

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
James A. Erny.....	Member
Kevin Ghirardi.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

**AUGUST 20, 2015, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 16, 2015

**D. COMMUNICATIONS**

**E. NEW BUSINESS:**

1. Home Occupation:
  - a) Establish a massage therapy business; 651 Duval Street; Dominique Blanchard, applicant  
*(District 5/City of Houma Fire District)*
2. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 2610 Bryant Street, Lot 20, Block 1, Barrowtown Subdivision; Ethel Stewart, applicant; and call a Public Hearing on said matter for Thursday, September 17, 2015 at 6:00 p.m.  
*(District 5/City of Houma Fire District)*
  - b) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision; Darrell A. Jefferson, applicant; and call a Public Hearing on said matter for Thursday, September 17, 2015 at 6:00 p.m.  
*(District 5/City of Houma Fire District)*

**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 July 16, 2015
2. Zoning & Land Use Commission Minutes for the Regular Meeting of July 16, 2015

**D. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 20, 2015 INVOICES AND TREASURER'S REPORT OF JULY 2015**

**E. COMMUNICATIONS**

**F. OLD BUSINESS:**

1. a) Subdivision: Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil  
Approval Requested: Process D, Minor Subdivision  
Location: 10405 East Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Robert J. Neil  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase E  
Approval Requested: Process D, Minor Subdivision  
Location: End of Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Engineer: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Bon Villa Mobile Home Park  
Approval Requested: Process B, Mobile Home Park-Engineering  
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Mark Guidroz  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application
4. a) Subdivision: Tract B1C-1 & B1C-2, A Redivision of Tract B1-C belonging to Leon Cox  
Approval Requested: Process D, Minor Subdivision  
Location: Approximately 4100 Block of Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Leon Cox  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
5. a) Subdivision: Division of a 139.75 acre Tract I of land belonging to Robert & Lisa Roger to create Tracts 1, 2, & 3  
Approval Requested: Process A, Re-Subdivision  
Location: 4364 Shrimpers Row, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Robert Roger  
Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.  
  
b) Consider Approval of Said Application
6. a) Subdivision: Beatrous Campsites, Division of Property being a portion of the Morris W. Callahan Succession belonging to Richard C. Davidson, III  
Approval Requested: Process D, Minor Subdivision  
Location: 1735 Doctor Beatrous Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Richard Davidson  
Surveyor: T. Baker Smith, LLC  
  
b) Consider Approval of Said Application
7. a) Subdivision: Redivision of Lot 7 of the Partition of Properties of the Mathilde Daigle Bergeron, et al (Shelly Daigle, et al) Estate  
Approval Requested: Process D, Minor Subdivision  
Location: 3299 Highway 316 (Upper Bayou Blue Road), Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Elphege J. Bergeron  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Consider Approval of Said Application

**G. APPLICATIONS:**

1. a) Subdivision: Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park  
Approval Requested: Process D, Minor Subdivision  
Location: 3399 West Park Avenue, Gray, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Acadian Pointe Subdivision, Phase "A"  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Laban Avenue, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Professional Construction and Leasing, LLC; Donald B. Olivier, II  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Rue Colton John (Road Project)  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 2766 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Mali Investments, LLC  
Engineer: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Variance: Variance to consider Conceptual & Preliminary and Engineering at the same meeting  
d) Consider Approval of Said Application
4. a) Subdivision: Resubdivision of Colonial Acres Shopping Center into Lots 1 & 2  
Approval Requested: Process D, Minor Subdivision  
Location: 6411 thru 6441 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Colonial Acres Limited Partnership  
Surveyor: Acadia Land Surveying, L.L.C.  
  
b) Public Hearing  
c) Consider Approval of Said Application

**H. STAFF REPORT**

**I. ADMINISTRATIVE APPROVALS:**

1. Survey of Lots 1 & 2, A Redivision of Property belonging to Sheri T. Ledet, Section 48, T18S-R19E, Terrebonne Parish, LA
2. Proposed Division of Lot 4 & Proposed Property Corner Adjustment to Lot 3, Block 1, of Fesi Court Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
3. Lot Extension to Property belonging to Jonathan Cadriere, Section 7, T18S-R19E, Terrebonne Parish, LA (signed by Vice-Chairman, Alex Ostheimer)
4. Revised Tracts C-9-2 & C-9-5, Holly-Corp Commercial Park, Phase "B", Section 101, T17S-R17E, Terrebonne Parish, LA (signed by Vice-Chairman, Alex Ostheimer)
5. Revised Tracts 5-A & 5-B being a Redivision of Property belonging to Gabe J. Dugas, et ux, Section 18, T18S-R17E, Terrebonne Parish, LA
6. Shift of Lot Lines between Lots 8 & 9, Block 10, Addendum No. 3 to Marcel Place, Section 105, T17S-R17E, Terrebonne Parish, LA
7. Redivision of portions of Lots 19B & 20 of Terrebonne Project LA-12, Waubun, St. George and Isle of Cuba Plantations, Sections 83 & 84, T15S-R16E, Terrebonne Parish, LA

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JULY 16, 2015**

- A. The Vice-Chairman, Mr. Alex Ostheimer, called the meeting of July 16, 2015 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Schouest. Dr. L.A. “Budd” Cloutier, Jr. was out of the country.
- B. Upon Roll Call, present were: Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; and Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mr. Jeremy Kelley; and Mr. Keith Kurtz. Also present were Mr. Pat Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Schouest moved, seconded by Mr. Thibodeaux: “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 June 18, 2015.”  
  
The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Ghirardi, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: None; ABSENT: Dr. Cloutier, Mr. Erny, Mr. Kelley, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. NEW BUSINESS:
1. The Chairman stated the next item under new business was an application by Stephen Darré requesting planned building group approval for the proposed placement of an additional commercial building at 116 Capital Boulevard.
    - a) No one was present to speak on the matter.
    - b) Mr. Stephen Darre, applicant, discussed his request for the planned building group.
    - c) Mr. Gordon discussed the Staff Report and stated would recommend approval of the planned building group.
    - d) Mr. Schouest moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant planned building group approval for the proposed placement of an additional building at 116 Capital Boulevard.”  
  
The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Ghirardi, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: None; ABSENT: Dr. Cloutier, Mr. Erny, Mr. Kelley, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. STAFF REPORT: None.
- G. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
  2. Chairman’s Comments: None.
- H. PUBLIC COMMENTS: None.
- I. Mr. Thibodeaux moved, seconded by Mr. Schouest: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:09 p.m.”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Ghirardi, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: None; ABSENT: Dr. Cloutier, Mr. Erny, Mr. Kelley, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, O.D., 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 16, 2015.**

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

**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**

AUG 20  
6pm  
2<sup>nd</sup> FL  
HEARING RM  
ZLUIS/11  
Dist. 5 / COH

Name: DOMINIQUE ~~BLANCHARD~~ BLANCHARD

Address: 651 DUVAL AVE HOUMA, LA 70364

Phone: (985) 413-0297

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

The premises affected are situated at 651 DUVAL AVE, HOUMA, LA in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: LOT 5 & N/2 LOT 6 BLOCK 8 JASTREMSIK ADDITION

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes X No

Applicant's interest in the premises affected: OWNER

Approximate cost of work involved: N/A

Explanation of property use: MASSAGE THERAPY

Plot Plan attached: \_\_\_\_\_ Yes X No Drainage Plan attached: \_\_\_\_\_ Yes X No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes X No PHOTOS

Address of adjacent property owners:

1. BARRY JAMES LANDRY  
655 DUVAL AVE  
HOUMA, LA 70364
2. RONALD JOSEPH FORET  
645 DUVAL AVE  
HOUMA, LA 70364

4. RAYMOND J. HEBERT  
548 MAPLE AVE  
HOUMA, LA 70364
3. MARTHA COLE LAPEYROUSE  
546 MAPLE AVE  
HOUMA, LA 70364

[Signature]  
Signature of Applicant or Agent

985 413-0297  
Phone Number

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

[Signature]  
Signature of Applicant or Agent

7-27-15  
Date



2015/12

Dist. 1

COH Fire

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

*P.O. Box 1446*

*Houma, Louisiana 70361-1446*

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

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

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

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

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 7/30/15

ETHEL STEWART  
Applicant's Name

2610 BRYANT ST.      HOUMA      LA      70363  
Address      City      State      Zip

(985) 232-4706  
Telephone Number (Home)      (Work)

100 %  
Interest in Ownership (Owner, etc.)

SAME  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

SEE ATTACHED FOR LEGAL

**Zoning Classification Request:**

From: R-1      To: R-3

Previous Zoning History:      No      X      Yes

If Yes, Date of Last Application: 9/17/01 & 10/8/03

**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. **SHOULD BEGIN UPON APPROVAL & COMPLETE WITHIN 90 DAYS.**

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.



5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.  
THERE ARE SIMILAR USES IN NEIGHBORHOOD.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

**PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)**

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SAME AS APPLICANT

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

100%

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

YES

**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

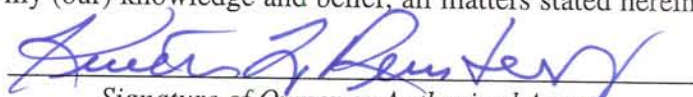
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own \_\_\_\_\_ 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

August 3, 2015

To Whom It May Concern:

My name is Ethel Stewart. I reside at 2610 Bryant Street, Houma LA. I am requesting to have my property re-zoned for the purpose of placing a mobile home in the rear of the property. This mobile home will be occupied by my son who is disabled. Due to his disability, he requires a location with someone near to check on him on a regular basis. I have lived at this location for more than fifty (50) years and I do not have any plans to vacate. The property next to me (2616 Bryant Street, owned by my brother) has been zoned for two mobile homes for several years.

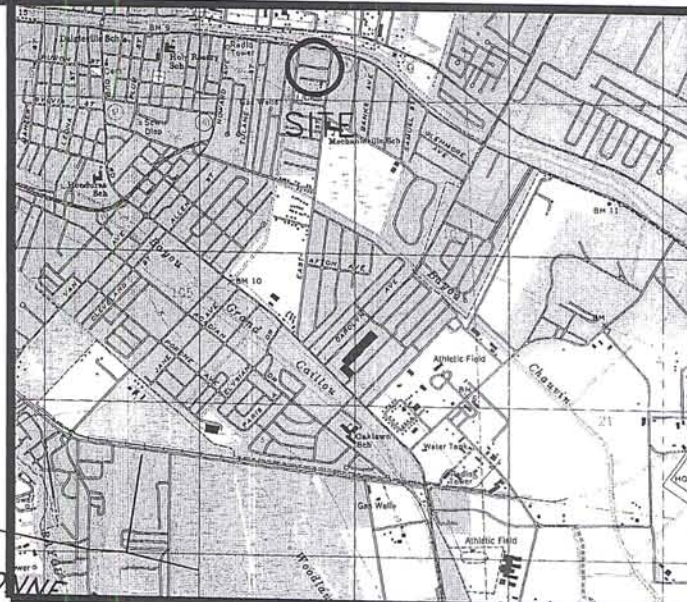
I would greatly appreciate your consideration in this matter

Sincerely yours,

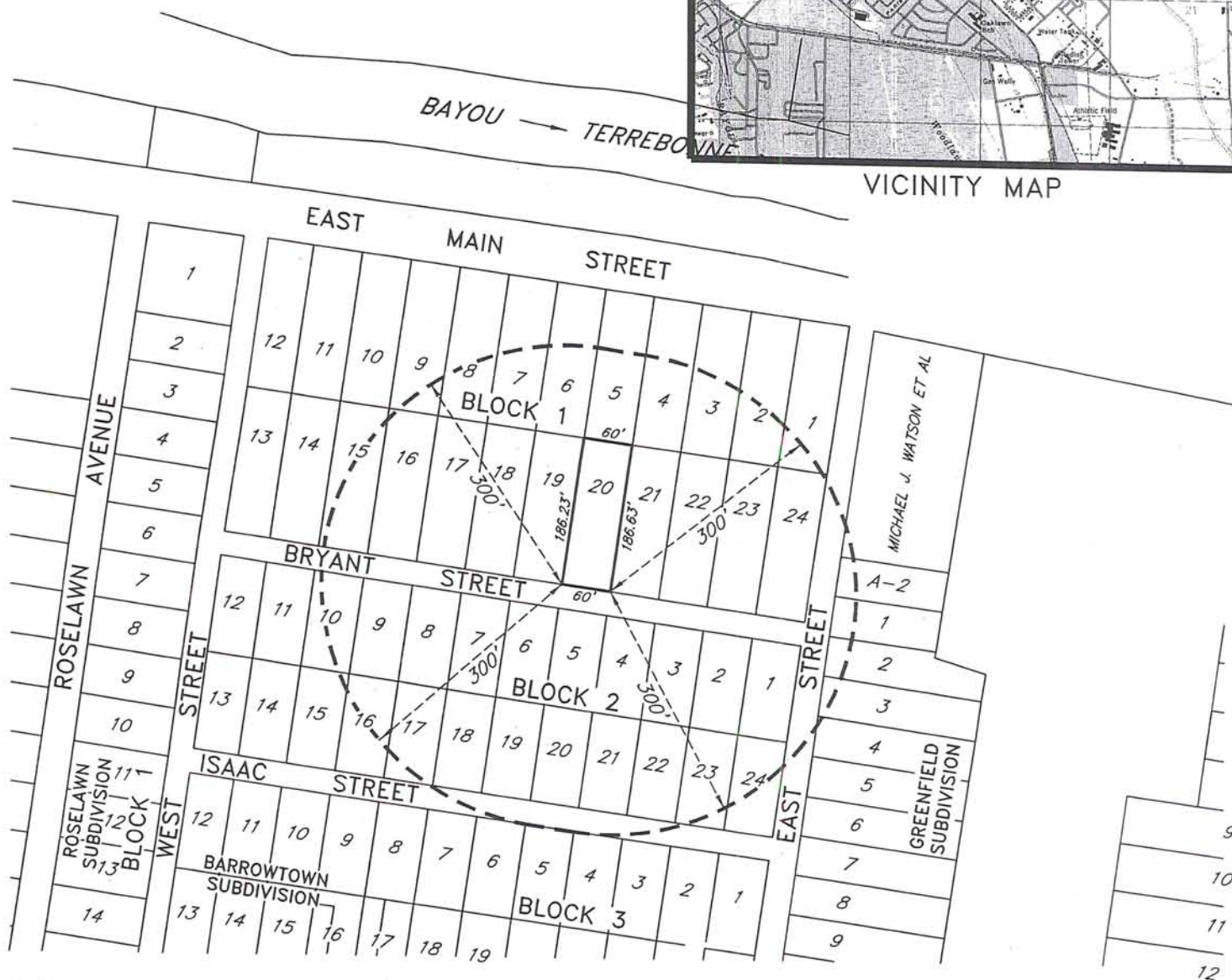
Ethel Stewart

---





VICINITY MAP



THIS SURVEY BASED ON MAP PREPARED BY ACHEE & WILKINSON SURVEYORS ENTITLED "MAP OF BARROWTOWN IN TERREBONNE PARISH IN SECTION 8, T17S-R17E, AND DATED JULY 11, 1908. 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-R103 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

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

MAP SHOWING LOT 20 BLOCK 1 OF  
BARROWTOWN SUBD TO BE REZONED  
FROM ZONE R-1 TO ZONE R-3  
LOCATED IN SECTION 8, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

JULY 31, 2015

SCALE: 1" = 200'

*[Signature]*

KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH. (985) 879-2782



COH Fire

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.

☒ **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.



5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties. **Many neighboring properties are re-zoned similarly.**
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

**PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)**

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

see separate sheet

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

100%

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

Yes

**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

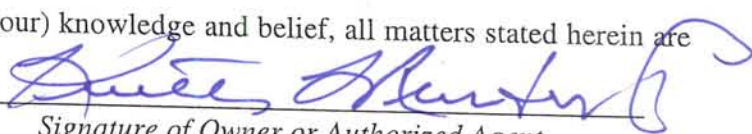
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.21 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

August 10, 2015

Terrebonne Parish Consolidated Govt.  
Mr. Christopher M. Pulaski,  
Senior Planner & Zoning Administrator

Dear Mr. Pulaski,

Enclosed please find the additional information you requested.

REASON FOR AMENDMENT

My property has R-3 zoning on the side, the rear & across the street. My property also had 2 structures on it in the past, lost during hurricane Katrina and I would like to replace them.

DEVELOPMENT SCHEDULE

If approved I would begin improvements right away and complete with a year.

PUBLIC NEED

There is a need for economic housing in the area.

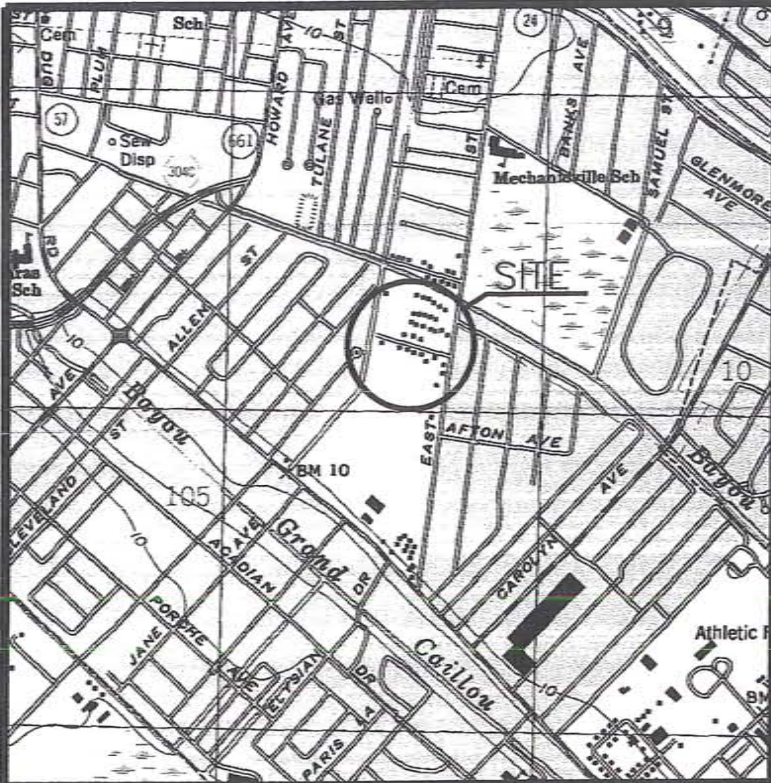
EFFECT OF AMENDMENT

The change in zoning would not alter much the effects on the adjacent use of the property. There is multi-family use in three directions of this property.



Darell A. Jefferson

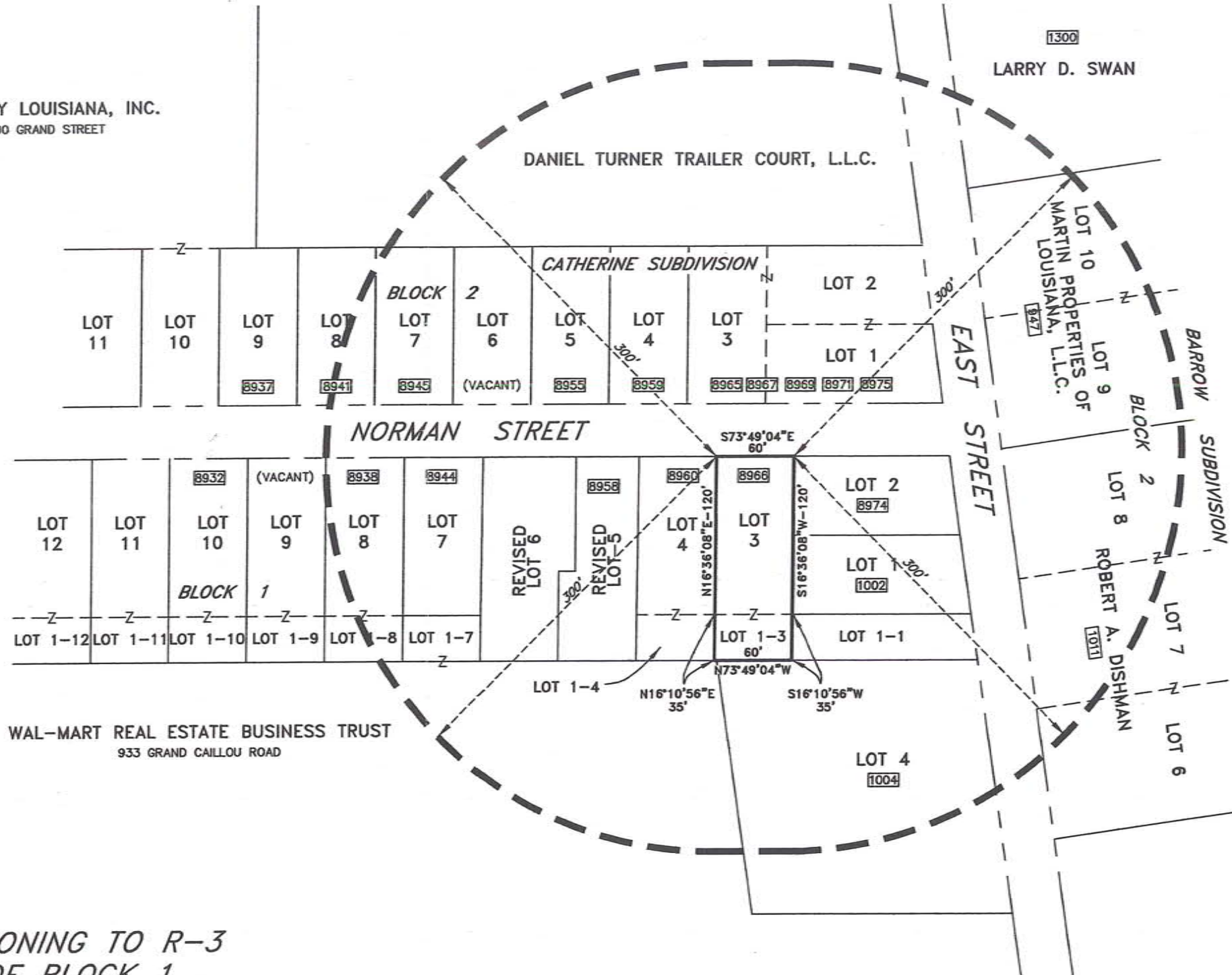




VICINITY MAP



ENTERGY LOUISIANA, INC.  
290 GRAND STREET



PLAN PREPARED FOR REZONING TO R-3  
FOR REVISED LOT 3 OF BLOCK 1  
CATHERINE SUBDIVISION  
PROPERTY BELONGING TO DARELL A. JEFFERSON  
LOCATED IN SECTION 105, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

JULY 31, 2015

SCALE: 1" = 100'

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

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 ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES 3/4" IRON ROD FOUND

THIS MAP BASED ON MAP ENTITLED "MAP SHOWING LOT EXTENSIONS ONTO A  
PORTION OF LOTS 170, 171, & 173 OF HONDURAS PLANTATION SUBDIVISION  
INTO LOTS 4-3, 5-1 THRU 5-5, 6-1 THRU 6-6 & 7-1 THRU 73 OF RIDGEWAY  
SUBDIVISION AND LOTS 1-1, 1-3 THRU 1-14 OF CATHERINE SUBDIVISION LOCATED  
IN SECTION 105, T17S-R17E CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA FOR  
WAL-MART STORES EAST, INC." PREPARED BY ACADIA LAND SURVEYING, L.L.C. AND  
DATED 2/4/2002 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 "A1" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005,  
SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD  
REQUIREMENT OF 7.5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103  
PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQ. OF 9'.

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.

