

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman
Jan Rogers.....Vice-Chairman
Barry Soudelier.....Secretary/Treasurer
Michael Billiot.....Member
Terry Gold.....Member
Clarence McGuire.....Member
Angele Poiencot.....Member
Travion Smith.....Member
Wayne Thibodeaux.....Member

AUGUST 15, 2024, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of July 18, 2024

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

- a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 148 Square Wolfe Lane; Karen Harris, applicant (*Council District 2 / Bayou Cane Fire*)
- b) Rezone from OL (Open Land) to C-2 (General Commercial); 1923 St. Louis Canal Road; Walton Jefferson & Jeanette Daisy, applicant (*Council District 5 / Bayou Cane Fire*)

G. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 114 Banks Avenue, Lot 45, Block B, Mechanicville; Sheryl Williams, applicant; and call for a Public Hearing on said matter for Thursday, September 19, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
2. Parking Plan:
Construction of 97 parking spaces for Health Unit Expansion; 1016 West Tunnel Boulevard; Terrebonne Parish Consolidated Government, applicant (*Council District 2 / Bayou Cane Fire*)

H. STAFF REPORT

1. *Public Hearing* Discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 18, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 15, 2024 INVOICES AND THE TREASURER'S REPORT OF JULY 2024

F. COMMUNICATIONS

1. Letter from Keneth L. Rembert Land Surveyors withdrawing the application by Tammy G. Eschete, Process D, Minor Subdivision, for Lots 5-A and 5-B, a Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Estates Subdivision

G. OLD BUSINESS:

1. a) Subdivision: Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al
Approval Requested: Process D, Minor Subdivision
Location: Breakwater Drive & Bayou Sale, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Paul B. Carter
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts "A-1" thru "A-3," A Redivision of Tract "A" belonging to Ricky R. Legendre
Approval Requested: Process D, Minor Subdivision
Location: 2166 Highway 55, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Ricky R. Legendre
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lot 58 of Block 4, Phase 4 to Cocodrie Cove Subdivision, A Redivision of Property belonging to Coco Partners, L.L.C., et al
Approval Requested: Process D, Minor Subdivision
Location: Pier 5 Court & LA Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Arlen B. Cenac, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: LA Highway 24, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Zachary Deroche
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: RPA Campus Roads (formerly UAS Complex Road)
Approval Requested: Process C, Major Subdivision-Final
Location: End of Thunderbird Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Houma-Terrebonne Airport Commission
Surveyor: Milford & Associates, Inc.
b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tract A-B-F-E-A, A Redivision of Tract A-B-C-D-A & Tract C-D-E-F-C belonging to Ira J. Matherne, Jr.; Section 4, T17S-R17E, Terrebonne Parish, LA (6266 West Main Street / Councilman Clayton Voisin, Jr., District 3)
2. Revised Lot 4, Block 2 and Revised Tract 1-B, A Redivision of Lot 4 and Revised Tract 1-B of Coastal Oaks Subdivision belonging to Coastal Commercial Properties, LLC; Sections 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (Bayou Black Drive / Councilman Danny Babin, District 7)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF JULY 18, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 18, 2024 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of June 20, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Kirby Bonvillain requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street.
- a) Mr. Clark Nixon, 2606 Larry Street, stated he was purchasing the property from Mr. Bonvillain and was wanting to place a mobile home on the property.
- b) The Chairman recognized Ms. Ada Parker, 2621 Larry Street, who expressed concerns over the condition of the lot, and it not being fit for a mobile home. She stated the property needed to be cleaned up.
- c) Mr. Nixon stated he was working on cleaning up the property.
- d) The Chairman recognized Ms. Kelly Lagard, 2605 Larry Street, who questioned whether her property tax would be going up by putting in the mobile home.
- e) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Smith. **THE CHAIRMAN DECLARED THE PUBLIC HEARNG CLOSED.**
- f) Mr. Pulaski stated Councilman Pledger was aware of the property’s condition and had concerns as well. He stated the matter needed to be addressed through Nuisance Abatement and not the Planning Commission.
- g) Mr. Bercegeay stated his office could not answer the questions regarding property value, but they could contact the Assessor’s office.
- h) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request.
- i) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street and forward to the Terrebonne Parish Council for final consideration.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Gem Builders, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3; and Lots 1-19, Block 4, Parkwood Place Subdivision.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Gem Builders, LLC, discussed the rezone request.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARNG CLOSED.

- d) Discussion was held concerning the "change in conditions" and that it was the best selection for the application.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request.
- f) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3; and Lots 1-19, Block 4, Parkwood Place Subdivision and forward to the Terrebonne Parish Council for final consideration."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

The Chairman recognized Councilmen Brien Pledger and Carl Harding in the audience.

G. NEW BUSINESS:

1. Preliminary Hearings:

- a) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 148 Square Wolfe Lane; Karen Harris, applicant and call a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the request to rezone from OL (Open Land) to C-2 (General Commercial) 1923 St. Louis Canal Road; Walton Jefferson & Jeanette Daisy, applicant and call a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. The Chairman called to order the discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services.

a) Mr. Pulaski discussed the history of pet grooming services as a home occupation which ultimately led to a legal opinion that ruled it not an acceptable service under a home occupation. He stated the request for home occupations for pet grooming services has started to be an increasing desire and wanted to get some thoughts on including it as such.

b) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services for Thursday, August 15, 2024 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.

2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:27 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, 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 JULY 18, 2024.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

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

ZLU 24/13
Dist. 2 / Bayou
Cane

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: June 13, 2024

Karen Harris
Applicant's Name

134 Square Wolfe Lane Houma LA 70364
Address City State Zip

(985) 232-8206
Telephone Number (Home) (Work)

tenant
Interest in Ownership (Owner, etc.)

148 Square Wolfe Lane
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: n/a

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.

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 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:

immediately after 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:

X Grable Gauche Jr.

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

X Grable Gauche Jr.

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:

X Grable Gauche Jr.

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 < 1 acres. A sum of 25⁰⁰ 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.

X Grable Gauche Jr.
Signature of Owner or Authorized Agent

148 Square Wolfe Lane

Request to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)

2. Reasons For This Amendment

Change in Conditions

Over the past few decades, numerous properties in this area have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. This area was not included in the zoning district until 2007; therefore, have many legal, non-conforming uses. For many residents, mobile homes are the only affordable housing option since Hurricane Ida.

Limitations On Proposed Amendments

The property across from the street is currently zoned R-2 (Two-Family Residential) so the proposed rezone is exempt from the minimum size requirement.

3. Development Schedule

Immediately after approval, if granted.

4. Market Information

N/A

5. Public Need

There is a need for more affordable housing (i.e. mobile homes) in the community particularly after the destruction from Hurricane Ida.

6. Effect of Amendment

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.

7. Error

N/A



148 Square Wolfe Lane
Rezone from
R-1 (Single-Family Residential)
to
R-2 (Two-Family Residential)

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

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Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: June 20, 2024

WALTON JEFFERSON & JEANETTE DAISY

Applicant's Name

<u>112 BRANDON DRIVE</u>	<u>HOUMA,</u>	<u>LA</u>	<u>70364</u>
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

<u>985-232-8742</u>	<u></u>
<i>Telephone Number (Home)</i>	<i>(Work)</i>

WALTON JEFFERSON & JEANETTE DAISY - 100%
Interest in Ownership (Owner, etc.)

1923 SAINT LOUIS CANAL ROAD, HOUMA, LA 70364
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

SEE ATTACHED LEGAL DESCRIPTION OF LOT.

Zoning Classification Request:

From: OL To: C2

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

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

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

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

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

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

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

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

1923 Saint Louis Canal Road
A lot in Section 94, T17S-R17E
Owned by: Walton Jefferson Daisy & Jeanette Daisy

Request to Rezone from O-L (Open Land) to C-2 (General Commercial)

1. Reasons For This Amendment

Change in Conditions

An adjacent property has undergone a similar Rezoning and we are requesting that the Lot referenced in this Application be switched from an O-L to a C-2 Zoning. Changing the zoning will allow the owners more options for the use of the property.

2. Limitations On Proposed Amendments

The property to the north of this lot is currently zoned C-2 (General Commercial) so the proposed rezone is exempt from the minimum size requirement.

3. Development Schedule

This property is already developed and just requires approval of re-zoning.

4. Market Information

N/A

5. Public Need

A change in zoning will allow more marketing options for the owner and the public.

6. Effect of Amendment

The adjacent property is zoned C-2 and this change would not alter the aesthetics of the neighborhood.

7. Error

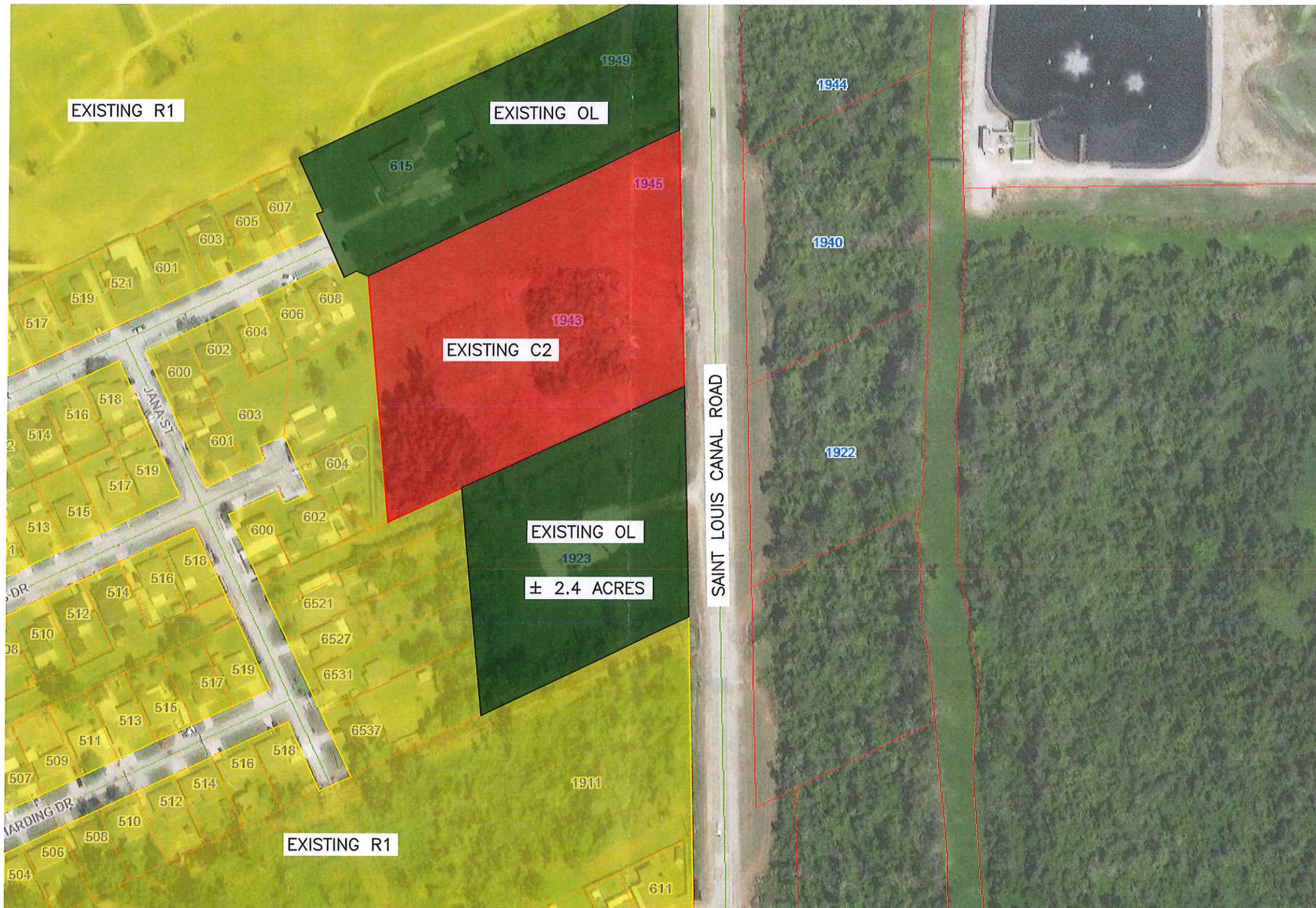
N/A

LEGAL DESCRIPTION OF LOT OWNED BY WALTON JEFFERSON & JEANETTE DAISY
REQUEST TO BE RE-ZONED
FROM O-L (OPEN LAND) TO C-2 (GENERAL COMMERCIAL)

A certain lot or parcel of ground located in Sec. 94, T-17-S, R-17-E, Terrebonne Parish, as depicted on a plat thereof entitled "Survey of a certain tract of Land Belonging to Everett L. Talbot, Located in Section 94, T 17 S, R 17 E, Terrebonne Parish, Louisiana", prepared by Charles L. McDonald, registered land surveyor, dated April 14, 1978, which said tract of land measures 368.36' on its northern boundary line; 297.09' on its western boundary line; 368.37' on its southern boundary line; and 298.54' on its eastern boundary line; and being bounded as follows: northerly by property belonging to Martin Manzella, Jr. or assigns; westerly by remaining property of Everett L. Talbot; southerly by property belonging to Dalgus Buquet or assigns; and easterly by a 75' strip of property lying between the subject property and the St. Louis Canal Road right-of-way; together with all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

For Title see Entry No. 1228450 records of Terrebonne Parish, Louisiana.

Assessment No. R03-14891.



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

EXHIBIT "A"

PROJECT NO: 24-078			
DIRECTORY: 2024/24-078			
FILE: ZONING EXHIBITS.dwg			
FIELD BOOK:	DATE	DESCRIPTION	BY
MAP NO.		REVISION	

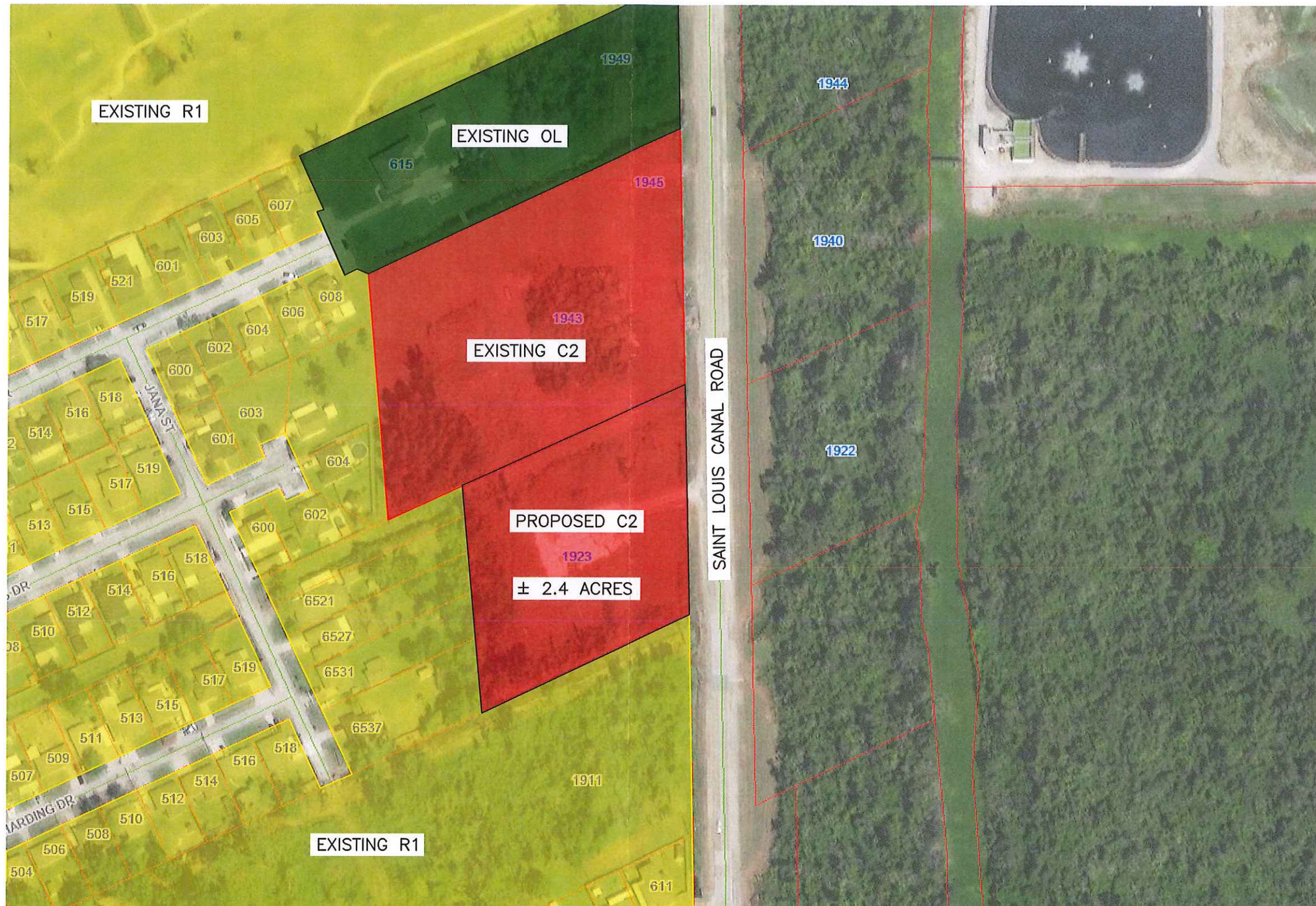
N.T.S.

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

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 17, 2024		PROJECT: 24-078

OWNER	WALTON & JEANETTE DAISY
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 94, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	EXISTING ZONING

SHEET
1



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

EXHIBIT "B"

PROJECT NO: 24-078	N.T.S.	
DIRECTORY: 2024/24-078		
FILE: ZONING EXHIBITS.dwg		
FIELD BOOK:		
MAP NO.		
DATE	DESCRIPTION	BY
	REVISION	

N.T.S.		

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

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 17, 2024	PROJECT: 24-078	

OWNER:	WALTON & JEANETTE DAISY
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 94, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	PROPOSED ZONING

SHEET
2

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

ZLU24/15
Dist. 1/COH

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 7/25/2024

Sheryl Williams
Applicant's Name

226 Ashland Dr. Houma LA 70363
Address City State Zip

(985) 381-9697
Telephone Number (Home) Cell (Work)

1/6 (former Barbara Riley Johnson Estate)
Interest in Ownership (Owner, etc.)

114 Banks Avenue ; Lot 45, Block B, Mechanicville
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: n/a

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.

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 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:

immediately after 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:

see attached

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

x Sheryl Williams

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:

x Sheryl Williams

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 < 1 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.

x Sheryl Williams

Signature of Owner or Authorized Agent

**114 Banks Avenue
Sheryl Williams, applicant
Rezone from R-1 to R-2**

1. Reasons for this amendment:

Change in Conditions

Over the past few decades, numerous properties in the Mechanicville Subdivision have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option. In 2020, TPCG Staff, at the request of the Councilman and based on a recommendation by the Zoning & Land Use Commission, applied to rezone all of the R-1 lots within Mechanicville to R-2. At the public hearing, several residents spoke in opposition and the Zoning & Land Use Commission recommended that the application be denied and let proposed rezones happen on a case-by-case basis.

2. Limitations on Proposed Amendments

The property adjacent to 114 Banks Avenue is currently zoned R-2 (Two-Family Residential); therefore, the minimum lot size requirement does not apply.

4. Market Information

N/A

5. Public Need

There is a need for more affordable housing (i.e. mobile homes) in the community particularly after the destruction from Hurricane Ida.

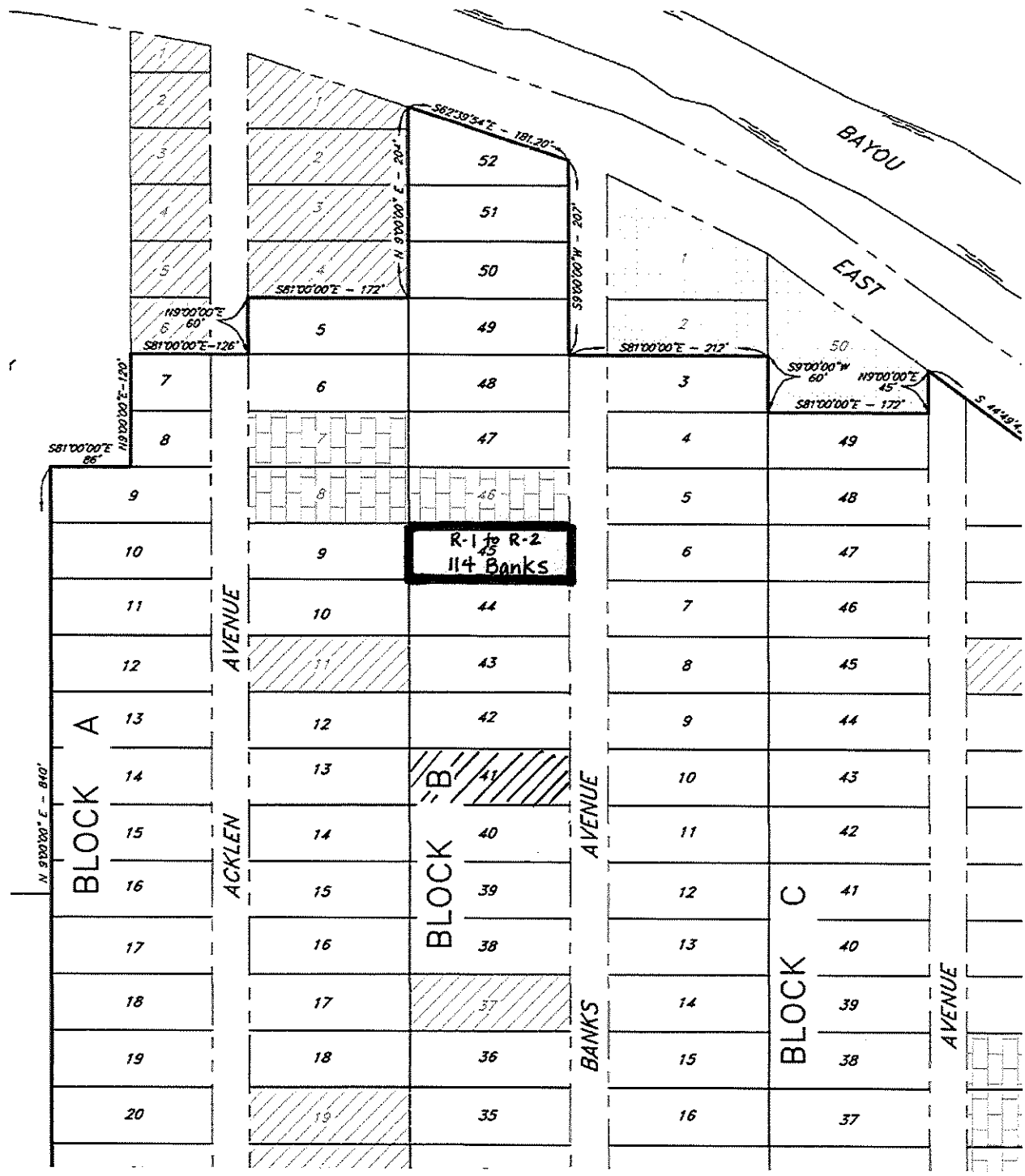
6. Effect of Amendment

Many properties in this subdivision have legal, non-conforming mobile homes existing and this change would not alter the aesthetics with the addition of an additional mobile home.




7. Error

N/A

114 Banks Avenue
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)
Sheryl Williams, applicant



LEGEND:

-  INDICATES AREA ZONED C-2
-  INDICATES AREA ZONED R-2
-  INDICATES AREA ZONED R-3

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

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

**Zoning & Land Use Commission
Application**

Name: Terrebonne Parish Consolidated Government

Address: P.O. Box 2768, Houma, LA 70360

Phone: 985-873-6407

Application For: _____ Planning Approval _____ Home Occupation
\$10.00/application \$10.00/application
 Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 1016 West Tunnel Blvd. in a
C2 Zoning District. The legal description of the property involved in this application
is: Parcel A-2 containing 0.959 Acres on a map "Redivision of revised Tract A, Parcel A and Parcel B into revised
Tract A-1, Parcel B-2 located in Sections 6 and 101, T17S-R17E." Terrebonne Parish

Has any previous application been filed in connection with these premises? Yes _____ No

Applicant's interest in the premises affected: 100%

Approximate cost of work involved: \$5,738,635.00

Explanation of property use: Health Unit

Plot Plan attached: Yes _____ No Drainage Plan attached: Yes _____ No

Ground Floor Plan and Elevations attached: Yes _____ No

Address of adjacent property owners:

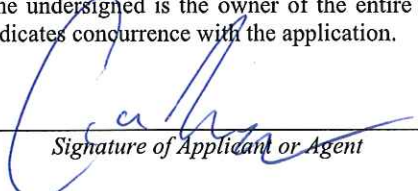
- Teche Action Board, Inc.
1115 Weber St
Franklin LA 70538
- FLIPPA, L.L.C.
PO Box 80063
Baton Rouge LA 70898

- Wagner Oil Company
C/O K E Andrews & Company
2424 Ridge Rd
Rockwall TX 75087

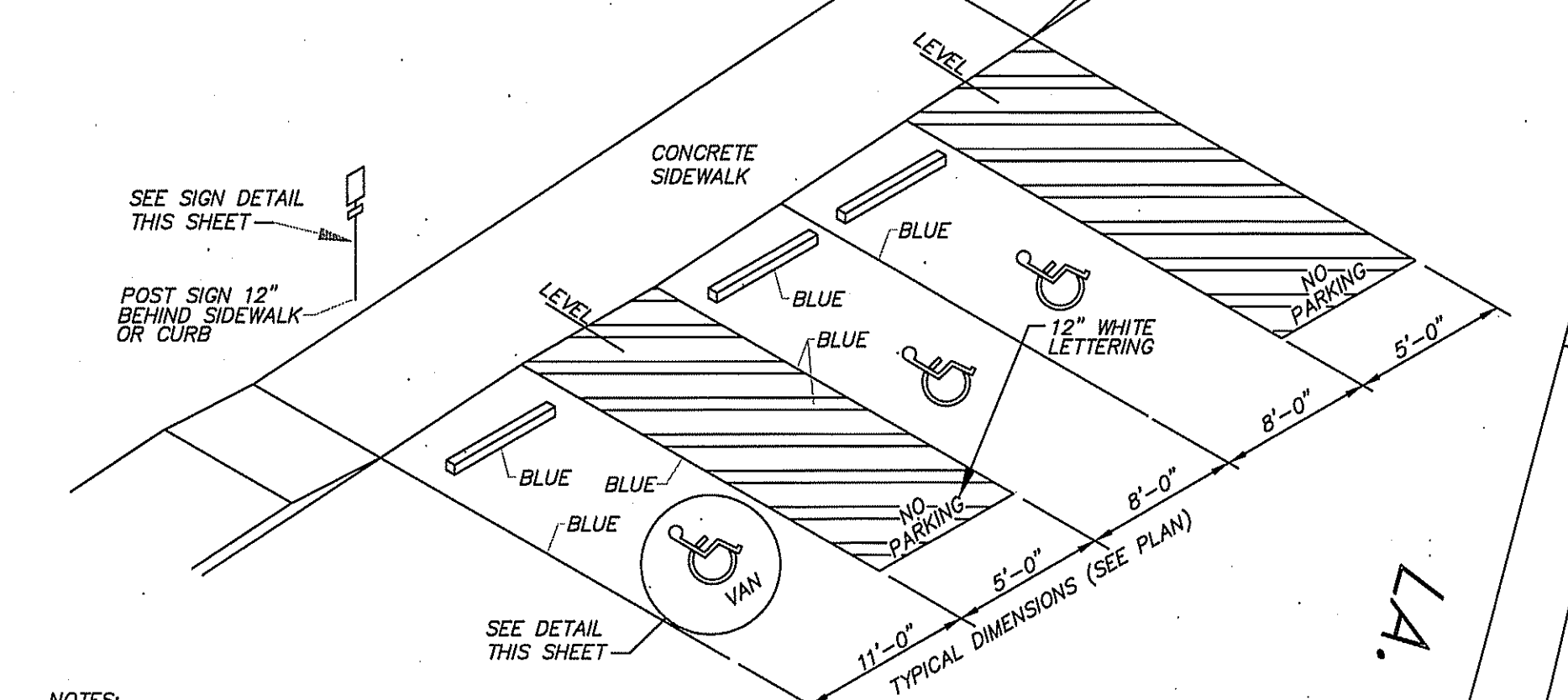
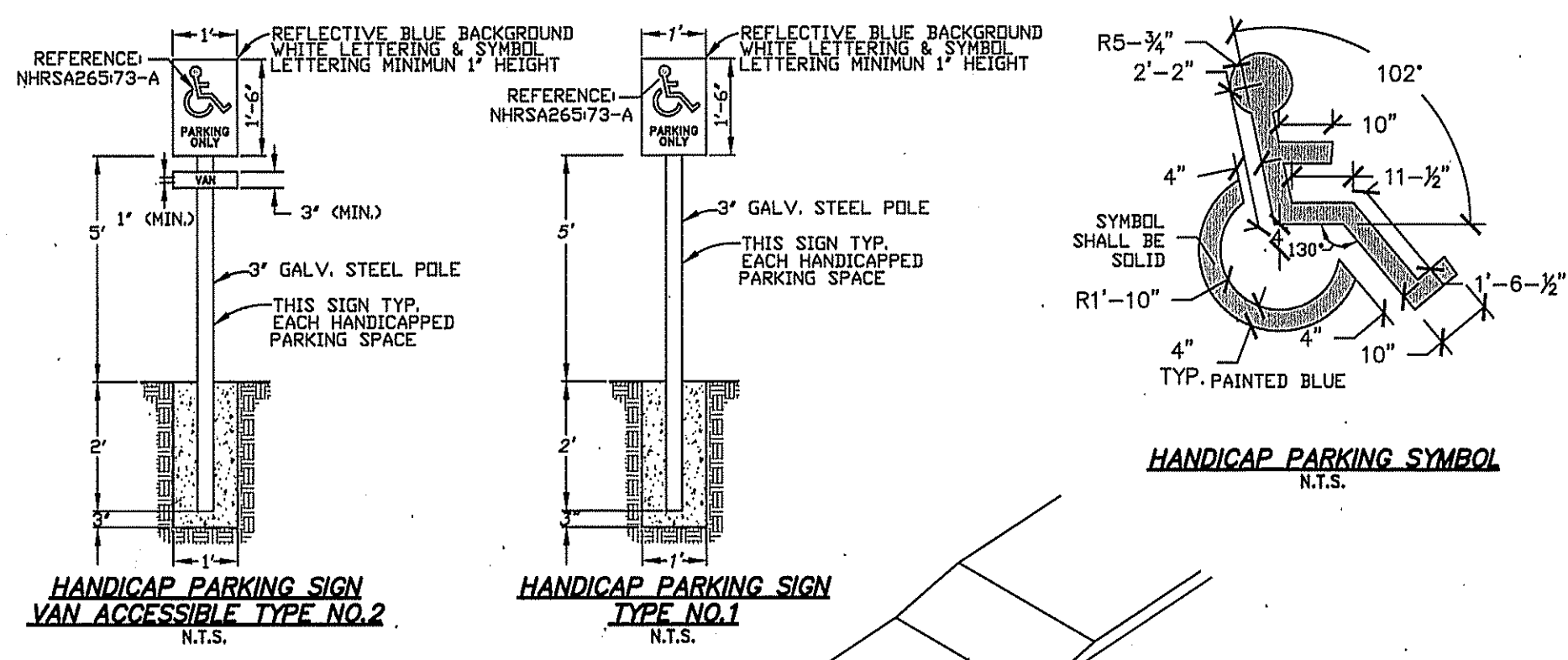

Craig C. Hebert
Signature of Applicant or Agent

07-08-2024
Phone Number

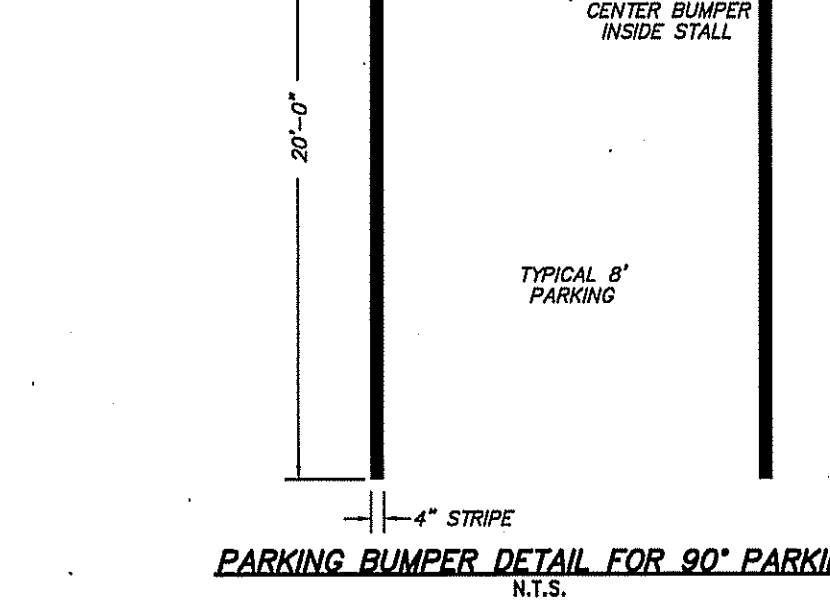
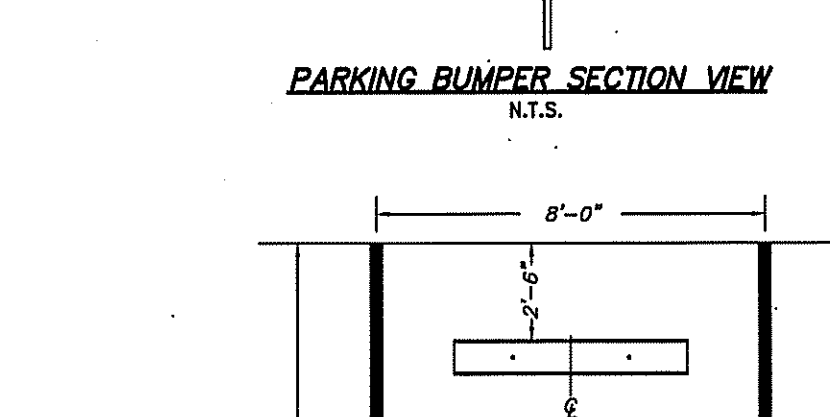
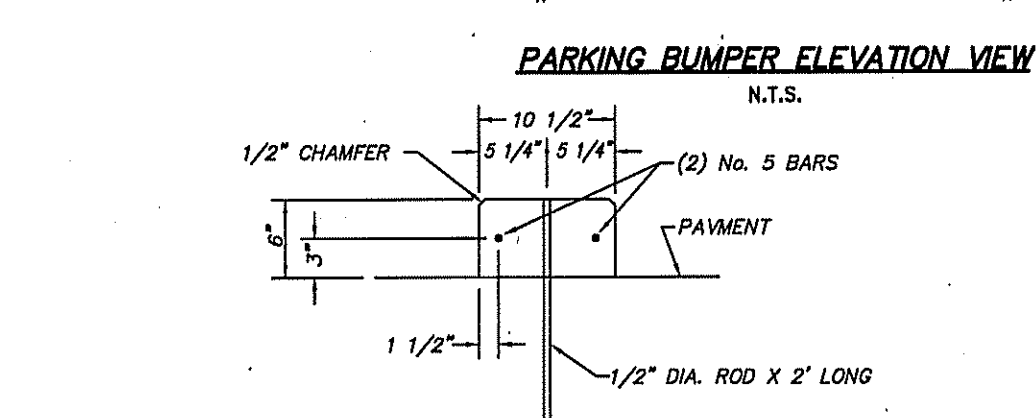
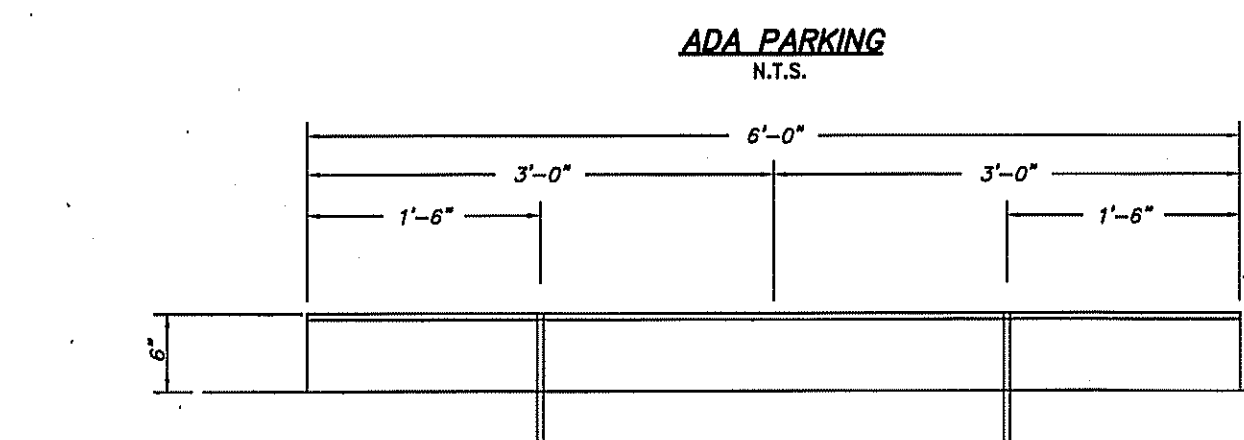
The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.


Signature of Applicant or Agent

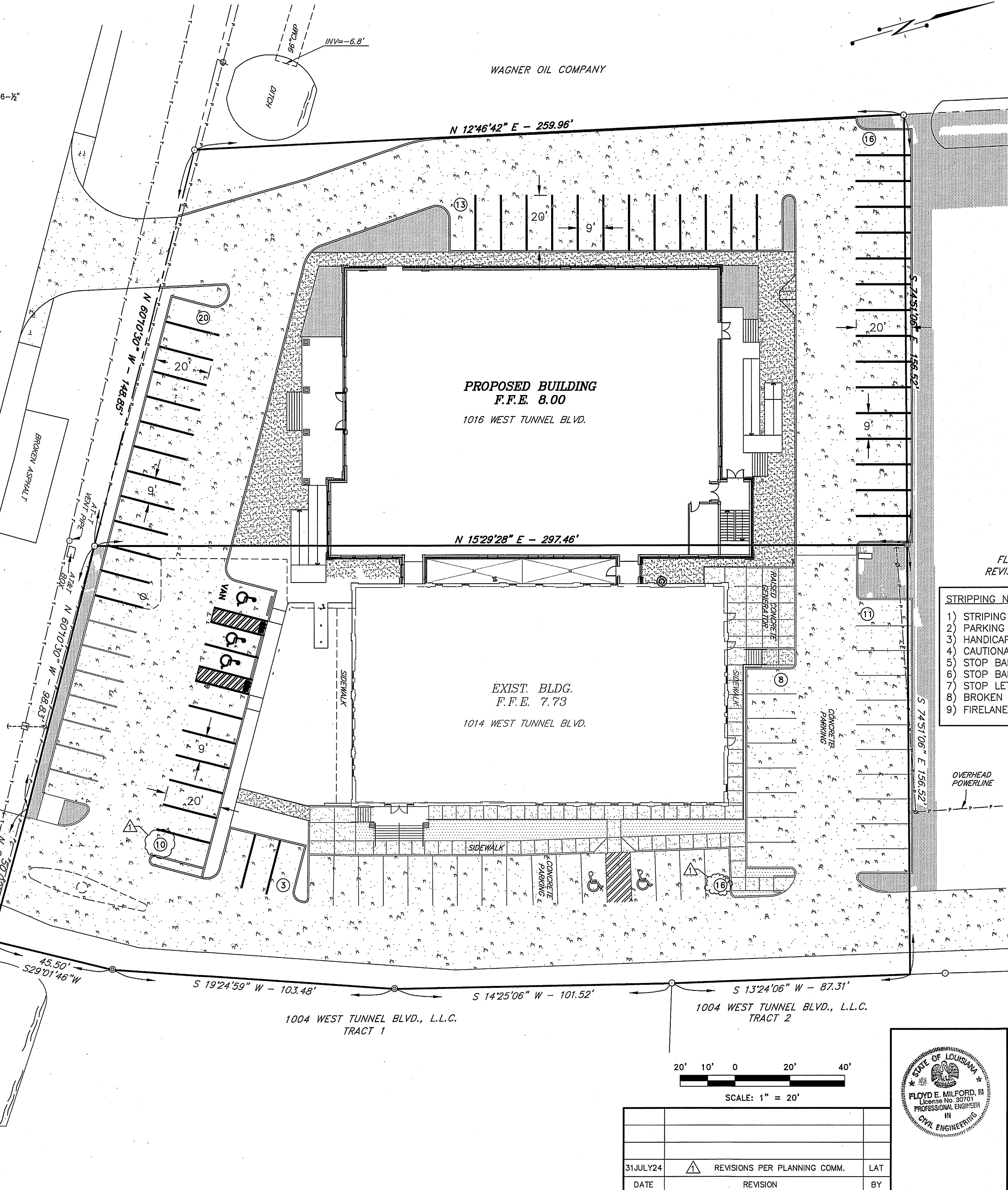
7-12-24
Date



- NOTES:**
1. THIS DETAIL IS TO ILLUSTRATE THE MAJOR COMPONENTS REQUIRED FOR ADA PARKING. REFER TO THE SITE PLAN FOR THE ACTUAL LAYOUT AND NUMBER OF SPACES TO BE PROVIDED.
 2. ALL PAINTED LINES AND STRIPING SHALL BE 4" WIDE.
 3. STRIPING SHALL BE SPACED @ 18" O.C. COLOR SHALL BE BLUE OR AS DIRECTED BY THE OWNER.
 4. SEE 28 CFR PT. 36 FOR ADDITIONAL DETAILS.
 5. PAINTED LETTERING TO BE 12" HEIGHT.

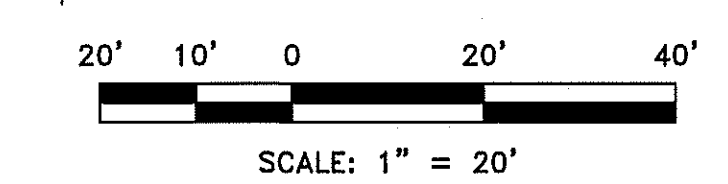


LA. STATE HIGHWAY NO. 3040
(WEST TUNNEL BOULEVARD)

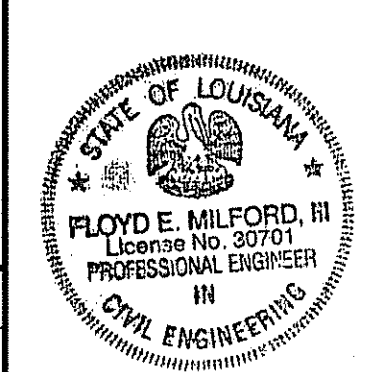


- STRIPPING NOTE:**
- 1) STRIPING SHALL BE ALKYD TRAFFIC PAINT
 - 2) PARKING STRIPING TO BE 4" WHITE
 - 3) HANDICAPPED STRIPING TO BE 4" BLUE
 - 4) CAUTIONARY STRIPING TO BE 4" YELLOW
 - 5) STOP BAR & LETTERING TO BE WHITE
 - 6) STOP BAR 12" BY LANE WIDTH
 - 7) STOP LETTERING 18" TALL
 - 8) BROKEN LINE 12" LONG WITH 12" GAP
 - 9) FIRELANE NO PARKING 8" RED BACKGROUND W/ 4" WHITE LETTERS

PARKING PROVIDED	
STANDARD	92
HC STANDARD	4
HC VAN	1
TOTAL	97



DATE	REVISION	BY	LAT
31JULY24	REVISIONS PER PLANNING COMM.		



PARKING PLAN

**PROPOSED BUILDING ADDITION FOR:
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
HEALTH UNIT EXPANSION TO
TECHE ACTION CLINIC
1016 WEST TUNNEL BLVD., HOUMA, LA
TERREBONNE PARISH, LOUISIANA**

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

DRAWN: LAT
CHK'D: F.E.M. III
SCALE: 1" = 20'
DATE: 26JULY24

JOB # 23-51 CAD # 2351-PARK FILE #

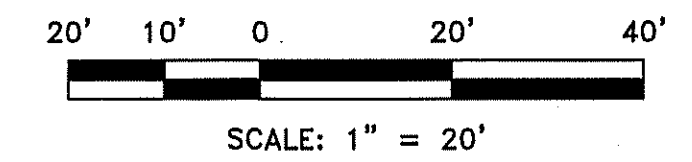
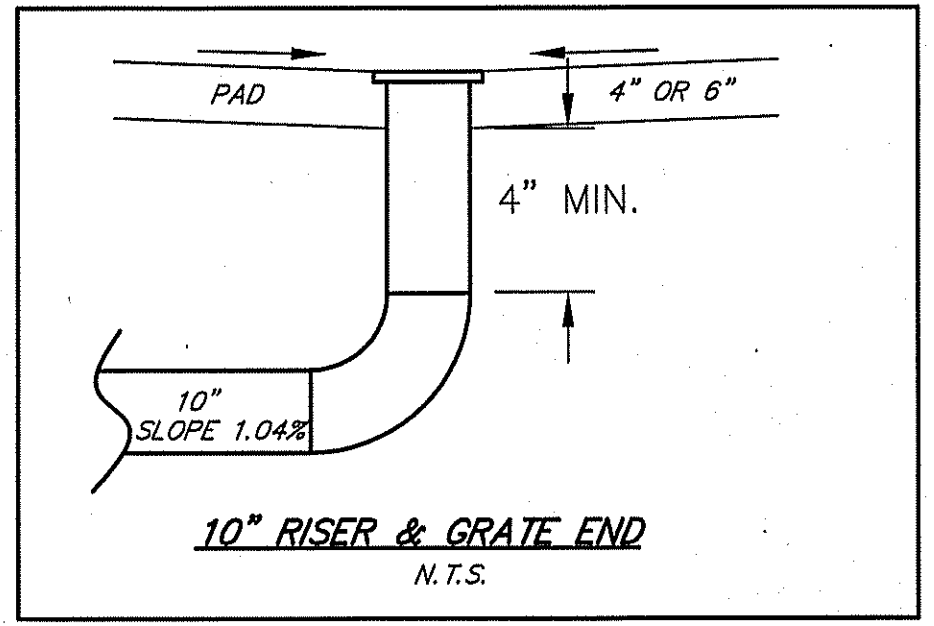
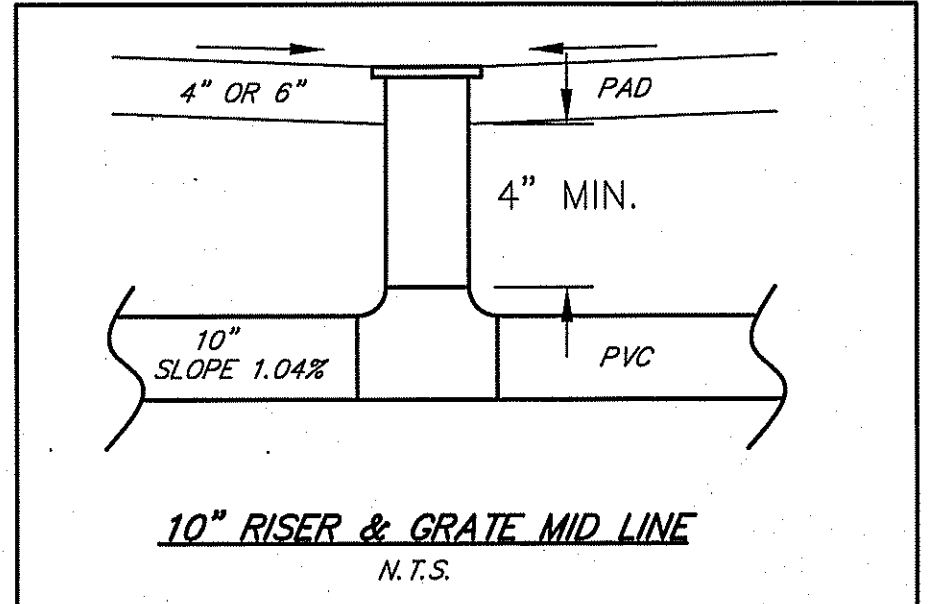
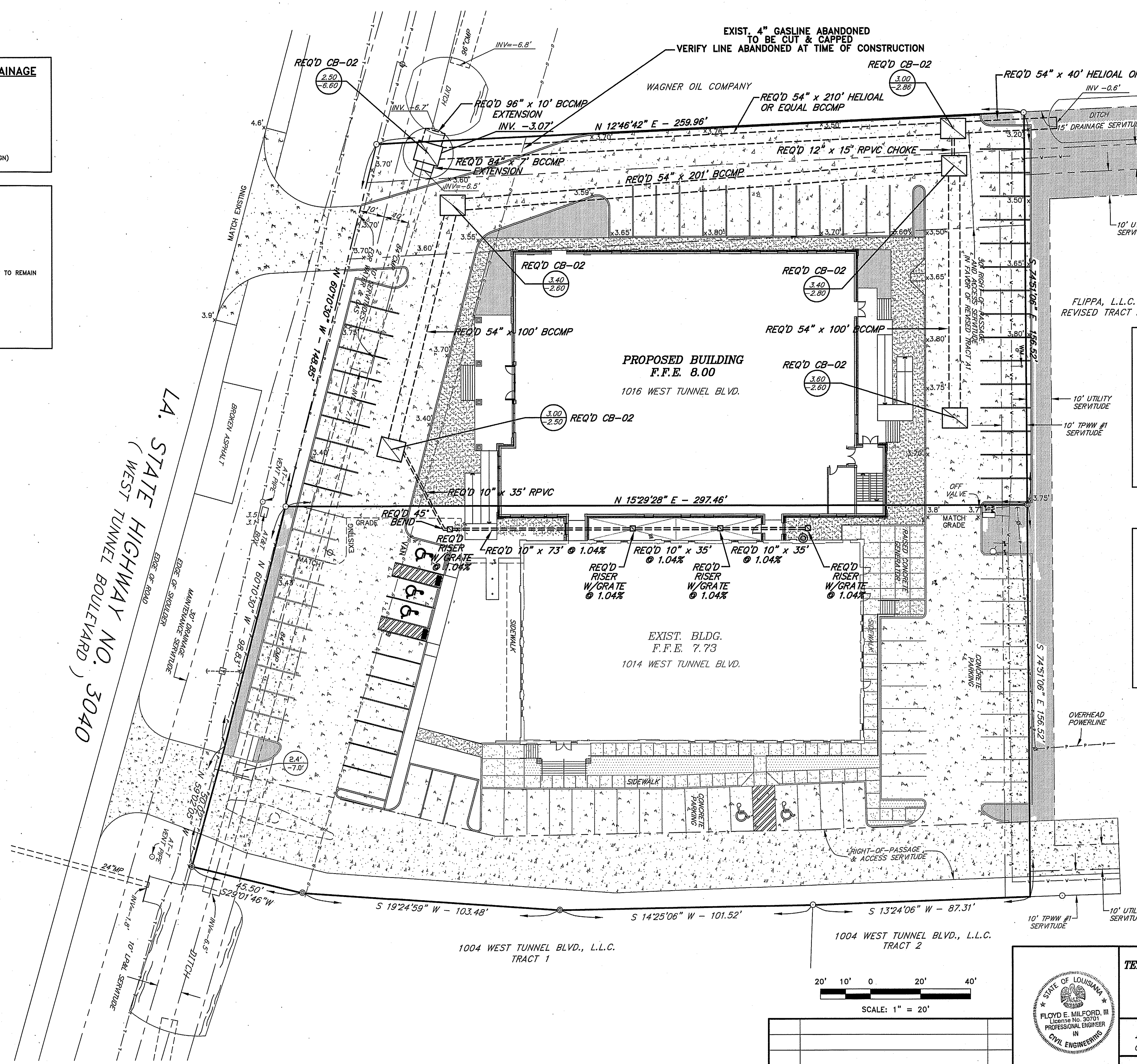
PROJECT NO.	PARISH	SHEET NO.
23-51	TERREBONNE	3

DESIGN CRITERIA - SUBSURFACE DRAINAGE

- 25 YEAR STORM
- Q = CIA
- N = 0.012 (R.C. PIPE)
- C = 0.50 (DEVELOPED LAND)
- COMPUTER PROGRAM HYDR 6020 (STORM SEWER DESIGN)

LEGEND

- DENOTES WATERSHED BOUNDARY
- DENOTES SUB-DRAINAGE AREA
- DENOTES PROPOSED DRAIN PIPE
- DENOTES PROPOSED CATCH BASIN
- DENOTES EXISTING DRAIN PIPE AND CATCH BASINS TO REMAIN
- ② DENOTES DRAINAGE STRUCTURE NUMBER
- ② DENOTES CATCH BASIN NUMBER
- DA 12 DENOTES DRAINAGE AREA
- DENOTES FLOW PATTERNS



DRAINAGE & GRADING PLAN

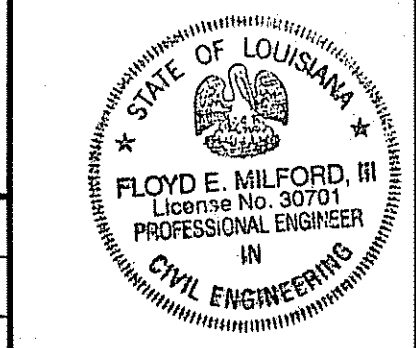
**PROPOSED BUILDING ADDITION FOR:
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
HEALTH UNIT EXPANSION TO
TECH ACTION CLINIC
1016 WEST TUNNEL BLVD., HOUMA, LA
TERREBONNE PARISH, LOUISIANA**

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

DATE: 26JULY24

JOB # 23-51 CAD # 2351-DR & GR FILE #



DATE	REVISION	BY

OFFERED BY:
SECONDED BY:

RESOLUTION NO. _____

A RESOLUTION GIVING NOTICE OF INTENT TO ADOPT AN ORDINANCE TO AMEND THE ZONING ORDINANCE, SECTION 28-1, DEFINITIONS, HOME OCCUPATION, SO AS TO ADD VERBIAGE RELATIVE TO PET GROOMING SERVICES AS PER "ATTACHMENT A" AND CALLING A PUBLIC HEARING ON SAID MATTER FOR _____.

BE IT RESOLVED by the Terrebonne Parish Council (Community Development and Planning Committee), that notice be hereby given to adopt an ordinance to amend the Zoning Ordinance of the Parish of Terrebonne so as to add verbiage relative to pet grooming services as per "Attachment A"; and

THEREFORE, BE IT RESOLVED that a public hearing be called on said matter for Wednesday, _____ at 6:30 p.m.

THERE WAS RECORDED:

YEAS: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

The Chairman declared this resolution ADOPTED/NOT ADOPTED on this, the _____ day of _____, 2024.

JOHN AMEDÉE, CHAIRMAN
TERREBONNE PARISH COUNCIL

* * * * *

I, TAMMY TRIGGS, Clerk of the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the _____ Committee on _____, 2024 and subsequently ratified by the Assembled Council in Regular Session on _____, 2024, at which meeting a quorum was present.

TAMMY TRIGGS, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

OFFERED BY:
SECONDED BY:

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, SECTION 28-1, DEFINITIONS, HOME OCCUPATION, OF THE PARISH OF TERREBONNE SO AS TO ADD VERBIAGE RELATIVE TO PET GROOMING SERVICES AS PER "ATTACHMENT A."

WHEREAS, the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, hereby declares that it has adopted a resolution giving notice of intent to adopt the following ordinance hereto; and

WHEREAS, the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, has conducted a public hearing on Wednesday, _____; and

WHEREAS, after considering all comments received, if any, the following action is hereby taken.

NOW, THEREFORE, BE IT ORDAINED by the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, that the Zoning Ordinance, Section 28-1, Definitions, Home Occupation, of the Parish of Terrebonne be hereby amended so as to add verbiage relative to pet grooming services as per "Attachment A."

SECTION II

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

SECTION III

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

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

THERE WAS RECORDED:

YEAS: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

The Chairman declared this ordinance ADOPTED/NOT ADOPTED on this, the ____ day of _____, 2024.

JOHN AMEDÉE, CHAIRMAN
TERREBONNE PARISH COUNCIL

TAMMY TRIGGS, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

Date and Time Delivered to Parish President:

Approved _____ Vetoed

Jason W. Bergeron, Parish President
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

I, TAMMY TRIGGS, Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on _____, 2024, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

TAMMY TRIGGS, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

DRAFT

ATTACHMENT A

Sec. 28-1. Definitions.

For the purpose of this chapter certain words and phrases used herein are defined as follows:

Home occupation: In general any business or commercial activity carried out for financial gain within a dwelling unit by the occupant of the dwelling unit, provided: (a) the activity is clearly incidental and subordinate to the use of the dwelling unit as a residence; (b) is carried on solely within the main dwelling and does not alter or change the exterior character or appearances of the dwelling; and (c) is located in a residential district.

- (1) This term, as applied to the R-1 Districts, shall have the following definition: An occupation for gain or support conducted only by members of a family residing in a dwelling and conducted entirely within the dwelling, provided that no article is sold or offered for sale except such as may be produced by members of the family residing in the dwelling, and further provided, that the occupation is incidental to the residential use of the premises and does not utilize more than twenty-five (25) percent of the floor area of the dwelling. Home occupations shall include, in general, personal services such as those furnished by a physician, dentist, musician, artist, cosmetician or seamstress; dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and overnight boarding when performed by the person occupying the building as his or her private dwelling, and shall not include the employment of any additional persons in the performance of such services. Home occupations shall also include such other occupations as constitute personal services and are of a nature similar to any of those herein specified.
- (2) This term, as applied to the R-2 and R-3 Districts, shall have the following definition: An occupation for gain or support conducted by a member or members of a family residing in a dwelling and conducted entirely within the dwelling, provided that, except for such sales as are customarily within the specific occupations hereinafter set forth, no article is sold or offered for sale except such as may be produced by a member or members of the family residing in the dwelling and his or its employees, and further provided, that the occupation is incidental to the residential use of the premises and does not utilize more than thirty-five (35) percent of the floor area of the dwelling. Home occupations shall include the occupations of physician, attorney, dentist, musician, artist, cosmetician, beautician, seamstress, tailor, real estate agent, insurance agent, civil, electrical, mechanical, chemical and petroleum engineer, geologist, urban planners and accountants; dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and overnight boarding when performed by the person occupying the building as his or her private dwelling. Home occupations shall also include such other occupations as constitute personal services and are of a nature similar to any of those herein specified. The person or persons engaged in a home occupation and occupying the building in which such occupation is pursued as his, her or their private dwelling may have not more than two (2) persons who are not resident in such dwelling employed in such home occupation and working within such dwelling.



Hebert & Marceaux, L.L.C.
Attorneys and Counselors at Law
(A Limited Liability Co. of Professional Law Corporations)

Phone: (985) 876-4324
Fax: (985) 876-4325
Email: hmlaw@hmlawfirm.com
www.hmlawfirm.com

* Julius P. Hebert, Jr.
** Brian J. Marceaux
* A Professional Law Corporation
Also Admitted in Texas

April 20, 2017

Not For Public

Chad M. Luke
Michelle L. Neil
Erich Vhan Ellender, Jr.
Denis J. Gaubert, III
of Counsel

Via Email
Original to Follow via Intergovernmental Delivery

Confidential Attorney/Client Communication

Terrebonne Parish Consolidated Government
Gordon E. Dove, Parish President
Al Levron, Parish Manager
Chris Pulaski, Planning Department
8025 Main Street, Suite 600
Houma LA 70360

Re: *Opinion – Home Occupation*
Our File No. 17141

Dear Gordon, Al and Chris:

An opinion was sought by Councilman Darren Guidry regarding the denial of home occupation permitting relative to a dog grooming business being conducted in R-1 zoning and the permissibility of continual operation of this business without permitting from the applicant's residence.

Terrebonne Parish expressly sets forth criteria for "home occupation" to be allowed. Operation of a residential dog grooming business is not permissible under the objective criteria of the parish ordinances for Home Occupation Permit.

Legal Authority

Article 6 § 17 of the 1974 Louisiana Constitution sets for the requirements relative to zoning, stating,

"Subject to uniform procedures established by law, a local government subdivision may (1) adopt regulations for land use, zoning, and historic preservation, which authority is declare to be a public purpose; (2) create commissions and districts to implement those regulations; (3) review decisions of any such commission; and (4) adopt standards for use, construction, demolition, and modification of areas and structures. Article 6 § 17 of the 1974 *Louisiana Constitution*.

The legislature empowers the establishment of municipal zoning regulations "for the purpose of promoting health, safety, morals, or the general welfare of the community". *La. R.S. 33:4721*.

The governing authority of these subdivisions may regulate and restrict “land for trade, industry, residence or other purposes; provided that zoning ordinances enacted by the governing authority of municipalities or the acts of the zoning commission, board of adjustment ... or zoning administrator shall be subject to judicial review on the grounds of abuse of discretion, unreasonable exercise of the police powers, an excessive use of the power herein granted, or the denial of due process, provided, further, that the right of judicial review of a zoning ordinance shall not be limited by the foregoing”. *Id.*

Essentially, it is the function of a zoning board or commission is to decide within prescribed limits and consistent with exercise of its legal discretion, whether a particular section of the zoning regulations applies to a given situation and the manner in which it does apply. *State v. Board of Zoning and City of New Orleans*, 94 So.2d 138 (La. App. Orl. 1957); *Lowney v. Zoning Board of Appeals of Black Beach Association*, 71 A.3rd 670 (144 Conn. App. 224). The authority to enact zoning regulations flows from the police power of governmental bodies and is valid if it bears a rational relation to the health, safety and welfare of the public. *Four States Realty v. City of Baton Rouge*, 309 So.2d 659 (La. 1975). In comporting with these directives, courts have found zoning ordinances are presumed valid and whoever attacks the constitutionality of an ordinance must show an abuse of discretion or an excessive use of power. *Four States Realty, supra*.

Generally, in applying the law to the facts of a particular case, a zoning board is endowed with liberal discretion, and its decision will not be disturbed unless it is found to be unreasonable, arbitrary or illegal. On the other hand, guidelines in zoning ordinances controlling the issuance of permits for use must contain objective criteria as courts have also held restrictive covenants are to be construed strictly against the grantor and persons seeking to enforce them, and liberally in favor of grantee, all doubts being resolved in favor of free use of property and restrictions. *Wax v. Woods*, 209 So.2d 329 (La. App. 4th Cir. 1968). Courts have further found failure of planning commission to recommend issuance of permit when enumerated criteria are met would give rise to a mandamus action. *Folsom Road Civic Association v. St. Tammany Parish*, 407 So.2d 1219 (La. 1981).

Section 28-1, et seq. Terrebonne Parish Code of Ordinances - Zoning

Terrebonne Code of Ordinances Sec. 28-46 establishes R-1 Single- family residential Districts in descending degree of restriction of which R-1 is paramount while also providing for mapping, boundaries, utility lines and supplemental districts. These R-1 Districts are “designed to protect the residential character of the areas by prohibiting all commercial activities to encourage a suitable neighborhood environment for family life by including some permitted uses and preservation of the openness of areas”. *Terrebonne Code of Ordinances Sec. 28-47*. Certain uses in these districts are subject to the approval of the Zoning and Land Use Commission, including home occupation.

The Commission considers the plan for appropriateness regarding transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and “as being in harmony with the orderly

and appropriate development of the district in which the use is located”, while also considering special exception such as Armories, Nursing homes, electric substations, gas regulator stations, nurseries, libraries, schools and water or sewage pump stations on a case by case basis. *Id.* (1)(b)(c).

These directives for R-1 Zoning contain a mixture of both rules and standards in the grant of permitting. The rules create less opportunity for discretion, have more protection, clear notice, and capture more or less the conduct desired with certainty. The rules regarding transportation, access and preventing undue traffic congestion and hazard can be determined in a clear manner applying the circumstances of the residence seeking home occupation. For instance, the frequency of business sought, parking available, and relative congestion of the area are easily evaluated on an objective basis for application of the rule and can be consistently applied by these measured evaluations which create accountability, certainty, stability and predictability.

However, standards are also included in the evaluation process regarding permitting. Standards require discretionary judgement and are applied on a case by case basis. Although standards, too, can be consistently and predictably applied, it generally requires more depth and thoughtfulness for consistent application. The standard in permitting is “harmony with the orderly and appropriate development of the district”. In order to justly evaluate harmonious and orderly conduct, an evaluation of intent and underlying policy can be utilized for consistent application.

The express intent of R-1 Districts is “to protect the residential character of the areas *by prohibiting all commercial activities* to encourage a suitable neighborhood environment for family life by including some permitted uses and preservation of the openness of areas”. *Terrebonne Code of Ordinances* Sec. 28-47. The intentionality of R-1 Districts contains a negative liberty, ensuring that residents are free from commercial interference, with limited exceptions. The standard for suitable neighborhoods is given clarity by a rule – prohibition of all commercial activities.

This analysis is suitable when evaluating specific problems which can give rise to emotive reactions which should be discarded in application of discretion. In the instant matter, a resident seeks permitting to further a home business, which takes initiative, industry, sacrifice, perseverance and enterprise – all noble and valiant policy aims in protecting preferred conduct in citizenry. However, the duty incumbent on the Commission is not to further the conduct of commercial enterprisers in residential zones - no matter how noble or admirable the conduct or how much compassion one may have for another’s circumstances. Rather, the express aim is to further residential character by prohibition, unless expressly adhering to directives.

Moreover, the application of these standards for use should be read in light of the statute written. The discretionary standard of use as “being in harmony” is caveated by the prepositional phrases, “with the orderly and appropriate development of the district.” This analysis can be helpful in instances where a myriad of complaints is received regarding one person which may be the result of jealousy, rivalry or malice. The application of the harmony standard is not relative to one person at the expense of another rather it is applied simply to development. The relevant question

pertains to only the use sought comporting with orderly development, not a tally of complaints or compassion or contempt for parties involved.

For the sake of clarity in evaluating a permit of home occupancy, the term is defined as follows:

Home occupation: In general any business or commercial activity carried out for financial gain within a dwelling unit by the occupant of the dwelling unit, provided: (a) the activity is clearly incidental and subordinate to the use of the dwelling unit as a residence; (b) is carried on solely within the main dwelling and does not alter or change the exterior character or appearances of the dwelling; and (c) is located in a residential district.

(1)

This term, as applied to the R-1 Districts, shall have the following definition: An occupation for gain or support conducted only by members of a family residing in a dwelling and conducted entirely within the dwelling, provided that no article is sold or offered for sale except such as may be produced by members of the family residing in the dwelling, and further provided, that the occupation is incidental to the residential use of the premises and does not utilize more than twenty-five (25) percent of the floor area of the dwelling. *Home occupations shall include, in general, personal services such as those furnished by a physician, dentist, musician, artist, cosmetician or seamstress when performed by the person occupying the building as his or her private dwelling, and shall not include the employment of any additional persons in the performance of such services. Home occupations shall also include such other occupations as constitute personal services and are of a nature similar to any of those herein specified.*

Terrebonne Parish Code of Ordinances Sec. 28-1.

Home Occupation Permitting is not an automatic right in the parish. It must be permitted. It also does not qualify as a variance exception that can be granted by the Board of Adjustments. Home occupation include personal services. Personal services, generally, are those services which serve a person, rather than animals. In this instance, the list is illustrative of service of a person's external needs of grooming, clothing and health care while also serving creative endeavors of music and artistry. The list also contains the word, "physician". This broad term for a practitioner of medicine could reasonably be applied to a practitioner of veterinary medicine. If inclusive of veterinary medicine, it could reasonably be analogized to include dog grooming, as both serve the needs of animals. However, the term "physician" is followed by "dentist", a more specific medical practitioner. One can infer the implicit intent by the inclusion of both terms was to exclude animal care in favor of those who practice personal healing arts. This interpretation stands to reason as the delineated services all further the aim of quality of human life by means of personal, rather than animal care. Personal services are also expressly defined as, "places of business primarily engaged in the provision of frequently or recurrently needed services of a *personal* nature. Typical uses include beauty and barbershops, seamstress, tailor, shoe repair shops, or dry cleaning and laundry pick-up stations" Terrebonne Parish Code of Ordinances, Sec. 28-1. Under this definition, dog grooming is not the class of service eligible for home occupancy permitting. See *East Baton Rouge Parish v. Baily*, 192 So.2d 831 (La. App. 1st Cir. 1967); 73 ALR 2nd 439 – what constitutes a "Home Occupation".

Moreover, dog grooming is also defined in the pertinent provisions. "Animal Sales and Services (limited)" is defined as, "retail sales, veterinary services, outdoor kennels, *grooming and*

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boarding when totally within a building of dogs, cats, birds..... typical uses include...pet **grooming shops**.....Terrebonne Parish Code of Ordinances 28-1. The use sought is expressly defined and excluded from R-1 home occupancy use. The term is also inclusive of “veterinary services” which corroborates the above analysis.

Terrebonne Parish Code of Ordinance 28-48(b) delineates appropriate use for C-2 General Commercial Districts. Among the expressly permitted uses are “animal sales and services (limited)” While a use permitted in a zone of higher restriction, R-1, is permitted in a zone with lesser restriction, C-2; the converse is not applicable. Therefore, dog grooming is not permitted in R-1. TPCG should deny the Home Occupation Permit for a residential dog grooming business in R-1.

Conclusion

In conclusion, TPCG should not issue Lindsay Martin a Home Occupation Permit for dog grooming. In conclusion, the foregoing opinion does not consider any implications regarding building codes, neighborhood associations or neighborhood covenants and restrictions.

The foregoing is simply an opinion and is limited in scope and based on the information available. A court of law or other governing authority may disagree with this opinion or this opinion may be developed, altered or amended as new information or additional considerations become evident.

If you have any questions, please contact my office immediately.

With kindest regards, I remain

Sincerely,
HEBERT & MARCEAUX, LLC

Julius P. Hebert, Parish Attorney
Chad M. Luke, Assistant Parish Attorney

Cc: Gordon Dove, Sr., Parish President
Al Levron
Terrebonne Parish Council