

Houma-Terrebonne Regional Planning Commission

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

SPECIAL MEETING
SEPTEMBER 3, 2026, 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

CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIENCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE:

We remind 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. OLD BUSINESS:

1. a) Subdivision:

Approval Requested:

Location:

Government Districts:

Developer:

Surveyor:

Southwood Place Residential Building Park; Lot 1, Southwood Place Subdivision

Process B, Residential Building Park-Conceptual & Preliminary

100 Southwood Place, Terrebonne Parish, LA

Council District 5 / Bayou Blue Fire District

Ironman Properties of America, LLC

Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Variance Requests:

1) For the minimum 10,000 sq. ft. for the Open Space & Recreation area, 3,924.48 sq. ft. is being provided

2) From the maximum density of eight (8) dwelling units per net acre

3) For a minimum area per unit space of 1,254.42 sq. ft. in lieu of the required 4,000 sq. ft.

4) For a minimum depth per unit space of 40 feet in lieu of the required minimum depth per unit space of 75 feet

5) For a minimum width per unit of 31.75 feet in lieu of the required minimum width per unit space of the required 50 feet

6) For a minimum setback of 5 feet in lieu of the required front yard setback of 10 feet
- d) Consider Approval of Said Application

E. ADJOURN

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

☒

SEE ATTACHED LIST

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

1. Name of Subdivision: Southwood Place Residential Park located within Lot 1 of Southwood Place Subdivision
2. Developer's Name & Address: Ironman Properties of America, LLC - PO Box 61 Bourg, LA 70343
Owner's Name & Address: Ironman Properties of America, LLC - PO Box 61, Bourg, LA 70343
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 100 Southwood Drive
5. Location by Section, Township, Range: Section 62, T16S-R17E
6. Purpose of Development: Duplex construction
7. Land Use:
- | | |
|--|---|
| ☐ Single-Family Residential | 8. Sewerage Type: |
| ☒ Multi-Family Residential | ☐ Community |
| ☐ Commercial | ☐ Individual Treatment |
| ☐ Industrial | ☒ Package Plant |
| | ☐ Other |
9. Drainage:
- | | |
|---|---|
| ☒ Curb & Gutter | 10. Planned Unit Development: Y ☐ N ☐ |
| ☐ Roadside Open Ditches | 11. Date and Scale of Map: |
| ☐ Rear Lot Open Ditches | <u>Date: 7/30/2026 Scale: 1"=20'</u> |
| ☒ Other | 12. Council District / Fire Tax Area: |
13. Number of Lots: 1
14. Filing Fees: _____

CERTIFICATION:

I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

8/3/26

Date

[Signature]

Signature of Applicant or Agent

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

John T. Gold JR.

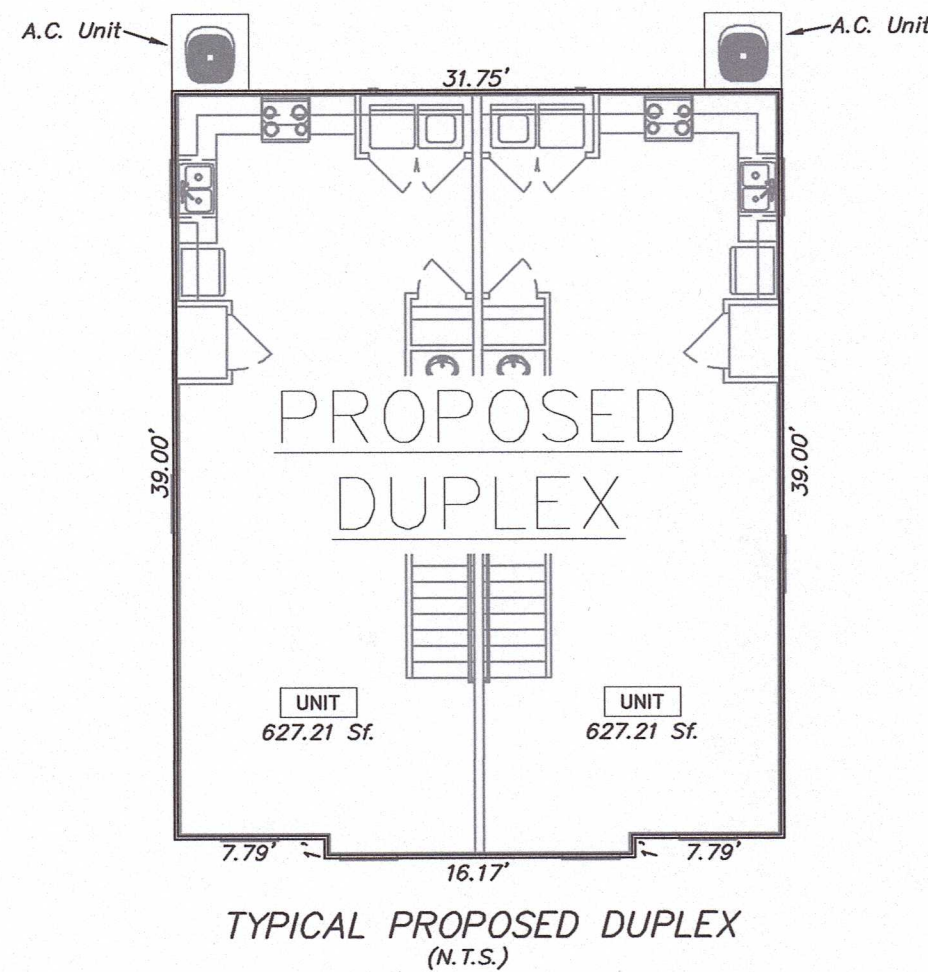
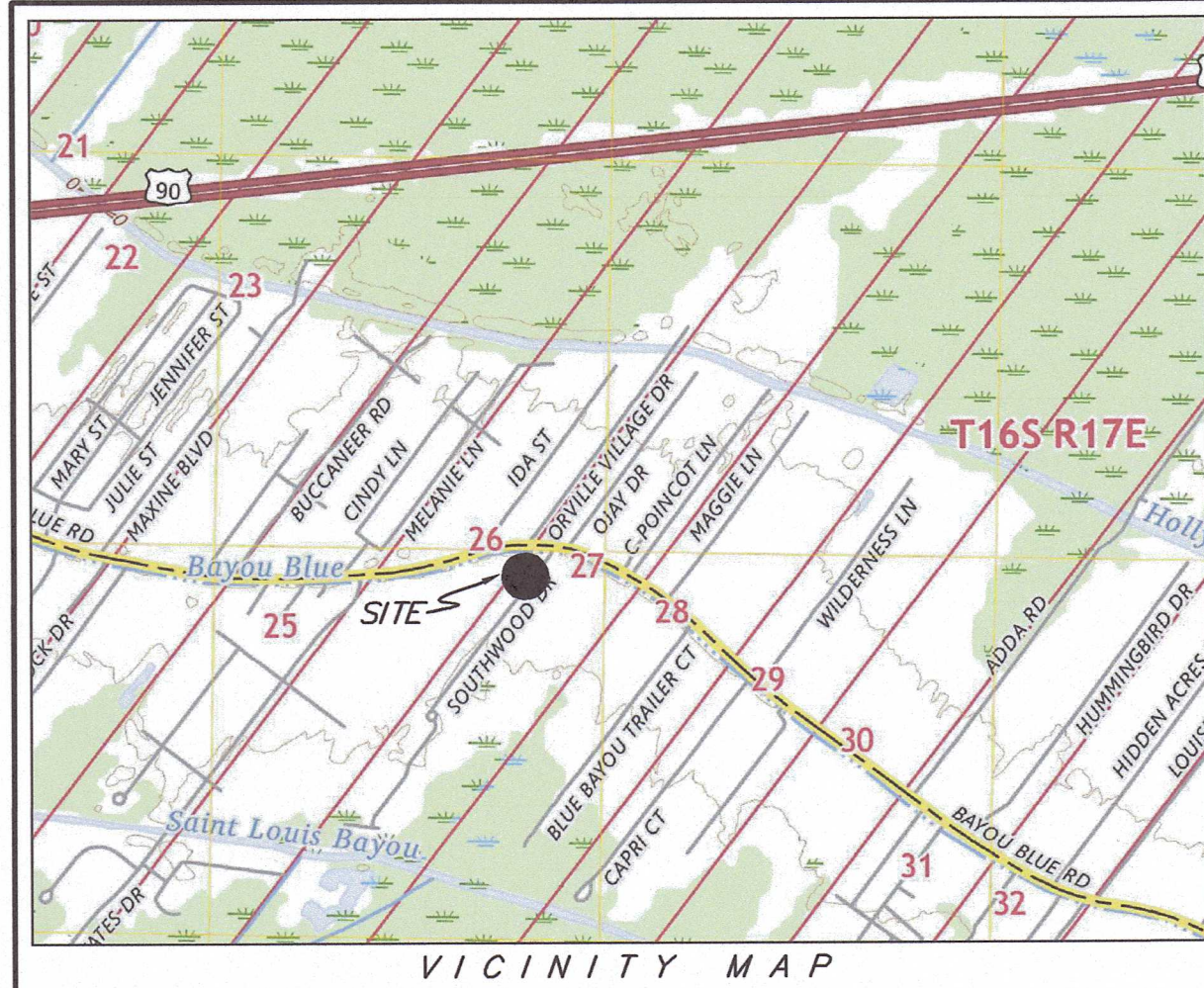
Print Name of Signature

August 17 2026

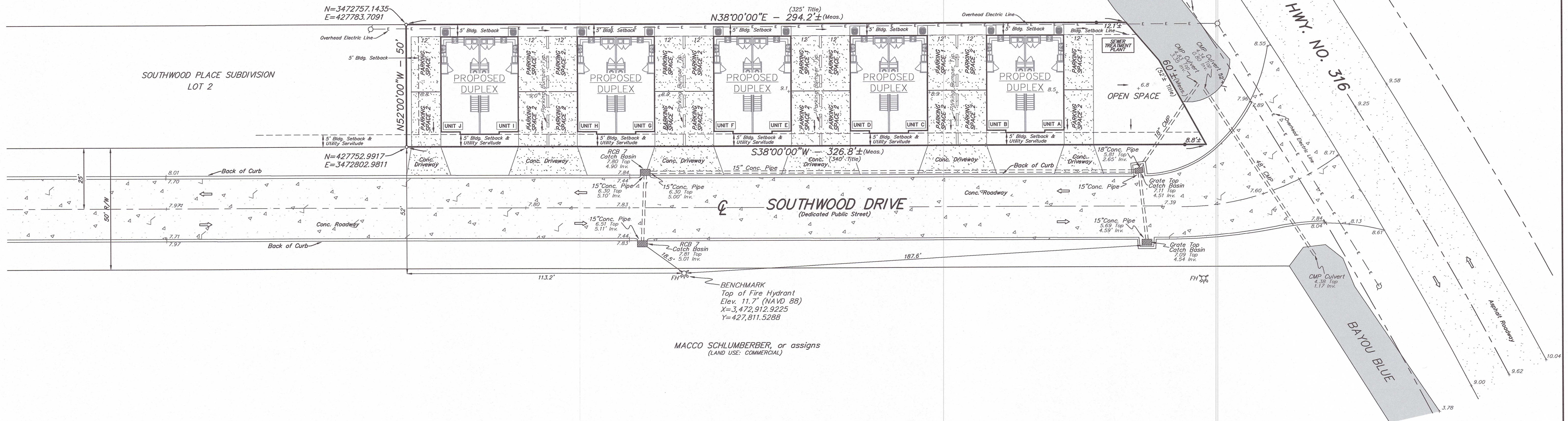
Date

[Signature]

Signature



BRIAN D. REYNOLDS, et ux
(LAND USE: SINGLE-FAMILY RESIDENTIAL)



MACCO SCHLUMBERGER, or assigns
(LAND USE: COMMERCIAL)

- LEGEND**
- Indicates 3/4" Pipe Fd. Unless Noted
 - Indicates 5/8" Rod Fd. Unless Noted
 - ⊕ Indicates Exist. Fire Hydrant
 - ⊞ Indicates Power Pole
 - ⊞ Indicates Power Pole
 - 0.0' Indicates Natural Ground Elev.

ADDRESS:
100 SOUTHWOOD DRIVE
Houma, LA 70364

TOTAL AREA:
0.358 Acres

Proposed Land Use:
Residential Building Park
Multi-Family Residential

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

BY _____ FOR _____

CONCEPTUAL & PRELIMINARY

DEVELOPER:
IRONMAN PROPERTIES OF AMERICA, LLC

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390
Gray, LA 70359
Ph: (985) 876-4412
Email: clmsurveyor@aol.com

DRAWN: A.M.C.
CHECKED: C.L.M.
SCALE: 1" = 20'
DATE: 30 JULY 26

JOB # 7503 **CAD #** 7503 **FILE #**

GENERAL NOTES:

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

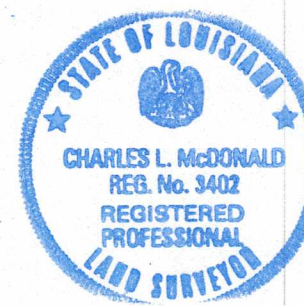
NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "X" as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023 (Map No. 22109C 0115 E)

REFERENCE MAP: "ADDENDUM No. 1 TO SOUTHWOOD PLACE SUBDIVISION" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 3 June 1987

Method of Sewer Disposal is Sewer Treatment Plant.

The lots shown hereon drain into the T.P.C.G. maintained drainage system along Southwood Drive and into Bayou Blue. The property owner shall perpetually maintain all necessary private drainage structures to said drainage destination.



SOUTHWOOD PLACE RESIDENTIAL PARK
LOCATED WITHIN LOT 1 OF
SOUTHWOOD PLACE SUBDIVISION
SECTION 62, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 20'

30 JULY 2026

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985) 876-4412/Fax: (985) 876-4806
Email: clmsurveyor@aol.com

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

APPROVED:

Charles L. McDonald REG. P.L.S. No. 3402