

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 17, 2010, 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 20, 2010

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-3 (Multi-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 20, Greenfield Subdivision, 2701 Senator Street; Charles E. Green, applicant (*Council District 1*)
2. Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District) Lot 6, Block 76, Newtown Addition, 1016 Grinage Street; Whitney Management Corporation, applicant (*Council District 2*)
3. Rezone from O-L (Open Land) to C-2 (General Commercial District) 4843 LA Highway 311; Christine Trahan, applicant (*Council District 2*)
4. Rezone from O-L (Open Land) to R-1 (Single-Family Residential District) & C-2 (General Commercial District) Proposed Parkwood Place Subdivision; Westgate Development, Inc., applicant (*Council District 1*)

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 May 20, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 20, 2010

D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 17, 2010 INVOICES AND TREASURER'S REPORT OF MAY 2010

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Tracts 1 & 2, Redivision of Property belonging to Terrebonne Land Partnership
Approval Requested: Process A, Raw Land Division
Location: Corner of Valhi Boulevard Extension and South Hollywood Road Extension, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terrebonne Land Partnership, % Darryl K. Christen
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tracts 10, 11, & 12, Redivision of a portion of Property belonging to Paul P. Chauvin
Approval Requested: Process D, Minor Subdivision
Location: 1636 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Paul P. Chauvin
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Survey of Lots 1 thru 8, Property belonging to Aries Builders, Inc.
Approval Requested: Process C, Major Subdivision-Conceptual
Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Aries Builders, Inc.
Surveyor: Keneth L. Rembert Land Surveyor

b) Variance Request: Variance from the 1,500' cross street requirement
c) Consider Approval of Said Application
4. a) Subdivision: Survey and Division of Lots 7, 8, & 9 of Property belonging to L-M Limited Partnership
Approval Requested: Process D, Minor Subdivision
Location: 115 Oilfield Road, Amelia, Terrebonne Parish, LA
Government Districts: Council District 6 / Fire District 08
Developer: S. Markey Stubbs, % L-M Management Co., Inc.
Surveyor: T. Baker Smith, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: CitiPlace Subdivision, Addendum Nos. 3 & 4
Approval Requested: Process C, Major Subdivision-Conceptual
Location: CitiPlace Drive & West Main Street (Hwy. 24), Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Henry J. Richard
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application
6. a) Subdivision: CitiPlace Subdivision, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Preliminary
Location: CitiPlace Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Henry J. Richard
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

1. Map showing the Redivision of Property belonging to Charles W. Butts, Section 9, T17S-R18E, Terrebonne Parish, LA
2. Survey of Tract A-B-C-D-E-F-G-H-A, A Redivision of Property belonging to Carroll L. Samanie, et al, Section 43, T18S-R18E, Terrebonne Parish, LA
3. Map showing the Redivision of Lot 7, Block 3 to Southland Woods Subdivision & Lot 11, Block 1 to Bayou Gardens Subdivision, Addendum No. 13, Section 9, T16S-R17E, 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 20, 2010

A. The Chairman called the meeting of May 20, 2010 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 Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mrs. Marsha Williams.

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. Keith Kurtz; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny and Mr. John Navy. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.

C. Dr. Cloutier moved, seconded by Mrs. Amedée: "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 15, 2010."

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

D. COMMUNICATIONS: None.

Mr. James Erny arrived at the meeting at this time – 6:04 p.m.

E. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, remove Old Business Item E.1. from the table to be considered at this time."

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.

1. The Chairman stated the next item on the agenda under old business was an application by Sandra & Dean Johnson requesting home occupation approval for a proposed massage therapy business at 204 Carolyn Avenue.

- a) The Chairman recognized Mrs. Sandra Johnson who requested to convert a room in her home into a massage office.
- b) Mrs. Robinson discussed the Staff Report and stated this matter was tabled per the request of Councilman Alvin Tillman in order to allow the applicant's time to speak with the adjacent property owners concerning the request.
- c) Mrs. Johnson stated Councilman Tillman told her not to worry about the petition request.
- d) Mr. Ostheimer moved, seconded by Dr. Cloutier: " THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the home occupation application for a proposed massage therapy business at 204 Carolyn Avenue."

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. PUBLIC HEARING:

1. The Chairman called to order the Public Hearing for an application by Rev. Saul Thomas requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 23 & 24, Block A, Mechanicville; 210 Acklen Street.

- a) Mr. Ken Rembert, Kenneth L. Rembert and Surveyors, representing the applicant, discussed the rezoning request.
- b) No one from the public was present to speak.

- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

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 PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated one (1) call was received in opposition of the request. She stated Staff recommended approval of the rezoning request due to it appearing to meet the prescribed reasons needed to substantiate a change in zoning classification.
- e) Discussion was held with regard to only Lot 24 to be rezoned and the immediate adjacent property owners not in opposition of the rezoning request.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “ THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 24, Block A , Mechanicville; 210 Acklen Street to the Terrebonne Parish Council for further consideration.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. 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.

- 2. The Chairman called to order the Public Hearing for an application by David Henthorn requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Catherine Subdivision; 8958 Norman Street.

- a) Mr. Ken Rembert, Kenneth L. Rembert and Surveyors, representing the applicant, discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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 PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated no communications were received for this request. She stated Staff recommended approval of the rezoning request due to it appearing to meet the prescribed reasons needed to substantiate a change in zoning classification.
- e) Mr. Elfert moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Catherine Subdivision; 8958 Norman Street to the Terrebonne Parish Council for further consideration.”
- f) Discussion was held with regard to existing mobile homes in the area and rezoning to R-2 rather than R-3 because of it being a more restrictive zoning district and the necessity of two (2) approval processes; by the Board of Adjustments and the Zoning and Land Use Commission.

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

- 3. The Chairman called to order the Public Hearing for an application by Fritz & Denise Dryden requesting to rezone from O-L (Open Land) to R-1 (Single-Family Residential) Lot 13, Block 1, Imperial Park Subdivision; 4852 Imperial Drive.

- a) The Dryden’s were not present to represent their application.
- b) No one from the public was present to speak.

- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

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; AB SENT: Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated no communications were received for this request. She stated Staff recommended approval of the rezoning request due to it appearing to meet the prescribed reasons needed to substantiate a change in zoning classification.

- e) Dr. Cloutier moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from O-L (Open Land) to R-1 (Single-Family Residential) Lot 13, Block 1, Imperial Park Subdivision; 4852 Imperial Drive to the Terrebonne Parish Council for further consideration.”

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; AB SENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman stated the next item on the agenda was a planned building group application by Rev. Saul Thomas requesting the placement of an additional building at 210 Acklen Street.

(1) The Chairman recognized Mr. Ken Rembert, representing Rev. Thomas, who discussed the planned building group request.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the request subject to the Terrebonne Parish Council’s final approval to rezone the subject property to R-2 (Two-Family Residential).

(3) Mr. Kurtz moved, seconded by Dr. Cloutier: “ THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group application for the placement of an additional building at 210 Acklen Street subject to the Terrebonne Parish Council’s final approval to rezone the subject property to R-2 (Two-Family Residential).”

The Chairman called for a vote on the motion offered by Mr. Kurtz. 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; AB SENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) The Chairman stated the next item on the agenda was a planned building group application by Joe Boudreaux, II requesting the placement of four (4) additional dwelling units at 379 Monarch Drive.

(1) The Chairman recognized Mr. Joe Boudreaux who discussed his planned building group request.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the request.

(3) Discussion was held with regard to Mr. Boudreaux owning 379 Monarch Drive and his father owning 371 Monarch Drive.

(4) Dr. Cloutier moved, seconded by Mr. Erny: “ THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group application for the placement of four (4) additional dwelling units at 379 Monarch Drive.”

- (5) Discussion was held with regard to lack of play area; whereas, there is a place on the side as well as along a rear servitude.

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

- c) The Chairman stated the next item on the agenda was a planned building group application by Joe Boudreaux, II requesting the placement of two (2) additional dwelling units at 371 Monarch Drive.

- (1) The Chairman recognized Mr. Joe Boudreaux, on behalf of his father, who discussed the planned building group request.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the request.
- (3) Discussion was held with regard to setbacks and an existing shed that is to be removed.
- (4) Dr. Cloutier moved, seconded by Mrs. Amedée and Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group application for the placement of two (2) additional dwelling units at 371 Monarch Drive.”

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

2. Preliminary Hearings:

- a) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-3 (Multi-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 20, Greenfield Subdivision, 2701 Senator Street; Charles E. Green, applicant, for June 17, 2010 at 6:00 p.m.”

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.

- b) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District) Lot 6, Block 76, Newtown Addition, 1016 Grinage Street; Whitney Management Corporation, applicant, for June 17, 2010 at 6:00 p.m.”

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.

- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from O-L (Open Land) to C-2 (General Commercial District) 4843 LA Highway 311; Christine Trahan, applicant, for June 17, 2010 at 6:00 p.m.”

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) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from O-L (Open Land) to R-1 (Single-Family Residential District) & C-2 (General Commercial District) Proposed Parkwood Place Subdivision; Westgate Development, Inc., applicant, for June 17, 2010 at 6:00 p.m.”

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; AB SENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

a) Mr. Ostheimer stated that if variances were being consistently granted, a law may need to be changed such as lot lines by Board of Adjustments, and he recommended Staff to look into.

(1) He also questioned if the Planning Commission can object to the Board of Adjustments' approval of a variance. Mr. Freeman stated the Board of Adjustment's has the power to grant variances and has the right to do so. Mr. Gordon stated minimum lot size variances are approved by both the Planning Commission and the Board of Adjustments.

(2) Mr. Kurtz requested more reasoning on the variances that are granted by the Board of Adjustments.

(3) Mr. Gordon discussed their encouragement of in-fill development in the older areas as well as properties of condemned/demoted structures.

2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT there being no further business to come before the HTRPC, convening at the Zoning and Land Use Commission, the meeting be adjourned at 6:50 p.m."

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.

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 MAY 20, 2010.

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

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.

_____ **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:

Construction to start upon approval.

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:

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

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

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:

yes

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

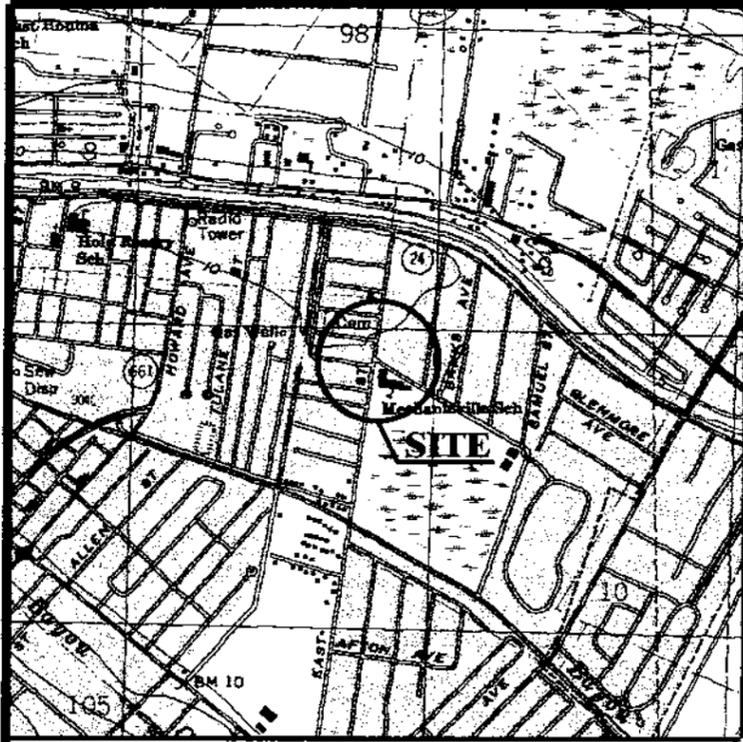
I (We) own 0.15 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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

Charles E. Green

Signature of Owner or Authorized Agent



VICINITY MAP

ZONE C-3 SETBACK REQUIREMENTS:

- FRONT - TWENTY-FIVE (25) FEET
- REAR - TWENTY (20) FEET
- SIDE STREET - FIFTEEN (15) FEET
- SIDE - FIVE (5) FEET

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

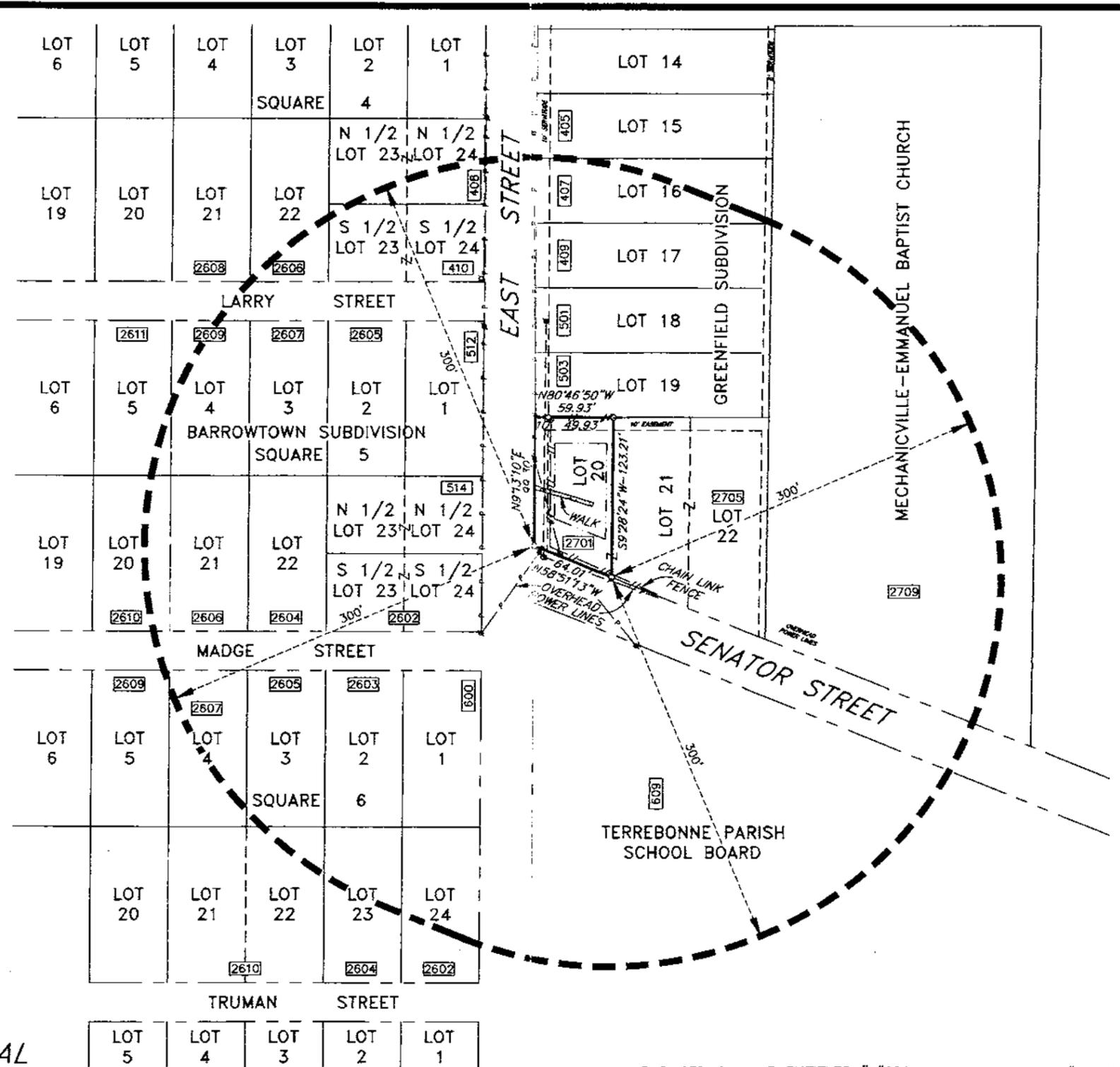
BY _____ FOR _____

PLAN PREPARED FOR REZONING TO C-3
FOR LOT 20
GREENFIELD SUBDIVISION
PROPERTY BELONGING TO CHARLES E. GREEN ET AL
LOCATED IN SECTION 9, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

APRIL 21, 2010 SCALE: 1" = 100'



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



THIS MAP BASED ON MAP ENTITLED "GREENFIELD SUBDIVISION" REDIVISION OF PROPERTY BELONGING TO WHITNEY MANAGEMENT CORP. IN SECTION 9, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED MARCH 30, 1994 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS PROPERTY.

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

LEGEND:

- INDICATES 5/8" IRON PIPE FOUND
- ⊗ INDICATES POWER POLE

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

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.

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

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

2. 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:

Upon approval of rezoning request.

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:

Corporation

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

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

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:

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 0.16 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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

 **PHILIP L. WHITNEY, PRESIDENT**
Signature of Owner or Authorized Agent



VICINITY MAP

ZONE C-1 SETBACK REQUIREMENTS:
 FRONT - TWENTY-FIVE (25) FEET
 REAR - TWENTY (20) FEET
 SIDE STREET - FIFTEEN (15) FEET
 SIDE - FIVE (5) FEET

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

BY _____ FOR _____

PLAN PREPARED FOR REZONING TO C-1
 FOR LOT 6 OF BLOCK 76
 NEWTOWN ADDITION TO THE CITY OF HOUMA
 PROPERTY BELONGING TO WHITNEY MANAGEMENT CORPORATION
 LOCATED IN SECTION 37, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

APRIL 21, 2010

SCALE: 1" = 100'



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

LEGEND:

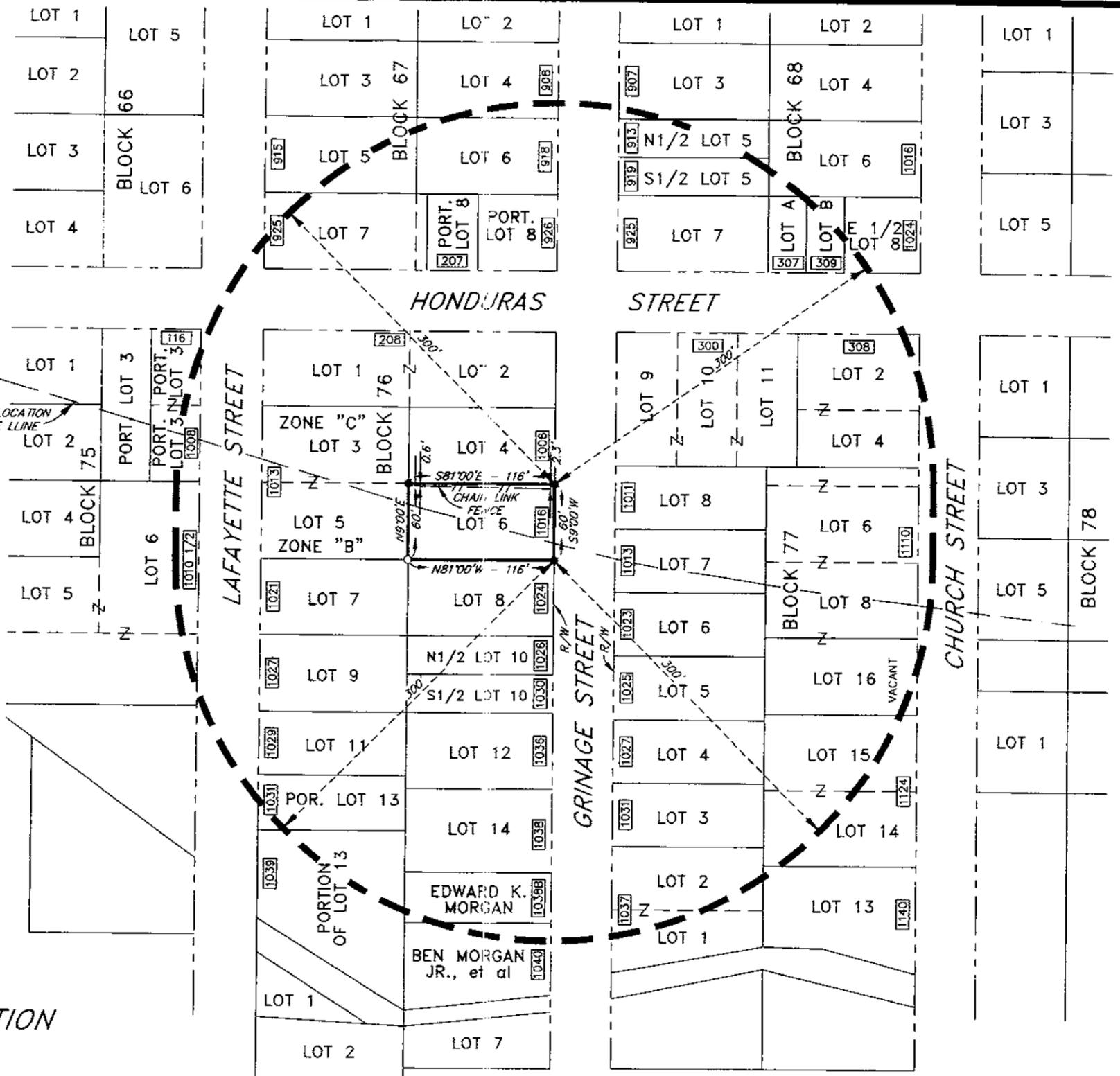
- INDICATES 5/8" IRON PIPE SET
- INDICATES 5/8" IRON ROD FOUND

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

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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 217782 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE ASSUMED.

THIS LOT IS LOCATED IN ZONES "C" & "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.



1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

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

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

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

2. 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 of 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) acres;

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

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

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:

CHRISTINE TRAHAN, 4843 HWY. 311, HOUMA, LA 70360 - 100% interest

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

CHRISTINE TRAHAN

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:

CHRISTINE TRAHAN

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

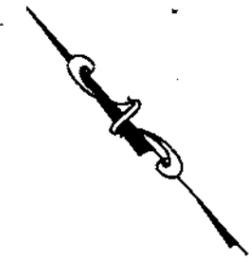
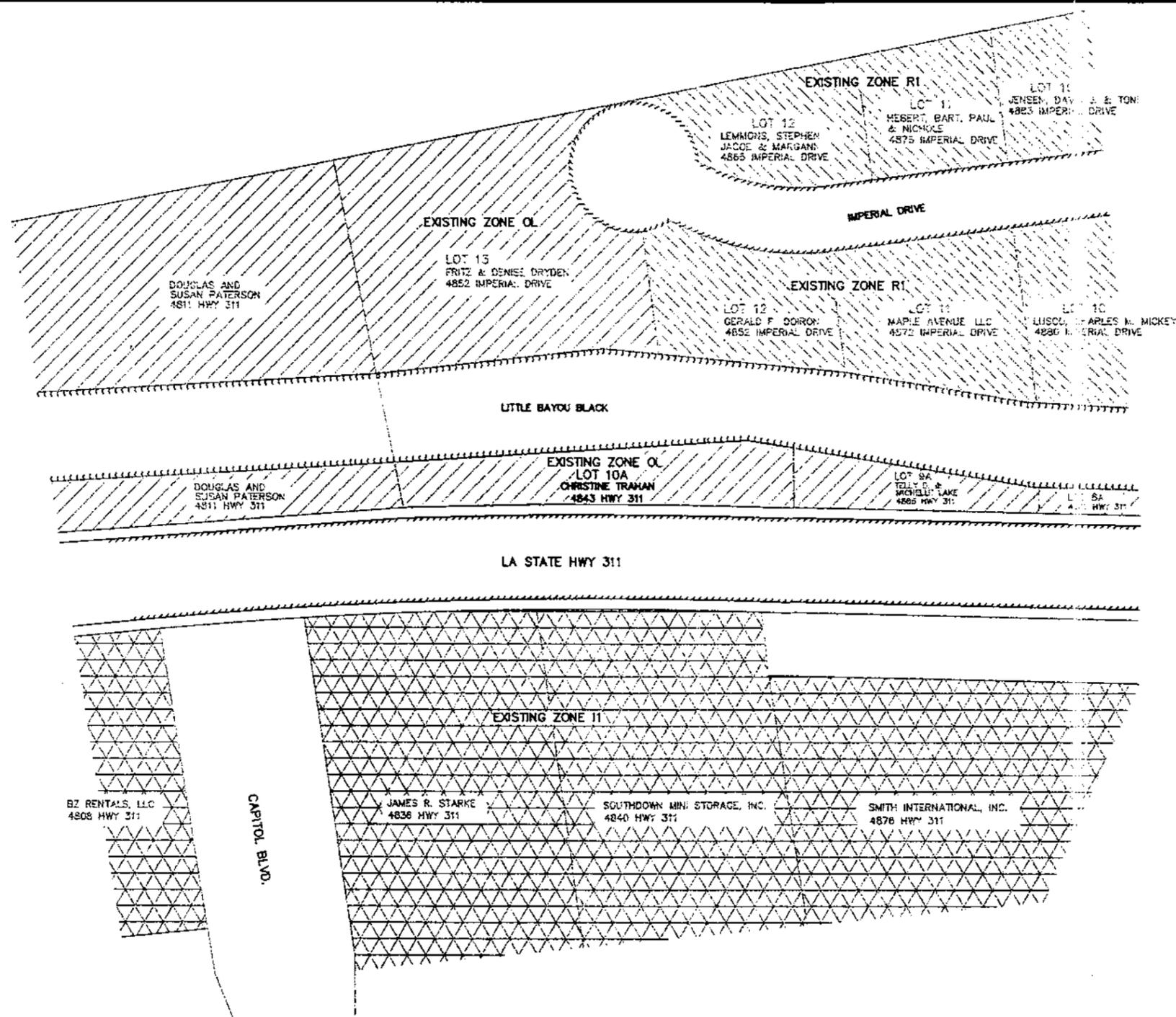
I (We) own 0.306 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.

DECLARATION

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



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



- LEGEND**
- EXISTING ZONE OL (OPEN LAND)
 - EXISTING ZONE I1 (INDUSTRIAL 1)
 - EXISTING ZONE R1 (RESIDENTIAL 1)

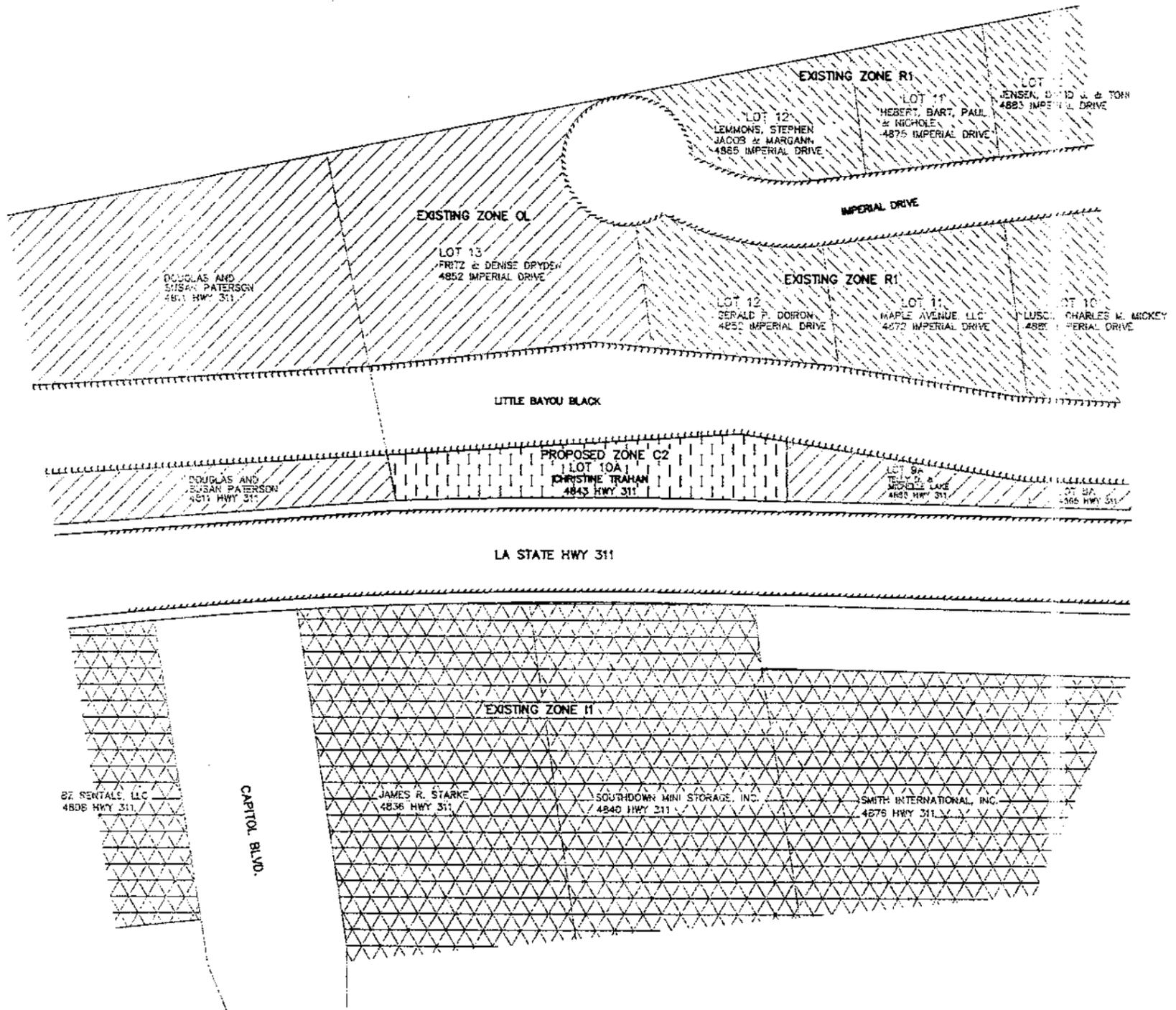
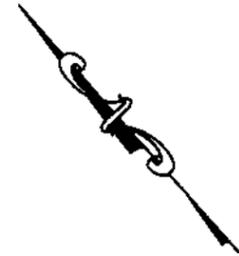
NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

PREPARED BY:
DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DATE: APRIL 5, 2010



***EXISTING ZONING MAP FOR LOT 10A
 BELONGING TO CHRISTINE TRAHAN
 LOCATED IN SECTION 102, T17S-R17E
 TERREBONNE PARISH, LOUISIANA
 EXHIBIT "A"***



- LEGEND**
-  PROPOSED ZONE C2 (COMMERCIAL 2)
 -  EXISTING ZONE OL (OPEN LAND)
 -  EXISTING ZONE I1 (INDUSTRIAL 1)
 -  EXISTING ZONE R1 (RESIDENTIAL 1)

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

PREPARED BY:
 DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DATE: APRIL 5, 2010



**PROPOSED ZONING MAP FOR LOT 10A
 BELONGING TO CHRISTINE TRAHAN
 LOCATED IN SECTION 102, T17S-R17E
 TERREBONNE PARISH, LOUISIANA**

EXHIBIT "B"

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.

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:

BEGINNING: AUGUST, 2010

COMPLETION: NOVEMBER, 2010

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:

WESTGATE DEVELOPMENT, INC., 120 PROGRESSIVE BLVD., HOUMA, LA
70360 - 100% interest

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

CHARLES GIGLIO, OFFICER – WESTGATE DEVELOPMENT, INC.

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:

CHARLES GIGLIO, OFFICER – WESTGATE DEVELOPMENT, INC.

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 51.3± acres. A sum of \$ 100.00 dollars is enclosed and made a part of this application.

DECLARATION

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



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

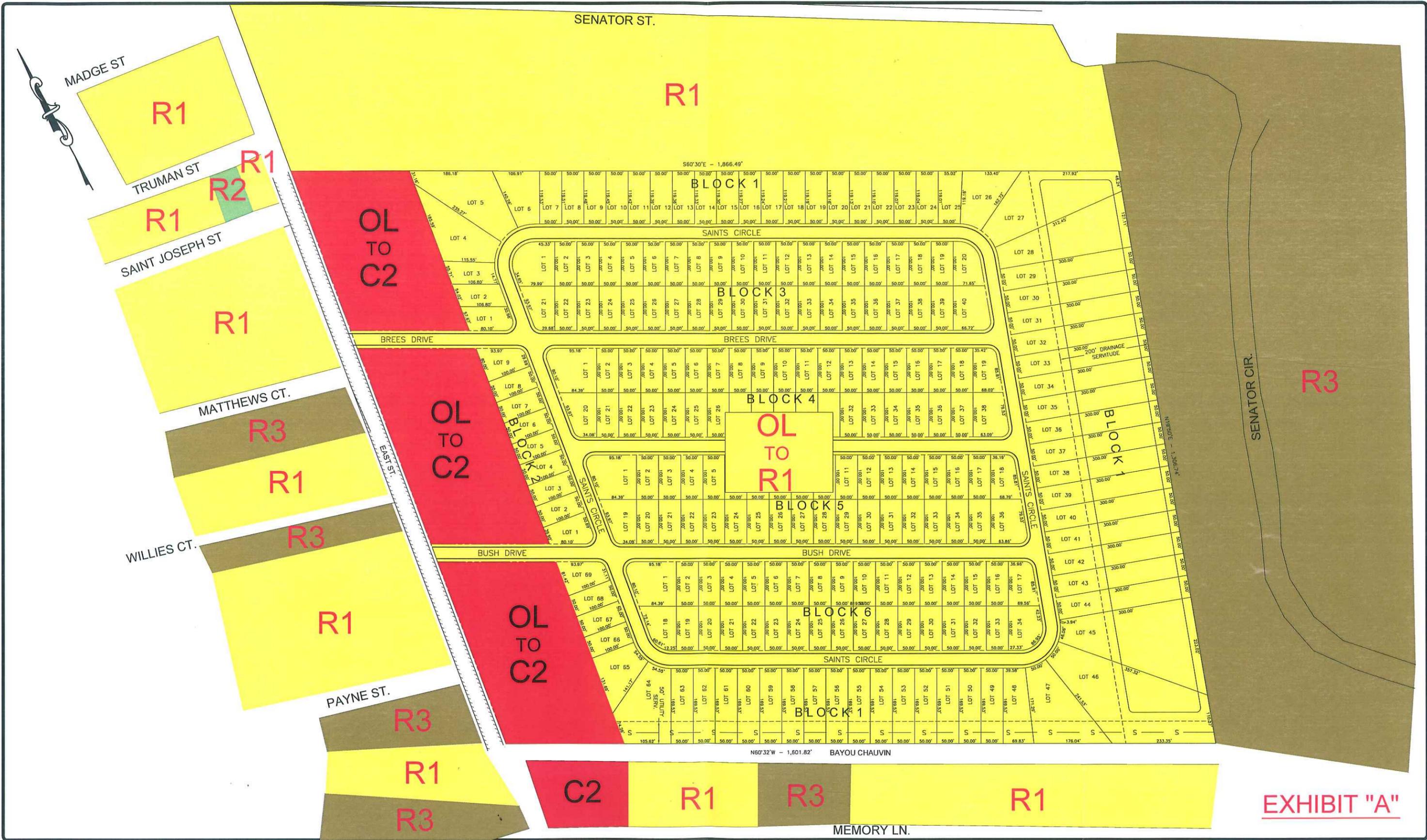
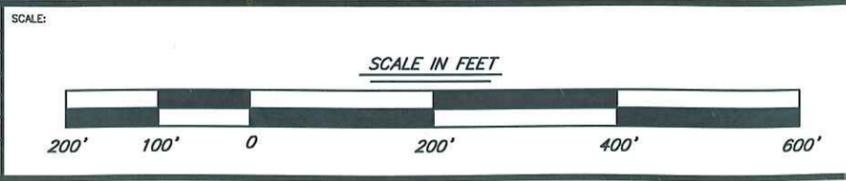


EXHIBIT "A"

PROJECT NO: 10-047
DIRECTORY: 2010/10-047
FILE: ZONING PLAT
FIELD BOOK:
MAP NO.:

DATE	DESCRIPTION	BY



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

DESIGNED:	DETAILED:	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: MAY 04, 2010		PROJECT: 10-047

OWNER:	WESTGATE DEVELOPMENT, INC.
PROJECT:	PARKWOOD PLACE SUBDIVISION
TITLE:	REQUEST FOR ZONING CHANGE

SHEET

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MAY 20, 2010

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of May 20, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:57 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "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, Vice-Chairman; 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. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 15, 2010."

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 Mr. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 15, 2010."

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. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the May 20, 2010 invoices and approve the Treasurer's Report of April 2010."

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: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Robin Gilmore requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Robin Gilmore.
 - a) Mr. Ken Rembert, Kenneth L. Rembert and Surveyors, representing the Developer, discussed the location and division of property.
 - b) No one was present from the public to speak.
 - c) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the Public Hearing be closed."

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 PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a variance was granted for the minimum lot size for Tract B and a letter was received from Pollution Control indicating an additional sewer tap was not necessary.

- e) Mr. Kurtz moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to Robin Gilmore with a variance from the Board of Adjustments from the minimum lot size requirement for Tract B and a letter from Pollution Control indicating an additional sewer tap was not necessary.”
- f) Discussion was held with regard to the drainage arrows on the plat, rear setbacks, and existing structures in the area.

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

- 2. The Chairman called to order the Public Hearing for the application by Rutter Land and Company, Inc. requesting conceptual and preliminary approval for Process C, Major Subdivision for Sugar Mill Olde Towne, Addendum No. 3.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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 PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Sugar Mill Olde Towne, Addendum No. 3.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. 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.

- 3. The Chairman called to order the Public Hearing for the application by Village East Realty requesting approval for Process D, Minor Subdivision for Village East Subdivision, Addendum No. 7, Redivision of Lots 28-33, 37-42, & 47, Block 1.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Ms. Mary McCoy, 3728 Thomas Drive, and Ms. Annie Coleman, 3726 Thomas Drive, who expressed concerns of added sewer to the already existing sewer problems and didn't want to see trailers or apartments on the property.
- c) Mr. Elliott stated the property would be utilized for single-residential homes (affordable housing) and no trailers or apartments would be placed on the property.
- d) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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 PUBLIC HEARING CLOSED.

- d) Mr. Gordon read a letter from Mr. Arthur R. Cenac, Jr., Manager of Village East Realty, outlining their proposal [See *ATTACHMENT A*]. He discussed the Staff Report and stated Staff would recommend conditional approval provided upon the Developer installing (5) sewer taps for those lots without taps or a letter from Pollution Control stating taps are existing, addresses of all lots be depicted on the plat, and the plat should reflect the May 1, 1985 FIRM map.
- e) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, noted the servitudes were not labeled on the plat and would be needed.
- f) Discussion was held with regard to the costs of the homes, variances, streets, drainage, sewer, and property values.
- g) Mr. Erny moved, seconded by Mr. Ostheimer: “ THAT the HTRPC grant approval of Process D, Minor Subdivision for the Village East Subdivision, Addendum No. 7, Redivision of Lots 28-33, 37-42, & 47, Block 1 conditioned upon the Developer installing (5) sewer taps for those lots without taps or a letter from Pollution Control stating taps are existing, addresses of all lots be depicted on the plat, and the plat should reflect the May 1, 1985 FIRM map.”
- h) Discussion was held with regard to the property not having any zoning restrictions and trailers not being placed on the property although they could have.

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

Mr. Erny left the meeting at this time – 7:52 p.m.

- 4. The Chairman stated the next item on the agenda was an application by Rebecca Plantation, L.L.C. requesting engineering approval for Process C, Major Subdivision for Rebecca Plantation, Phase II (1st Filing).
 - a) Mrs. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated May 20, 2010 concerning the punch list items for the development [See *ATTACHMENT B*].
 - b) Mr. Jeff Loup, T. Baker Smith, Inc., representing the Developer, discussed the engineering re-submittal and wished to reconfirm the variance on the block length.
 - c) Mr. Freeman suggested they acknowledge the previously approved variance and the same would be applied to this approval, which was done.
 - d) Ms. Schexnayder stated the only difference with this submittal was due to the sewer now being turned over to TPCG rather than private sewer.
 - e) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mr. Elfert: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Rebecca Plantation, Phase II (1st Filing) conditioned upon the Developer complying with all punch list items per the Terrebonne Parish Engineering Division's memo dated May 20, 2010.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- 5. The Chairman called to order the Public Hearing for the application by Matherne Realty Partnership requesting approval for Process D, Minor Subdivision for Tract “A”, Redivision of Property of Matherne Realty Partnership.
 - a) Mr. Ken Rembert, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Dr. Cloutier moved, seconded by Mrs. Williams & Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the addresses were depicted on the plat and all remaining property owned by Matherne Realty Partnership be depicted as "raw land."
- e) Discussion was held with regard to the pending construction of the bridge and a provision for future possible 4-laning.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mrs. Amedée: "THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for Tract "A", Redivision of Property of Matherne Realty Partnership conditioned the 911 addressing be depicted on the plat and that all remaining property owned by Matherne Realty be depicted as 'raw land'."

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

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-12."

1. Subdivision of Tract 4-B into Tract 4-D with Tract 4-D becoming a permanent part of Tract 4-C, Section 5, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Property belonging to Floyd E. Milford, Jr., Section 101, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Lot "A-1" and Lot "A-2" of Property belonging to Pennithia L. Bishop into Lot "A-1-A" and Lot "A-2-A", Section 101, T15S-R16E, Terrebonne Parish, LA
4. Survey of Tract "A" belonging to Westgate Development, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tract 2 and Revised Tract "B" belonging to Carolyn Thibodeaux Roussell, et als, Sections 56, 57, & 86, T16S-R17E, Terrebonne Parish, LA
6. Survey of Revised Property Lines belonging to Louis J. Arceneaux, Jr., et als, Section 41, T17S-R18E, Terrebonne Parish, LA
7. Survey of Revised Lots 12 & 13 of Block 8, Addendum No. 2, Phase A to Sugarwood Subdivision and Revised Lot 21 of Block 8, Addendum No. 3, Phase C to Sugarwood Subdivision, Property belonging to Kirk D. Voclair, et al, Sections 85, 86, & 102, T17S-R17E, Terrebonne Parish, LA
8. Survey of Tracts "A" & "B" being a portion of Lots 90, 91, & 92, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
9. Survey of Revised Lots 6, 7, & 24, Cocodrie's End Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
10. Survey of Revised Tract "B" & Revised Tract "C" belonging to C & I of Houma, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
11. Survey of Revised Lots 10, 13, 19 & 36, Hellier Row Subdivision & Revised Lot A, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louise Morgan, et al, Section 3, T16S-R16E & Section 3, T15S-R17E, Terrebonne Parish, LA
12. Survey and Redivision of Property belonging to Carroll P. Boquet, Jr., Section 8, T16S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) The Chairman called to order the Public Hearing to amend the Subdivision Regulations, 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review. This amendment was approved by the Terrebonne Parish Council and needed to be ratified by the Planning Commission.

(1) No one from the public was present to speak.

- (2) Dr. Cloutier moved, seconded by Mrs. Williams: “ THAT the Public Hearing be closed.”

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

- (3) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC approve and incorporate the amendment of the Subdivision Regulations, 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review into the subdivision regulations and to become effective immediately.”

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

- b) The Chairman called to order the Public Hearing to amend Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' x 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes. This amendment was approved by the Terrebonne Parish Council and needed to be ratified by the Planning Commission.

(1) No one from the public was present to speak.

- (2) Dr. Cloutier moved, seconded by Mrs. Williams: “ THAT the Public Hearing be closed.”

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

- (3) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC approve and incorporate the amendment of the Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' x 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes into the subdivision regulations and to become effective immediately.”

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

- c) The Chairman called to order the Public Hearing for the proposed street light standard update. This proposal is prior to the Terrebonne Parish Council's consideration.

(1) No one from the public was present to speak.

- (2) Dr. Cloutier moved, seconded by Mrs. Williams: “ THAT t he P ublic Hearing be closed.”

The Chairman called for a vote on t he motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. O stheimer; N AYS: M rs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- (3) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC approve the proposed street light standard update and recommend it to the Terrebonne P arish C ouncil f or i ncorporation i nto the c odes o f Terrebonne Parish.”

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

2. Comprehensive Master Plan Update: Mr. Gordon informed the Staff that the application has been submitted to LRA for funding for the 3rd phase of the Master Plan Update and they were still waiting for the results.

J. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments:
 - a) The Chairman discussed in-fill de velopment w ith Mr. O stheimer a nd their differing opinions.

K. PUBLIC COMMENTS: None.

- L. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:25 p.m.”

The Chairman called f or a v ote on t he m otion of fered by Mrs. Williams. THERE W AS RECORDED: YEAS: M rs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: None ; ABSTAINING: M r. Babin; ABSENT: Mr. Erny & Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

VILLAGE EAST REALTY, L. L. C.
P. O. BOX 147
HOUMA, LOUISIANA 70361-0147

May 5, 2010

Subject: Proposed redivision of Lots in Village East Subdivision Addn. No. 7

To Whom It May Concern:

We have a purchase agreement signed with First Class Apartments (First Class Home Improvements, Inc.), represented by Mr. Darnell Brown, to buy Lots 42 & 42A.

Mr. Brown plans to build single family homes on these lots similar to those built on Lots 43 thru 45A in 2006/2007. Those houses were approximately one thousand square feet and sold for about \$100,000.00.

If Mr. Brown is successful in building and selling the houses on Lots 42 & 42A, he plans to continue building on the remaining redivided lots.

When this subdivision was built about thirty years ago, the lots were 75 feet wide by 105 deep and it was intended that they would be used for the construction of fourplex apartments.

We feel that the best use for the remaining lots in the subdivision on today's market is for the construction of single-family affordable housing.

The reason for redividing the lots is that we will be able to sell the builder four lots for the same price as three of the original lots. We hope that this will help the builder be able to price the completed house in a price range that will sell as affordable housing.

The proposed redivision takes three existing 75 foot wide lots and divides them into four lots 56.25 feet wide. The resulting lots (56.25' x 105') will be 5,906.25 square feet.

We are therefore requesting a variance of the 6,000 square foot per lot requirement.

104 DEVELOPMENT STREET, HOUMA, LA 70363 - (985) 876-4994 - FAX (985) 876-4995
MAILING ADDRESS: P. O. BOX 147, HOUMA, LA 70361

In deciding weather or not to grant the variance, we ask that you consider the following:

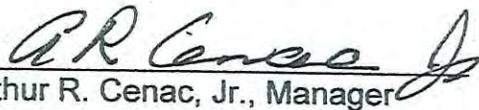
1. The original subdivision was built over thirty years ago.
2. In 1994, Lots 43, 44 & 45 were subdivided into Lots 43, 44, 45 & 45A. This redivision of lots was the same as what we are proposing to do now. The redivided lots were sold to Cavaness on 07-19-06. Single-family houses were built and sold on the lots in 2006/2007. Photos of these houses are being submitted for your review.
3. In order for the resulting 56.25' wide lots to contain 6,000 square feet, they would have to be 106.67 feet deep. This is 1.67 feet (20 inches) more than the existing depth of the lots (105').
4. The best use for the remaining lots on today's market is for the construction of single-family affordable housing.

I would also like to point out the following regarding the proposed redivision:

1. Lots 34 & 35 were previously sold. Lot 34 has a house built on it and Lot 35 is still vacant.
2. We still own Lot 36. It will remain 75' wide since it could not be grouped with adjacent lots for redivision.
3. The original Lot 47 is 113' wide by 105' deep. We propose to redivide this lot into Lots 47 & 47A which will be 56.50 feet wide and 105 feet deep.

If you have any questions, or would like to discuss the proposed redivision of lots with me, I can be reached by calling 876-4994.

Village East Realty, LLC


Arthur R. Cenac, Jr., Manager



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

May 20, 2010
1st Review
Item F4

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**

SUBJECT: **Rebecca Plantation, Phase 2, First Filing
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. 24.5.4.7.6 Proposed streets names are not provided in the plans.
2. 24.7.6.3 Block length exceeds maximum length requirement with the maximum deviation being 350 feet greater than the allowed 1500 foot spacing.
3. Does not conform to the SDDM
 - a. V.B.2 Minimum service life for culverts not provided.
 - b. V.B.3 Culverts are not sized to operate with a minimum self cleansing velocity.
 - c. V.B.9 The erosion control plan is not latest LaDOTD standard plan.
 - d. VI.A.9 Adequate access for maintenance personnel not provided on detention pond, north ditch, and south ditch.
 - e. VI.A.9 Adequate right of way not provided around detention pond.
 - f. VI.A.24 Fence and locked gate required for ponds greater than 4' in depth.
 - g. VI.A.27 Written restriction not provided on plat stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain.
 - h. VIII.A.1 Adequate servitude not provided on outfall ditches.
4. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals.
 - d. TPCG Pollution Control
5. 24.7.6.1.8. Fire hydrant spacing exceeds maximum spacing requirement with the maximum deviation being 300 feet greater than the allowed 300 ft spacing.
6. The bearings and distances are needed for all drainage servitudes.

Rebecca Plantation, Phase 2, First Filing
Engineering Approval Review
GEB Memo to PG Dated 5/20/2010
Page 2

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.

GEB/mla

cc:

Tom Bourg
Philip Liner
Jeffrey J. Loup, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading 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. 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:

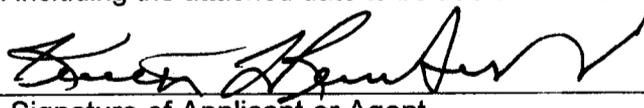
- Name of Subdivision: Tracts 1 and 2, redivision of Terrebonne Land Partnership
- Developer's Name & Address: Terrebonne Land Partnership ^{c/o Darryl Christen property.}
Terrebonne Land Partnership ^{518 School St. Houma, LA 70360}
*Owner's Name & Address: 5581 Vidrine Road, Ville Platte, LA 70586
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: Corner of Valhi Blvd. Ext. and South Hollywood Rd. Ext.
- Location by Section, Township, Range: Sections 82 & 102, T17S-R17E
- Purpose of Development: To create two separate tracts.
- 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: May 26, 2010 Scale: 1"=200'
- Council District: 6 / COH
- Number of Lots: 2
- Filing Fees: \$186.05

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

KENETH L. REMBERT
Print Applicant or Agent
5/19/10


Signature of Applicant or Agent

Date

The undersigned certifies: KSC 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.

TERREBONNE LAND PARTNERSHIP
BY: DARRYL CHRISTEN Agent
Print Name of Signature

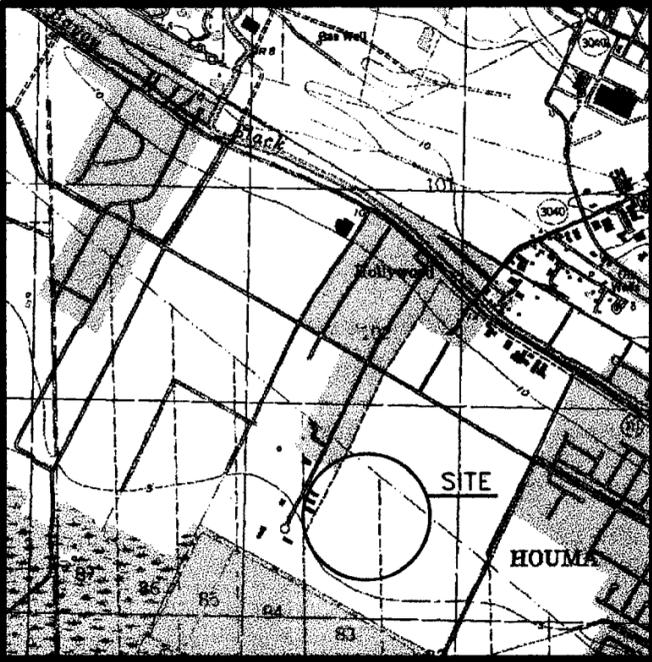
TERREBONNE LAND PARTNERSHIP
Darryl Christen Agent
Signature

Date

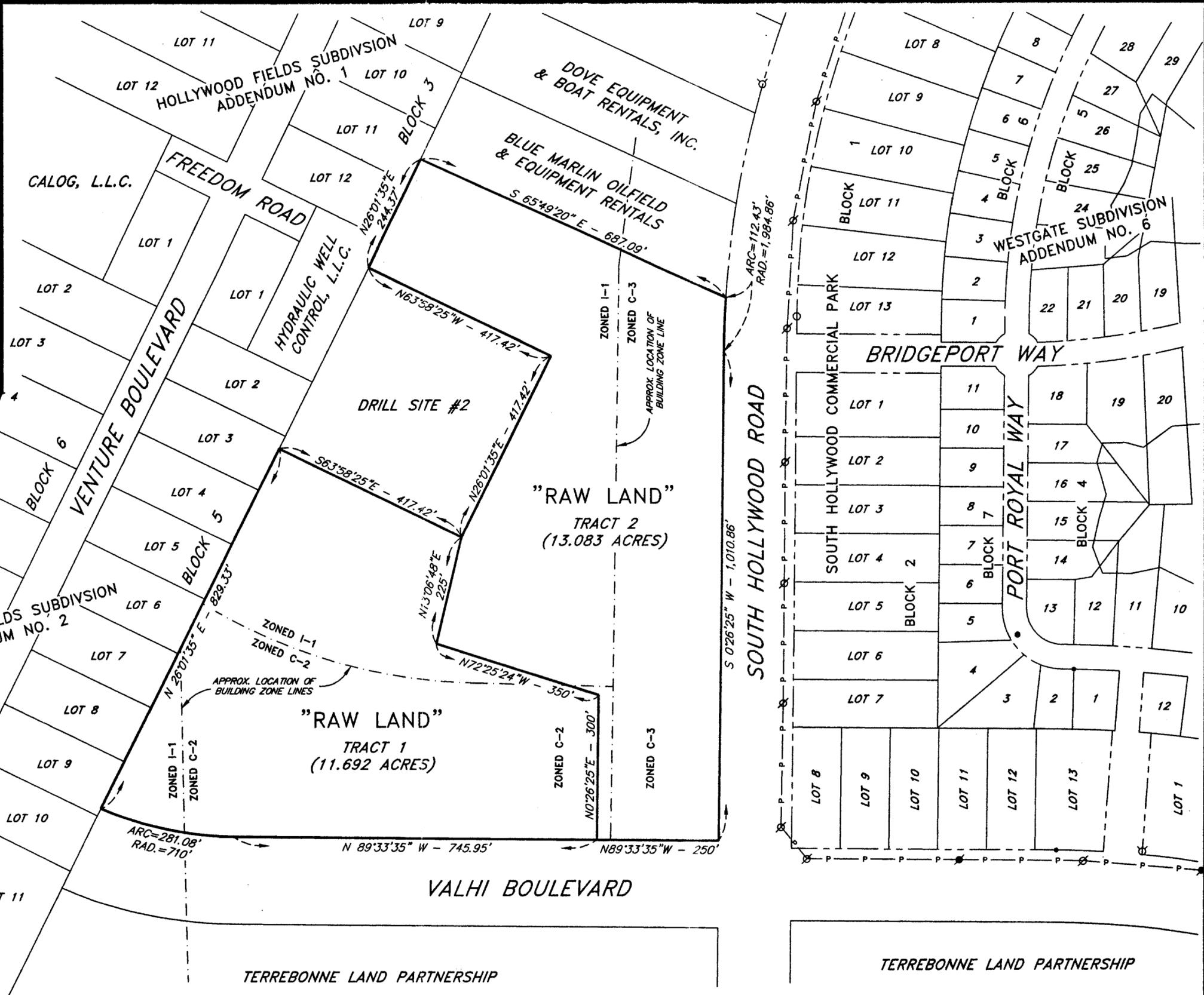
5-19-10

PC10/ 6 - 1 - 32

Record # 33



VICINITY MAP



LOUISIANA COORDINATE SYSTEM
SOUTH ZONE (83' DATUM)

THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 683425 & 1280664 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION 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:
- EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT



"RAW LAND"
PLAN SHOWING TRACTS 1 & 2
A REDIVISION OF PROPERTY BELONGING TO
TERREBONNE LAND PARTNERSHIP
IN SECTIONS 82 & 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MAY 26, 2010

SCALE: 1" = 200'

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
- 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 10, 11, & 12 REDIVISION OF A PORTION OF PROPERTY BELONGING TO PAUL P. CHAUVIN
2. Developer's Name & Address: PAUL P. CHAUVIN 1636 DR. BEATROUS RD THERIOT LA 70397
*Owner's Name & Address: PAUL P. CHAUVIN 1636 DR. BEATROUS RD THERIOT LA 70397
[* 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: 1636 DR. BEATROUS ROAD THERIOT LA
5. Location by Section, Township, Range: IN SECTIONS 56 & 57, T19S-R17E
6. Purpose of Development: _____
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: MARCH 24, 2010 SCALE: 1"=100'
11. Council District: 7 / Bayou Lafourche
12. Number of Lots: 4
13. Filing Fees: \$186.05

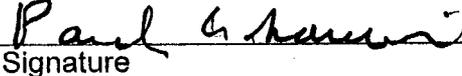
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT
Print Applicant or Agent
5/24/2010
Date

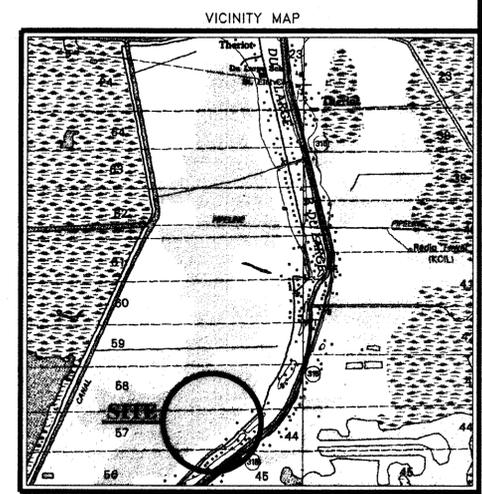
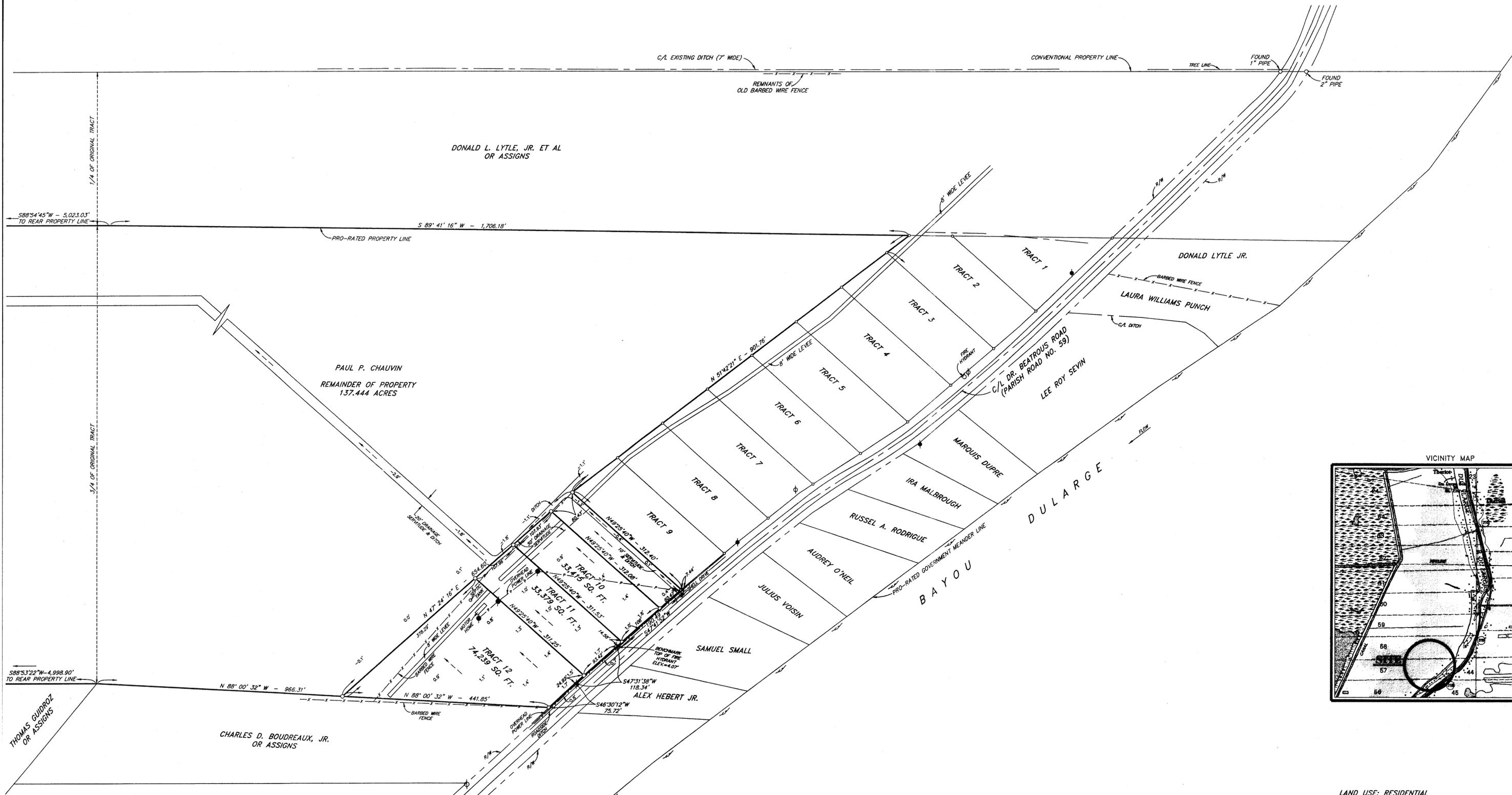

Signature of Applicant or Agent

The undersigned certifies: PC 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.

PAUL P. CHAUVIN
Print Name of Signature
5/24/2010
Date


Signature

PC10/ 6 - 2 - 33
Record # 34



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

THIS PROPERTY DRAINS TO VARIOUS DITCHES ON PROPERTY & IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", DATED MAY 1, 1985 (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1101 PLACES ALL OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 8'.

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 SURVEY BASED ON MAP ENTITLED "REDIVISION OF A PORTION OF PROPERTY BELONGING TO PAUL P. CHAUVIN IN SECTIONS 56 & 57, T19S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, PLS AND DATED AUGUST 2, 1993, REVISED AUGUST 11, 1993 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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

BY _____ FOR _____

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊕ EXISTING POWER POLE
 - ⊖ EXISTING POWER POLE WITH LIGHT
 - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS
 - ⊕ INDICATES EXISTING FIRE HYDRANT
 - 1000 INDICATES MUNICIPAL ADDRESS

LAND USE: RESIDENTIAL
 DEVELOPER: PAUL P. CHAUVIN
 SURVEY OF TRACTS 10, 11, & 12
 REDIVISION OF A PORTION OF PROPERTY
 BELONGING TO PAUL P. CHAUVIN
 IN SECTIONS 56 & 57, T19S-R17E,
 TERREBONNE PARISH, LOUISIANA
 MAY 24, 2010 SCALE: 1" = 100'

Kenneth L. Rembert
 KENNETH 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
 Residential Building Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

~~The right-of-way line along Valhi Blvd. from Venture to Equity is 1510' long. We request a variance from the 1500' requirement.~~

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

SURVEY OF LOTS 1 THRU 8 PROPERTY BELONGING TO

1. Name of Subdivision: ARIES BUILDERS, INC.
2. Developer's Name & Address: ARIES BUILDERS, INC P O BOX 1415 HOUMA LA 70361
*Owner's Name & Address: ARIES BUILDERS, INC P O BOX 1415 HOUMA LA 70361
[* 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: VALHI BOULEVARD & CAPITAL BOULEVARD
5. Location by Section, Township, Range: IN SECTIONS 84 & 85, T17S-R17E
6. Purpose of Development: _____
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: MARCH 30, 2010 SCALE: 1"=60'
11. Council District: 6 / Bayou Cane
12. Number of Lots: 8
13. Filing Fees: \$ 75.00

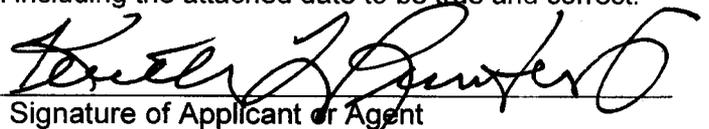
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

MARCH 30, 2010

Date


Signature of Applicant or Agent

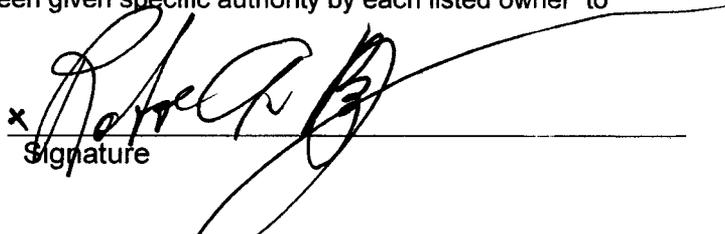
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

ARIES BUILDERS, INC.

Print Name of Signature

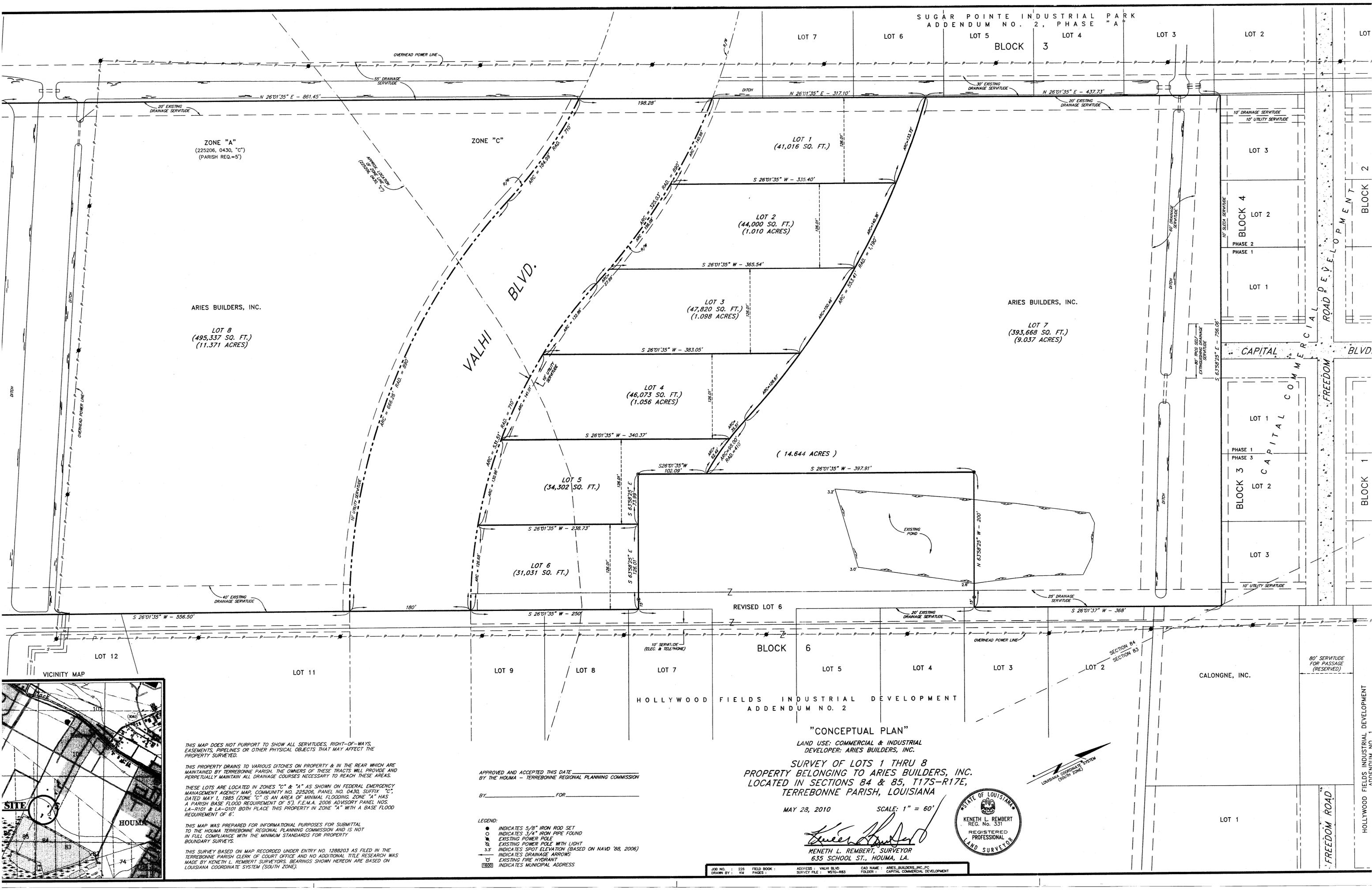
MARCH 30, 2010

Date


Signature

PC10/ 6 - 3 - 34

Record # 35



ZONE "A"
(225206, 0430, "C")
(PARISH REQ.=5')

ZONE "C"

ARIES BUILDERS, INC.

LOT 8
(495,337 SQ. FT.)
(11.371 ACRES)

LOT 1
(41,016 SQ. FT.)

LOT 2
(44,000 SQ. FT.)
(1.010 ACRES)

LOT 3
(47,820 SQ. FT.)
(1.098 ACRES)

LOT 4
(46,073 SQ. FT.)
(1.056 ACRES)

LOT 5
(34,302 SQ. FT.)

LOT 6
(31,031 SQ. FT.)

ARIES BUILDERS, INC.

LOT 7
(393,668 SQ. FT.)
(9.037 ACRES)

(14.644 ACRES)

REVISED LOT 6

BLOCK 6

HOLLYWOOD FIELDS INDUSTRIAL DEVELOPMENT
ADDENDUM NO. 2

"CONCEPTUAL PLAN"

LAND USE: COMMERCIAL & INDUSTRIAL
DEVELOPER: ARIES BUILDERS, INC.

SURVEY OF LOTS 1 THRU 8
PROPERTY BELONGING TO ARIES BUILDERS, INC.
LOCATED IN SECTIONS 84 & 85, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MAY 28, 2010

SCALE: 1" = 60'

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



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

THIS PROPERTY DRAINS TO VARIOUS DITCHES ON PROPERTY & IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING. ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-R101 & LA-Q101 BOTH PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1288203 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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

BY _____ FOR _____

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS
 - ⊕ EXISTING FIRE HYDRANT
 - 1800 INDICATES MUNICIPAL ADDRESS

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. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | |
| C. <input type="checkbox"/> Major Subdivision | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Conceptual | |
| <input type="checkbox"/> Preliminary | |
| <input type="checkbox"/> Engineering | |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description):

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

- Name of Subdivision: L-M Management Co., Inc.
- Developer's Name & Address: S. Markey Stubbs c/o L-M Management Co., Inc.,
P.O. Box 61077, Columbia, SC 29260
- *Owner's Name & Address: S. Markey Stubbs c/o L-M Management Co., Inc.
P.O. Box 61077, Columbia, SC 29260
(* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

SITE INFORMATION:

- Physical Address: 115 Oilfield Road, Amelia, LA 70340
- Location by Section, Township, Range: Sections 23-28, T16S-R14E
- Purpose of Development: Proposed sale of property
- Land Use:

<input type="checkbox"/> Single-Family Residential	8. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Community
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Individual Treatment
<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
- Drainage:

<input type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input checked="" type="checkbox"/> Roadside Open Ditches	<u>May 28, 2010 Scale: 1"=400'</u>
<input type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input checked="" type="checkbox"/> Other (bayou in rear)	<u>6 / Zone Dist 00</u>
- Number of Lots: 4
- Filing Fees: \$125.00

I, John C. Mattingly, P.L.S., certify this application including the attached data to be true and correct.

John C. Mattingly
 Print Applicant or Agent
6-1-2010
 Date

S. Markey Stubbs president
 Signature of Applicant or Agent
John C. Mattingly

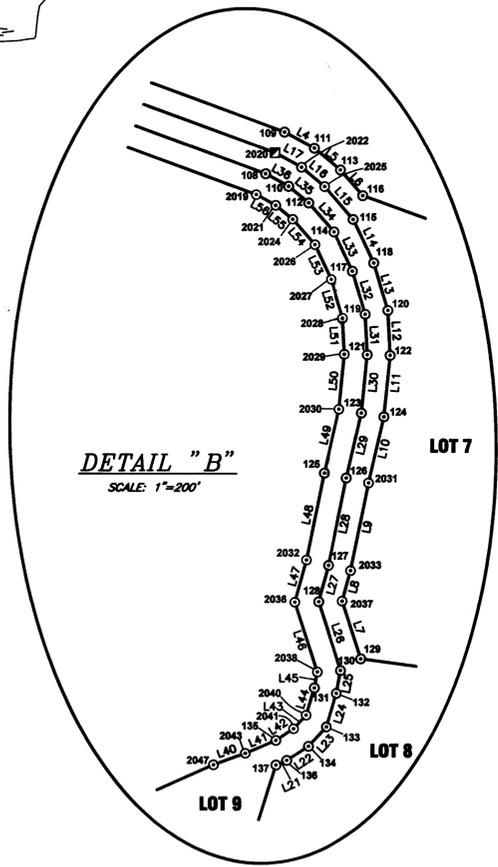
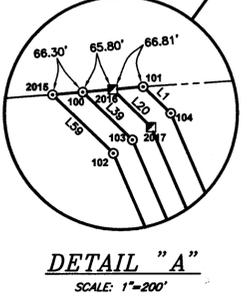
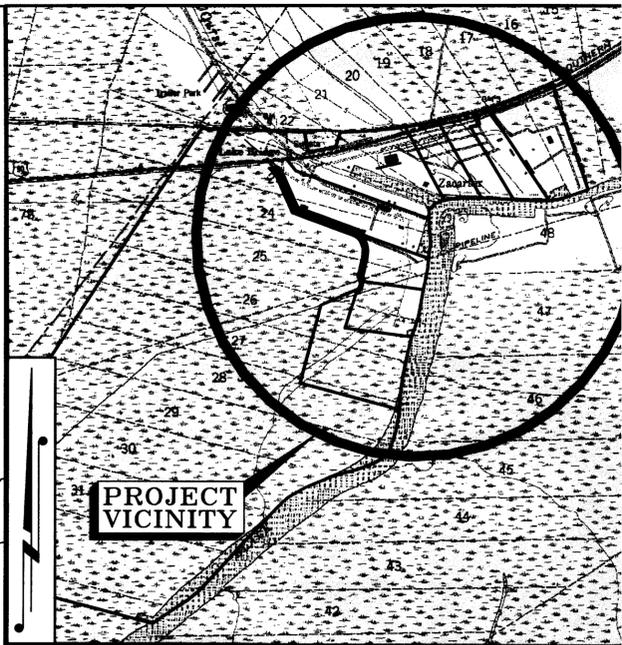
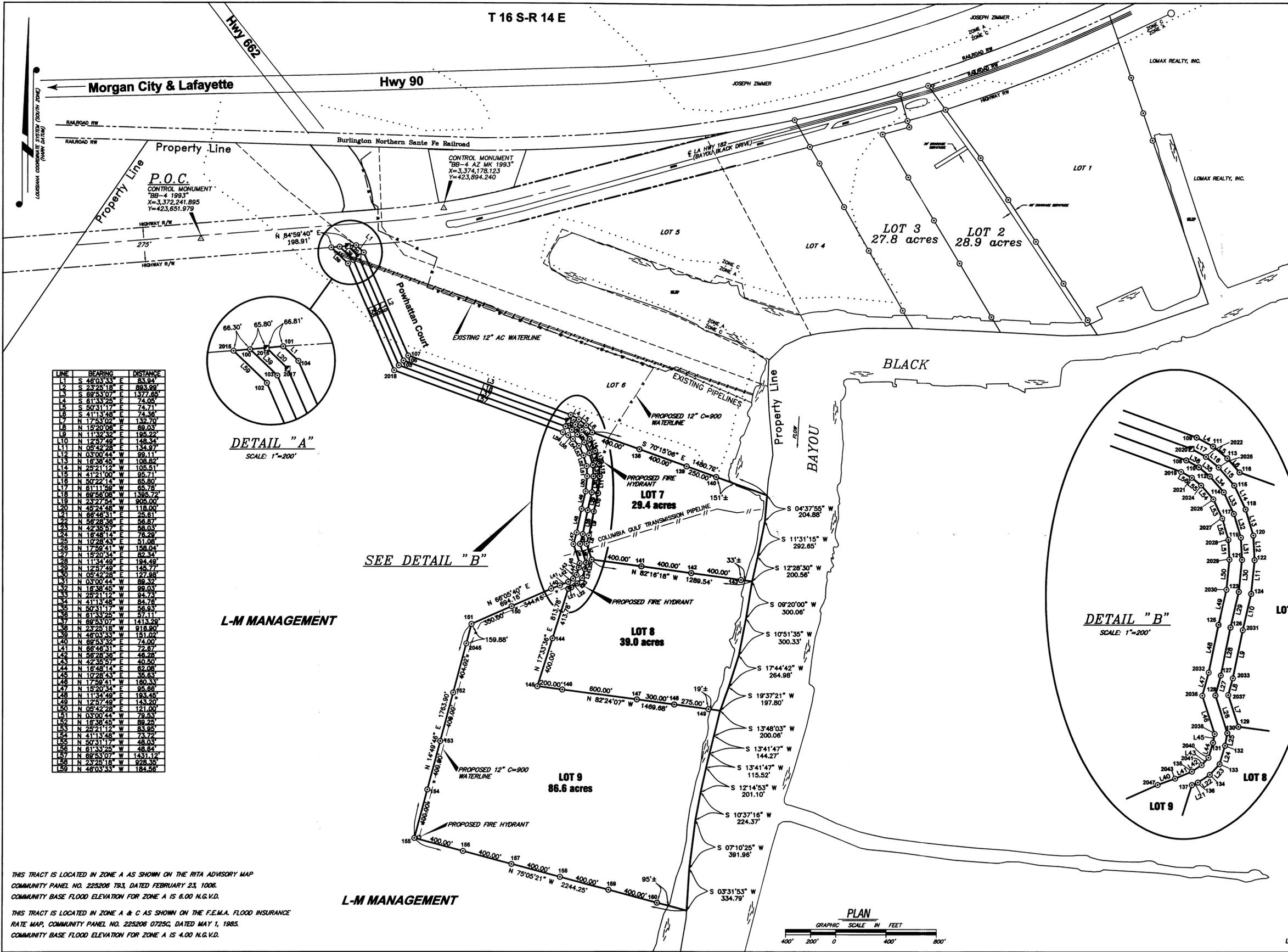
The undersigned certifies: SMS 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

S. Markey Stubbs
 Print Name
6/1/10
 Date

S. Markey Stubbs
 Signature

L-M Limited Partnership is owner, L-M management Co. inc is its General Agent Revised 5/3/07
I am president of L-M Mngmt Co. Inc.

PC10/ 6 - 4 - 35
 Record # 36



APPROVED AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 APPROVED: _____ FOR _____
 NOTE: ALL PROPERTY AND LOT CORNERS WILL BE MONUMENTED UPON APPROVAL OF THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION.

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

- LEGEND:**
- DENOTES 3/4" G.L.P. SET
 - DENOTES 3/4" G.L.P. FND.
 - DENOTES 2" G.L.P. FND.
 - DENOTES BRASS CAP MONUMENT FND.
 - △ DENOTES CONTROL MONUMENT
 - DENOTES FIRE HYDRANT
 - DENOTES NATURAL GROUND ELEVATION
 - 0000 DENOTES R#1 ADDRESS

REFERENCE MAPS:
 SURVEY OF A 6500 ACRE TRACT TO BE LEASED TO SERVICE MARINE INDUSTRIES, INC. LOCATE IN SECTION 24, 25, & 26, T16S-R14E, TERREBONNE PARISH, LOUISIANA; BY T. BAKER SMITH & SON, INC., DATED DECEMBER 18, 1985.
 DIVISION OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 26 & 27, T16S-R14E, TERREBONNE PARISH, LOUISIANA; BY T. BAKER SMITH & SON, INC., DATED SEPTEMBER 20, 1997.
 L-M LIMITED PARTNERSHIP—SURVEY OF A 1978.158 ACRE TRACT LOCATED IN SECTIONS 16-32, T16S-R14E, ASSUMPTION AND TERREBONNE PARISH, LOUISIANA; BY T. BAKER SMITH & SON, INC., DATED JUNE 25, 2001.

THIS TRACT IS LOCATED IN ZONE A AS SHOWN ON THE RITA ADVISORY MAP COMMUNITY PANEL NO. 225206 T93, DATED FEBRUARY 23, 1006.
 COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 6.00 N.G.V.D.
 THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0725G, DATED MAY 1, 1985.
 COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 4.00 N.G.V.D.

L-M MANAGEMENT



LAND USE: INDUSTRIAL

NOTES:

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVICES, 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

DATE	REVISIONS	DRAWN BY	APPROVED BY



TBS T. BAKER SMITH
 PROFESSIONAL CONSULTANTS SINCE 1913
 (985) 868-1050 www.tbsmith.com

APPROVED: *John C. Mattingly*
 JOHN C. MATTINGLY
 L.A. LAND SURVEYOR REG. NO. 4710

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 LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

FILE NAME:	100300b1.dwg
TBS NO.:	2010.0300
DATE:	08/28/2010
PLOT SCALE:	1"=400'
DRAWN BY:	JCM
APPROVED:	JCM
MAP NO.:	

L-M MANAGEMENT
 SURVEY AND DIVISION OF LOTS 7, 8, & 9 OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 23, 24, 25, 26, 27, & 28, T16S-R14E, TERREBONNE PARISH, LOUISIANA

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
_____ X 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: CITIPPLACE S/D, ADDENDUM NO. 3 & 4
- Developer's Name & Address: HENRY J. RICHARD, P.O. DRAWER 4035, HOUMA, LA 70361
*Owner's Name & Address: HENRY J. RICHARD, P.O. DRAWER 4035, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: CITIPPLACE DRIVE AND WEST MAIN STREET (HWY 24)
- Location by Section, Township, Range: SECTIONS 2 & 4, T17S-R17E
- Purpose of Development: COMMERCIAL LOTS
- Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
 X Commercial
_____ Industrial
- Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
 X Rear Lot Open Ditches
 X Other
- Date and Scale of Map: 1JUNE10 1" = 60'
- Council District: 3 / Bayou Cane
- Number of Lots: 14
- Filing Fees: \$75.00

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


Signature of Applicant or Agent

1 JUN 10
Date

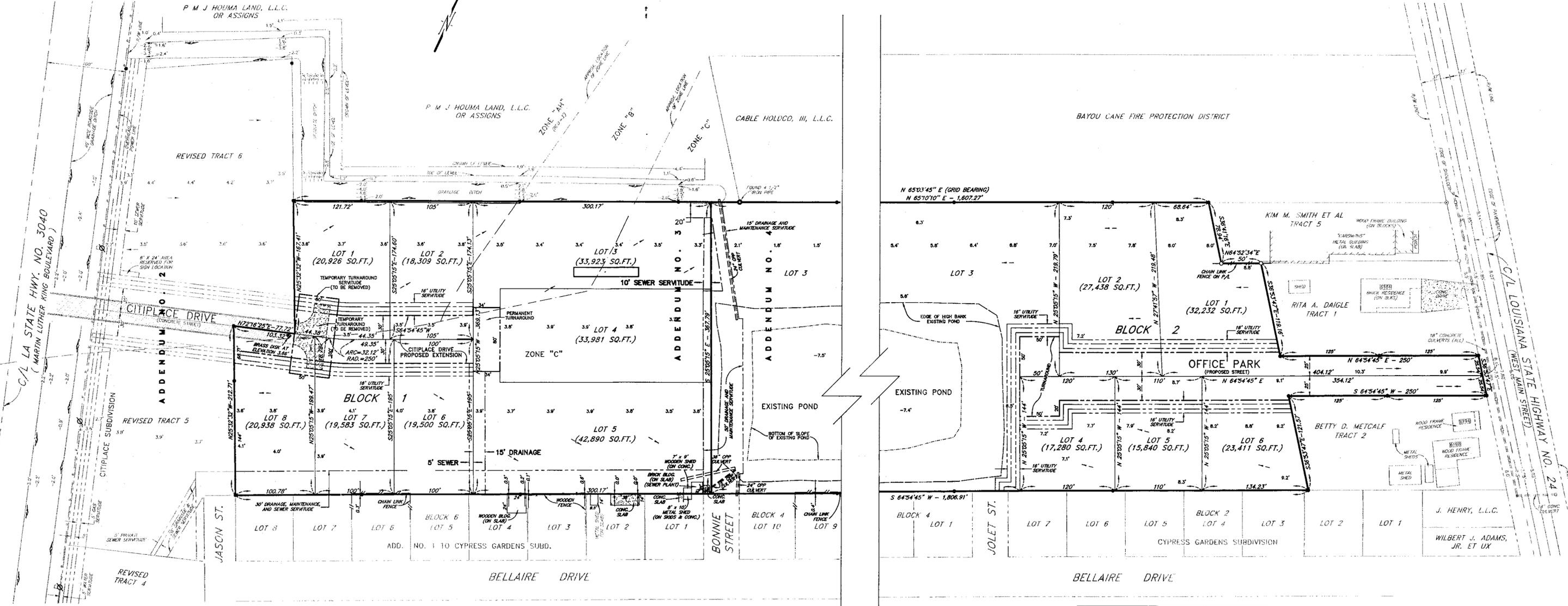
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or _____ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

HENRY J. RICHARD
Print Name


Signature

6/1/2010
Date

PC10/ 6 - 5 - 36
Record # 37



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

THESE LOTS ARE LOCATED IN ZONES "C", "B" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0410 & 430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 3'). F.E.M.A. ADVISORY PANEL NOS. LA-5101 & LA-1101 DO NOT AFFECT THIS PROPERTY.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 4 1/2" IRON PIPE FOUND
 - INDICATES 1 1/4" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES TELEPHONE PEDESTAL
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, EPOCH 2004)
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES PROPOSED FIRE HYDRANT
 - BENCHMARK

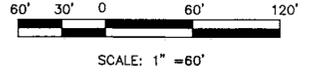
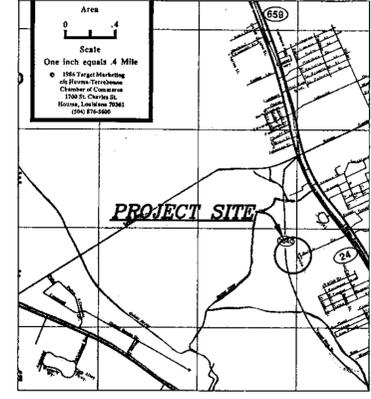
TAKEN FROM DWG'S BY
 KENNETH L. REMBERT, PLS
 LAND SURVEYORS

SOME TOPOGRAPHY SHOWN HEREON BASED ON PREVIOUS SURVEY WORK.

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO THE EXISTING POND AND TO VARIOUS DITCHES WHICH ARE MAINTAINED BY T.P.C.C. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

- REFERENCE MAPS:**
- "PLAT OF PROPERTY TO BE ACQUIRED BY THE BAYOU CANE VOLUNTEER FIRE DEPARTMENT, INC. LOCATED IN SECTIONS 2 & 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED APRIL 12, 1990.
 - "ADDENDUM NO. 1 TO CYPRESS GARDENS SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO ALLEN J. THERIOT AND LEE A. DUET LOCATED IN SECTION 4, T17S, R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY BERNARD B. DAVIS AND DATED DECEMBER 13, 1981.
 - "MAP SHOWING THE DIVISION OF A 5.925 ACRE TRACT OF LAND BELONGING TO HENRY J. RICHARD LOCATED IN SECTIONS 32 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED OCTOBER 6, 2004.
 - "CITIPLACE SUBDIVISION ADDENDUM NO. 2 HENRY J. RICHARD SECTIONS 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 3, 2008 AND LAST REVISED DECEMBER 19, 2008 AS FILED UNDER ENTRY NO. 1327987 IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- THIS SURVEY BASED ON THE ABOVE REFERENCED MAPS AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP, NO. 3.



DATE	REVISION	BY

LAND USE: COMMERCIAL
DEVELOPER: HENRY J. RICHARD
"CONCEPTUAL"

CITIPLACE SUBDIVISION
ADDENDUMS NO. 3 & 4
PROPERTY OF HENRY J. RICHARD ET AL
IN SECTIONS 2 & 4, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 09-41 CAD # 0941_CP_3&4 FILE # _____

DRAWN: J.P.S.
 CHK'D: F.E.M. III
 SCALE: 1" = 60'
 DATE: 10MAY10

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
 X Preliminary
_____ Engineering
_____ Final
- D. _____ Minor Subdivision

_____ Variance(s) (detailed description):

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

- Name of Subdivision: CITIPLACE S/D, ADDENDUM NO. 3
- Developer's Name & Address: HENRY J. RICHARD, P.O. DRAWER 4035, HOUMA, LA 70361
*Owner's Name & Address: HENRY J. RICHARD, P.O. DRAWER 4035, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: CITIPLACE DRIVE
- Location by Section, Township, Range: SECTIONS 2 & 4, T17S-R17E
- Purpose of Development: COMMERCIAL LOTS
- Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
 X Commercial
_____ Industrial
- Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
 X Rear Lot Open Ditches
 X Other
- Date and Scale of Map: 1 JUNE 10 1" = 40'
- Council District: 3 / Bayou Cane
- Number of Lots: 8
- Filing Fees: \$136.05

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

[Signature]
Signature of Applicant or Agent

1 JUN 10
Date

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 [Initials] 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.

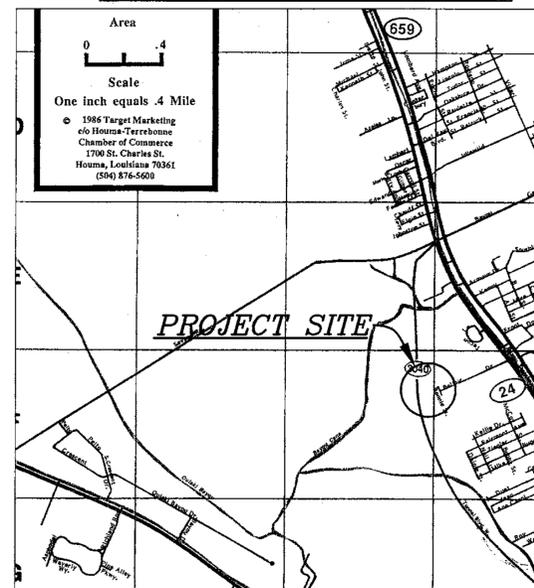
HENRY J. RICHARD
Print Name

[Signature]
Signature

6/11/2010
Date

PC10/ 6 - 6 - 37
Record # 38

PROJECT NO.	PARISH	SHEET NO.
09-41	TERREBONNE	2



VICINITY MAP

I HEREBY CERTIFY THAT THIS PLAN 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

DEDICATION OF STREETS AND SERVITUDES
 THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAN ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN 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 STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

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

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 the above standards.

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

FLOYD E. MILFORD, III, P.E.

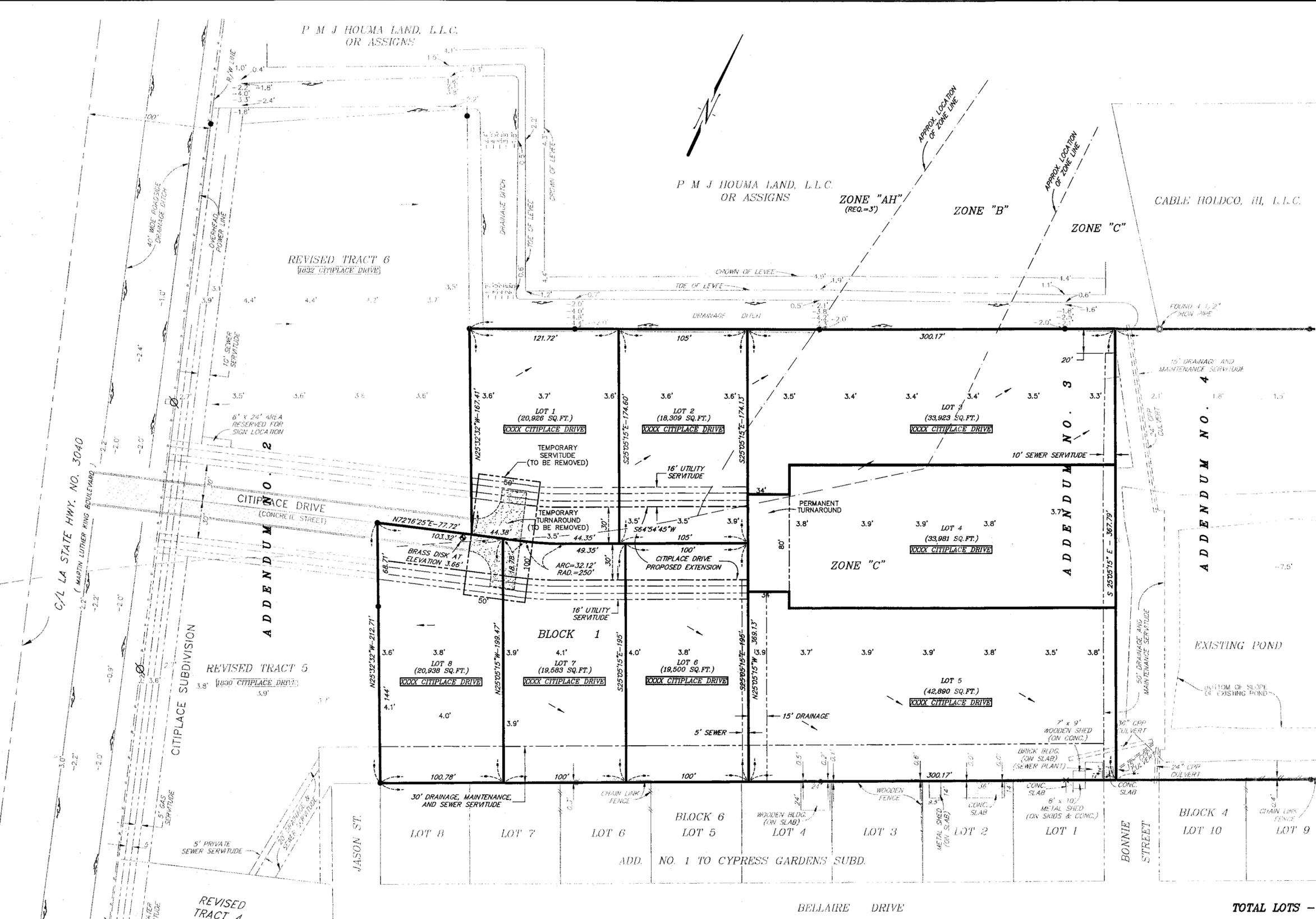
LAND USE: COMMERCIAL
DEVELOPER: HENRY J. RICHARD
"PRELIMINARY"
COMMUNITY SEWER

CITIPLACE SUBDIVISION
ADDENDUM NO. 3
PROPERTY OF HENRY J. RICHARD ET AL
IN SECTIONS 2 & 4, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____
 DATE: 11MAY10

JOB # 09-41 CAD # 0941_CITL_EXT FILE #



THESE LOTS ARE LOCATED IN ZONES "C", "B" & "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225205, PANEL NOS. 0410 & 430, SUFFIX "C" AND DATED MAY 1, 1985. ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 3'. F.E.M.A. ADVISORY PANEL NOS. LA-S101 & LA-R101 DO NOT AFFECT THIS PROPERTY.

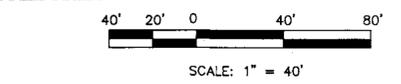
- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 1 1/4" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES TELEPHONE PEDESTAL
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES SPOT ELEVATION (BASED ON NAVD 83, EPOCH 2004)
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES PROPOSED FIRE HYDRANT BENCHMARK

TAKEN FROM DWG'S BY KENNETH L. REMBERT, PLS LAND SURVEYORS
 SOME TOPOGRAPHY SHOWN HEREON BASED ON PREVIOUS SURVEY WORK.

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA. TO THE EXISTING POND AND TO VARIOUS DITCHES WHICH ARE MAINTAINED BY T.P.C.C. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

- REFERENCE MAPS:**
- "PLAT OF PROPERTY TO BE ACQUIRED BY THE BAYOU CANE VOLUNTEER FIRE DEPARTMENT, INC. LOCATED IN SECTIONS 2 & 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED APRIL 12, 1990.
 - "ADDENDUM NO. 1 TO CYPRESS GARDENS SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO ALLEN J. THERIOT AND LEE A. DUET LOCATED IN SECTION 4, T17S, R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY BERNARD B. DAVIS AND DATED DECEMBER 13, 1981.
 - "MAP SHOWING THE DIVISION OF A 5.925 ACRE TRACT OF LAND BELONGING TO HENRY J. RICHARD LOCATED IN SECTIONS 32 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED OCTOBER 6, 2004.
 - "CITIPLACE SUBDIVISION ADDENDUM NO. 2 HENRY J. RICHARD SECTIONS 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 3, 2008 AND LAST REVISED DECEMBER 19, 2008 AS FILED UNDER ENTRY NO. 1327987 IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- THIS SURVEY BASED ON THE ABOVE REFERENCED MAPS AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP, NO. 3.



DATE	REVISION	BY

TOTAL LOTS - 8