THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10', 11' & 12' AS SHOWN). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-1106 & LA-1107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11', 12' & 13' AS SHOWN.

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

BY _____ FOR _____

LEGEND:

- INDICATES 5/8" IRON ROD
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
- 5721 INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

LAND USE: SINGLE-FAMILY RESIDENTIAL
DEVELOPER: JAMES M. MEYER

SURVEY OF TRACTS "A" & "B"
A REDIVISION OF PROPERTY
BELONGING TO JAMES M. MEYER ET AL
LOCATED IN SECTION 50, T19S-R18E,
TERREBONNE PARISH, LOUISIANA

APRIL 29, 2011 SCALE: 1" = 50'

Keneth 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. <u> </u> Raw Land | B. <u> </u> Mobile Home Park |
| <u> </u> Re-Subdivision | <u> </u> Residential Building Park |
| C. <u> </u> ** Major Subdivision | <u> </u> Conceptual/Preliminary |
| <u> </u> ** Conceptual | <u> </u> Engineering |
| <u> </u> ** Preliminary | <u> </u> Final |
| <u> </u> Engineering | D. <u> </u> Minor Subdivision |
| <u> </u> Final | |

 Variance(s) (detailed description):

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

- Name of Subdivision: D&G Estates, a Residential Planned Unit Development
- Developer's Name & Address: D&G Rentals, LLC 125 Manchester Drive Houma, LA 70360
*Owner's Name & Address: D&G Rentals, LLC
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- | | |
|---|--|
| 4. Physical Address: <u>2923 Bayou Blue Road (approx. 0.1mi north of Country Est. Dr.)</u> | |
| 5. Location by Section, Township, Range: <u>Section 64, T16S-R17E</u> | |
| 6. Purpose of Development: <u>Creates 19 lot Residential Planned Unit Development (PUD)</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| <u> </u> ** Single-Family Residential | <u> </u> Community |
| <u> </u> Multi-Family Residential | <u> </u> Individual Treatment |
| <u> </u> Commercial | <u> </u> ** Package Plant |
| <u> </u> Industrial | <u> </u> Other |
| 9. Drainage: | 10. Date and Scale of Map: |
| <u> </u> ** Curb & Gutter | <u>31 May 2011 1"=30'</u> |
| <u> </u> Roadside Open Ditches | 11. Council District: |
| <u> </u> Rear Lot Open Ditches | <u>4- Cavalier / Bayou Blue Fire</u> |
| <u> </u> Other | |
| 12. Number of Lots: <u>19</u> | 13. Filing Fees: <u>\$147²⁰</u> |

I, Galen Bollinger, certify this application including the attached date to be true and correct.

Galen Bollinger

Print Applicant or Agent

31 May 2011

Date


Signature of Applicant or Agent

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

Print Name of Signature

Signature

Date

PC11/6-3-18

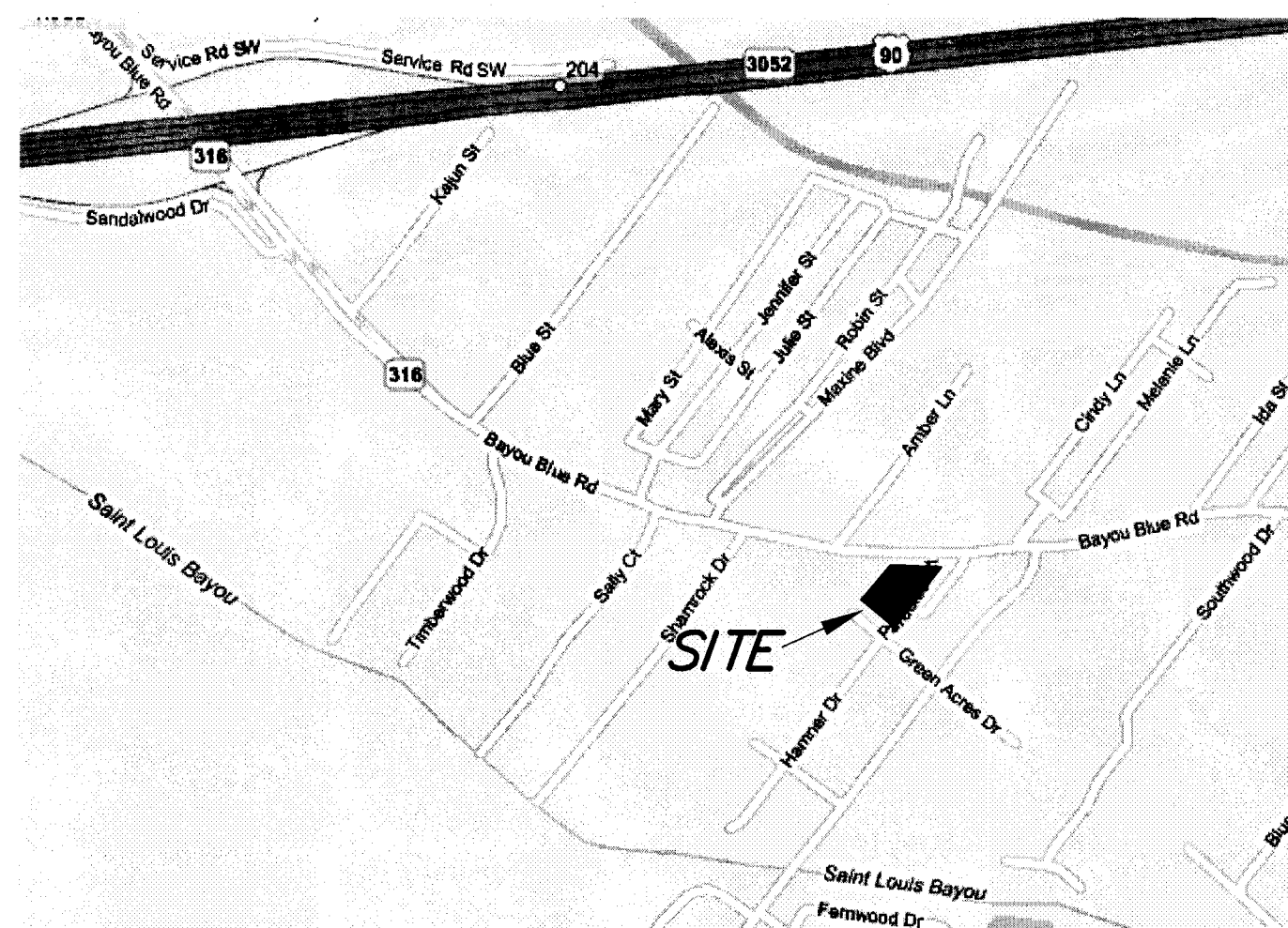
Revised 12/26/2010

Note:

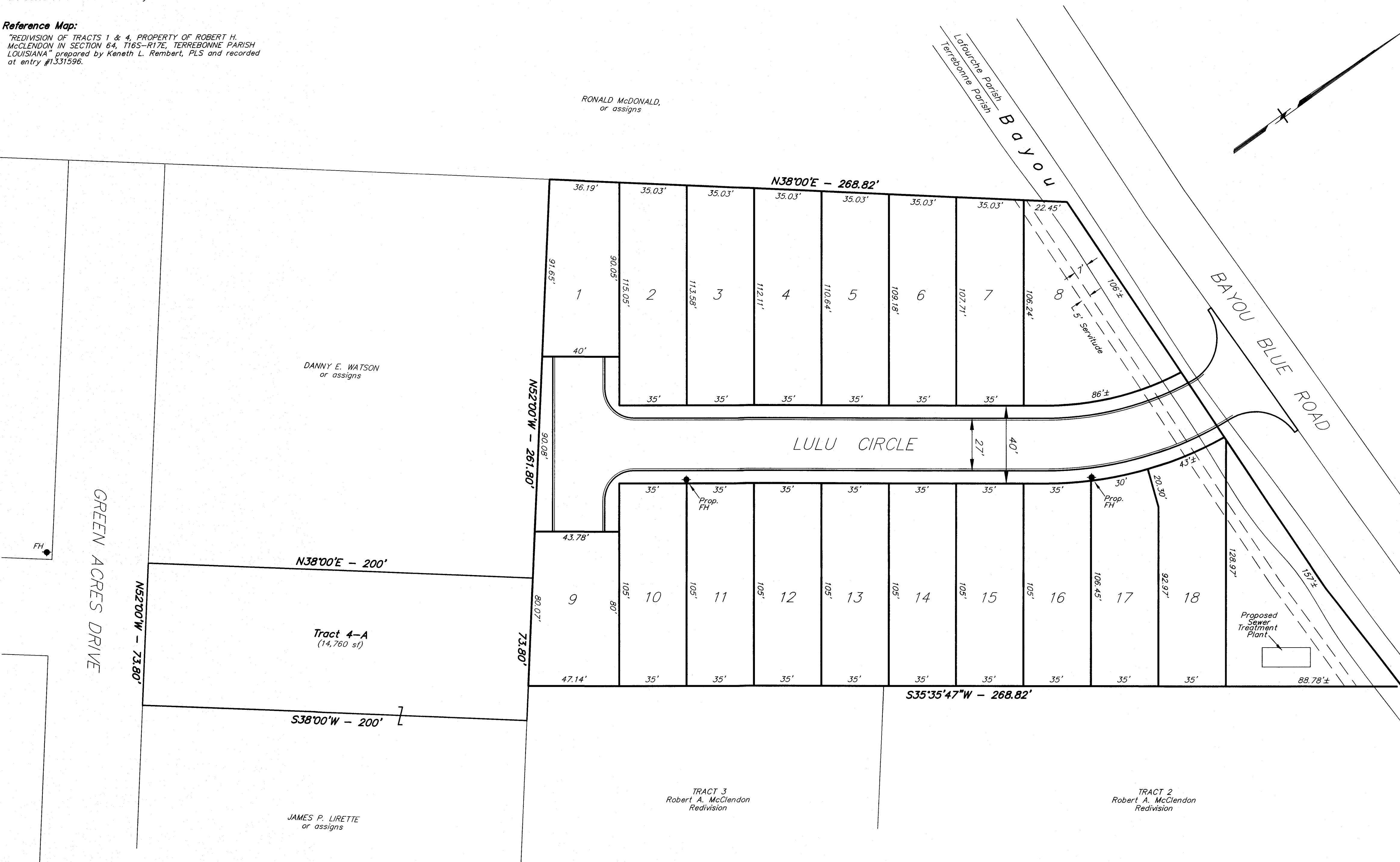
All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc. Bearings shown hereon are based on the reference survey.

Reference Map:

"REDIVISION OF TRACTS 1 & 4, PROPERTY OF ROBERT H. MCCLENDON IN SECTION 64, T16S-R17E, TERREBONNE PARISH, LOUISIANA" prepared by Kenneth L. Rembert, PLS and recorded at entry #1531596.



Vicinity Map



Flood Zone Information:

This property is situated within Zone "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0245 C).

The FEMA ABFE (Advisory) Map (LA-T102) show this property to be outside of the "Limits of ABFE's".

D & G ESTATES, a Residential Planned Unit Development

**BELONGING TO D & G RENTALS, LLC
LOCATED IN SECTION 64, T16S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

31 MAY 2011

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

Preliminary Document:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:

REG. P.L.S. No. 4850

Legend:

- Indicates 1/2" pipe found unless noted
- Indicates 1/2" rod set unless noted

FH ● Indicates Fire Hydrant

DATE	REVISION	BY

Conceptual & Preliminary Plan

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tel: (985)-876-4412
Fax: (985)-876-4806
email: clmsurveyor@aol.com

DRAWN BY: GB
CHECKED: C.L.M.
SCALE: 1" = 30'
DATE: 31 May 2011

JOB # CAD # CavanessBBlue.dwg FILE #

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

- Name of Subdivision: Rebecca - Phase II, First Filing
- Developer's Name & Address: Rebecca Plantation, LLC - 110 Rue Angelique, Thibodaux, LA 70301
*Owner's Name & Address: Rebecca Plantation, LLC - 110 Rue Angelique, Thibodaux, LA 70301
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: West side of LA Highway 311 at South side of U.S. Highway 90
- Location by Section, Township, Range: Section 10 & 75; T16S-R16E
- Purpose of Development: First of Three Filings for a Commercial and Industrial Subdivision
- Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
 X Commercial
 X Industrial
- Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
_____ Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
 X Other
- Date and Scale of Map: May 31, 2011; Scale: 1"=200'
- Council District: 2 Williams / Schriever Fire Dist.
- Number of Lots: 8
- Filing Fees: \$95.00

I, Matthew J. Ledet, certify this application including the attached date to be true and correct.

Matthew J. Ledet
Print Applicant or Agent

5/31/11
Date

Matthew J. Ledet
Signature of Applicant or Agent

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

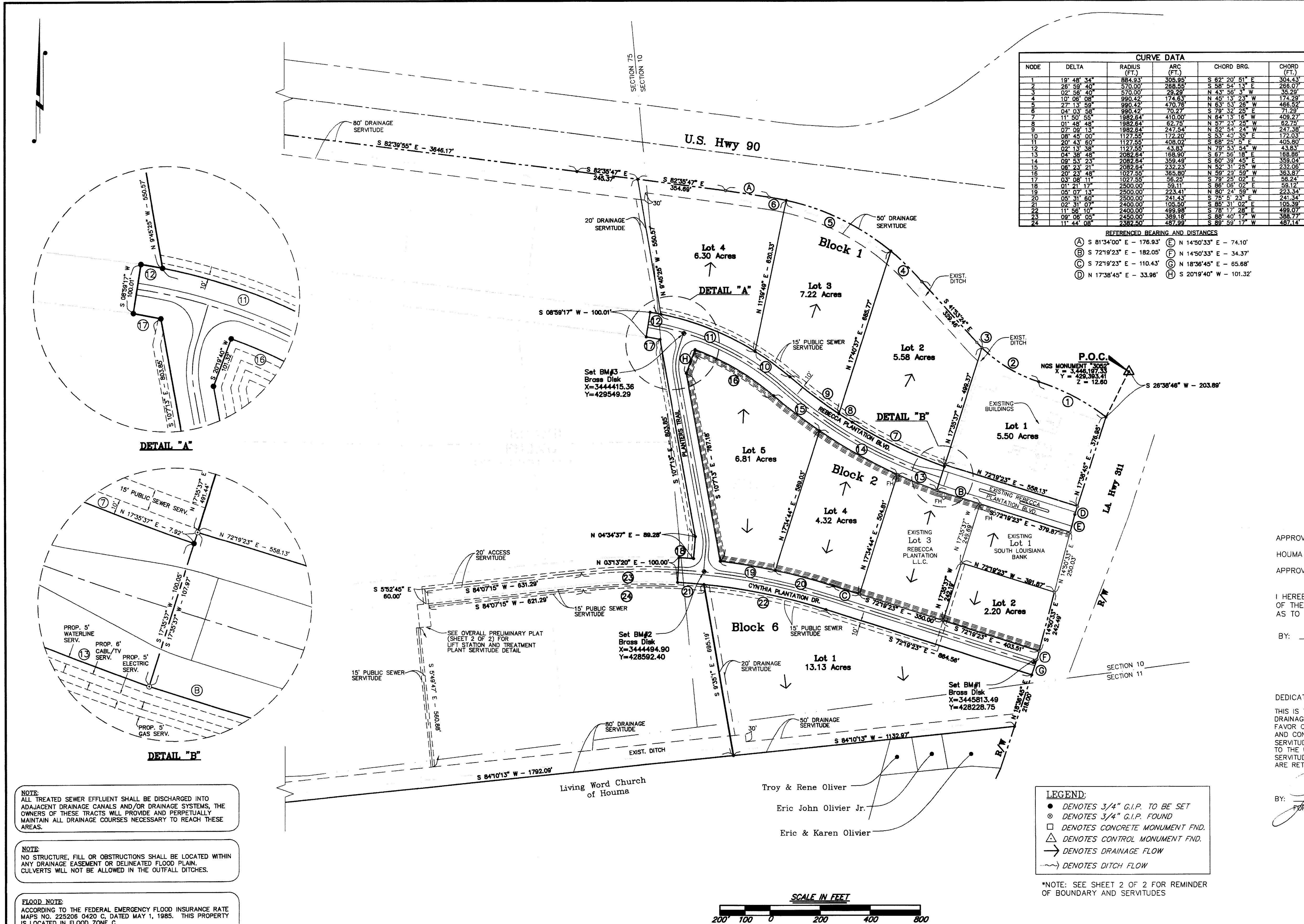
Jacob A. Giardina
Print Name

5/31/11
Date

Jacob A. Giardina
Signature

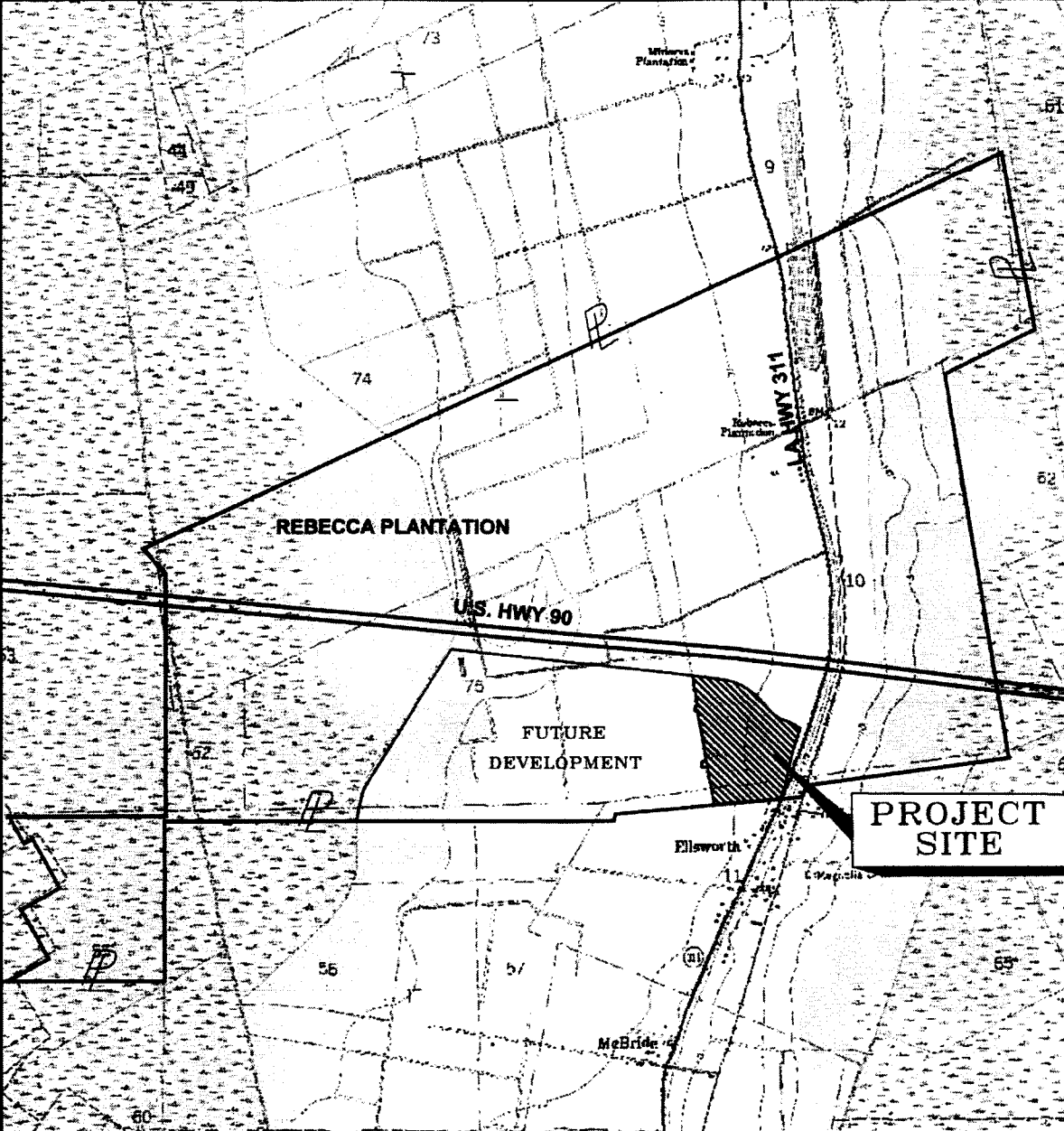
PC11/ 6 - 4 - 19

Record # 20



CURVE DATA				
NODE	DELTA	RADIUS (FT.)	ARC (FT.)	CHORD BRG. (FT.)
1	19° 48' 34"	884.93	305.95	S 82° 20' 31" E 304.43
2	28° 59' 40"	570.00	268.55	S 98° 54' 13" E 268.07
3	02° 58' 40"	570.00	29.29	N 43° 58' 3" W 35.29
4	10° 08' 08"	990.42	174.63	N 45° 13' 23" W 174.29
5	27° 13' 59"	990.42	470.76	N 63° 53' 28" W 468.52
6	04° 03' 58"	990.42	70.27	S 79° 32' 25" E 71.29
7	11° 50' 55"	1889.64	410.00	N 64° 13' 16" W 409.27
8	01° 48' 48"	1889.64	62.75	N 57° 23' 25" W 62.75
9	07° 09' 13"	1889.64	247.54	N 52° 54' 24" W 247.38
10	08° 45' 00"	1127.55	172.20	S 53° 40' 39" E 174.03
11	20° 43' 00"	1127.55	408.02	S 68° 25' 5" E 408.60
12	02° 13' 38"	1127.55	43.83	N 79° 53' 54" W 43.83
13	04° 38' 48"	2082.64	168.90	S 67° 56' 18" E 168.86
14	02° 53' 23"	2082.64	359.49	S 60° 39' 45" E 359.04
15	08° 23' 21"	2082.64	232.23	N 59° 31' 28" W 232.08
16	20° 23' 45"	1027.55	365.80	N 59° 23' 59" W 363.87
17	03° 08' 11"	1027.55	56.25	S 79° 29' 02" E 56.24
18	01° 21' 17"	2500.00	59.11	S 86° 09' 02" E 59.12
19	05° 07' 13"	2500.00	223.41	N 80° 24' 59" W 223.34
20	05° 31' 07"	2500.00	241.43	S 75° 5' 23" E 241.34
21	05° 31' 07"	2500.00	105.50	S 85° 31' 02" E 105.39
22	11° 56' 10"	2400.00	499.98	S 78° 17' 28" E 499.07
23	08° 06' 05"	2400.00	389.19	S 85° 40' 17" W 388.77
24	11° 44' 08"	2400.00	487.98	S 89° 59' 17" W 487.14

REFERENCE BEARING AND DISTANCES
A S 81°34'00" E - 176.93' E N 14°50'33" E - 74.10'
B S 72°19'23" E - 182.05' F N 14°50'33" E - 34.37'
C S 72°19'23" E - 110.43' G N 18°36'45" E - 65.68'
D N 17°38'45" E - 33.98' H S 20°19'40" W - 101.32'



VICINITY MAP
SCALE IN FEET
0 3000' 6000'

- REFERENCE:
- "BOUNDARY SURVEY OF PROPERTY FOR REBECCA PLANTATION L.L.C." DATED 8/25/09 BY T. BAKER SMITH
 - "DIVISION OF BLOCK 2 LOT 3 WITHIN THE REBECCA PLANTATION" DATED 3/30/09 BY T. BAKER SMITH
 - "LEASE OF 5.5 ACRES WITHIN REBECCA PLANTATION FOR REBECCA TRUCK STOP AND CASINO DATED 12/26/07 BY T. BAKER SMITH
 - "DIVISION OF 2.208 ACRES ALONG HWY 311 WITHIN REBECCA PLANTATION LOT 1, BLOCK 2 DATED 3/25/06 BY T. BAKER SMITH

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

APPROVED: _____ FOR _____

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS
OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA,
AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

DEDICATION:
THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN
DRAINAGE, SEWER, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN
FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, AT&T, CHARTER COMMUNICATIONS
AND CONSOL. WATERWORKS DIST. #1 OVER AND IN ALL THESE CERTAIN STREETS AND UTILITY
SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBDIVISION AND BELONGING
TO THE UNDERSIGNED. THE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND UTILITY
SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND
ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: *Joseph Landina*
FOR REBECCA L.L.C.

- LEGEND:
- DENOTES 3/4" G.I.P. TO BE SET
 - DENOTES 3/4" G.I.P. FOUND
 - DENOTES CONCRETE MONUMENT FND.
 - △ DENOTES CONTROL MONUMENT FND.
 - DENOTES DRAINAGE FLOW
 - DENOTES DITCH FLOW

*NOTE: SEE SHEET 2 OF 2 FOR REMINDER
OF BOUNDARY AND SERVITUDES

NOTE:
ALL TREATED SEWER 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.

NOTE:
NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN
ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.
CULVERTS WILL NOT BE ALLOWED IN THE OUTFALL DITCHES.

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE
MAPS NO. 225206 0420 C, DATED MAY 1, 1985. THIS PROPERTY
IS LOCATED IN FLOOD ZONE C.

NOTES:						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 RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.	FILE NAME: FINAL PLAT	REBECCA - PHASE II FIRST FILING	SHEET NO. 1 OF 2
							TBS NO.: 2009.0106		
							DATE: MAY 31, 2011		
							PLOT SCALE: 1"=200'		
				DATE: _____	DRAWN BY: BEA	LIGHT INDUSTRIAL & COMMERCIAL SUBDIVISION LOCATED WITHIN REBECCA PLANTATION SECTIONS 10, 11, & 75, T16S - R16E GRAY, LOUISIANA TERREBONNE PARISH			
				APPROVED: DLM	MAP NO.				

