

Houma-Terrebonne Regional Planning Commission

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

APRIL 18, 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

(Revised 4/16/2024)

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 March 21, 2024

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); Lots 6 through 9, Block 4, Crescent Park Addition, 509 Sunset Avenue; Southland Dodge, Chrysler, Jeep, LLC, applicant (*Council District 7 / City of Houma Fire*)
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 35, Block 2 and Lot 36, Block 3, Henderson Park Subdivision, 237 Henderson Street; Edgewood Holdings, LLC, c/o Juan Clara Gomez, applicant (*Council District 2 / Bayou Cane Fire*)

G. NEW BUSINESS:

1. Home Occupation:
Proposed barbershop; 408 Buquet Street; Deborah Authement, applicant (*Council District 3 / Bayou Cane Fire*)
2. Planning Approval:
Establish a church in a C-3 (Neighborhood Commercial) zoning district; 960D Grand Caillou Road; Jose Marquez Gonzales, applicant (*Council District 8 / City of Houma Fire*)
3. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); North Portion of Lot 17, Block D, Mechanicville Subdivision, 135A King Street; Ernest Davis, applicant; and call for a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 13, Block 1, Richard Subdivision, 2601 Payne Street; Shanita Watkins, applicant; and call for a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

H. STAFF REPORT

1. Discussion and possible action regarding the Houma Restoration District and proposed overlay district and calling a Public Hearing for said matter on Thursday, May 16, 2024 at 6:00 p.m.

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 ALLEGIENCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 21, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 18, 2024 INVOICES AND THE TREASURER'S REPORT OF MARCH 2024

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Lots 3-A & 3-B, A Redivision of Tract E-N-P-O-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 1603 Dunn Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Snail, LLC
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 6313 Mary Street, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: Estate of D.C. McIntire, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Variance Request: Variance from the drainage study
 - d) Consider Approval of Said Application

H. APPLICATIONS / NEW 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
2. a) Subdivision: Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC
Approval Requested: Process D, Minor Subdivision
Location: 237 Henderson Street, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Edgewood Holdings, LLC, c/o Juan Clara Gomez
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Variance Request: Variance from the fire hydrant distance requirements
 - d) Consider Approval of Said Application

3. a) Subdivision: Division of Property belonging to the Estate of Iris Martin to create Lot Extension M1
 Approval Requested: Process D, Minor Subdivision
 Location: 4732 Highway 56, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: Keith Martin
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 5 & Revised Lot 8 of Block 19, Connely Subdivision in the City of Houma; Section 96, T17S-R17E, Terrebonne Parish, LA (408 & 410 Pecan Street / Councilman Charles Champagne, District 5)
2. Survey & Redivision of Property belonging to Poverty Flats Plantation, Ltd. And Sweetland, L.L.C. into Tract 1 and Tract 2; Sections 63, 64, 65, 66, 67, 68, 106, 107, & 108, T16S-R15E and Section 36, T16S-R16E, Terrebonne Parish, LA (Bull Run Road / Councilman Carl Harding, District 2)
3. Revision of Lot Lines between Tracts of Land owned by Joan M. Blouin and Marvin V. Marmande, Jr.; Sections 24 & 25, T18S-R17E, Terrebonne Parish, LA (1318 Dr. Beatrous Road / Councilman Danny Babin, District 7)
4. Revised Tracts A & B, A Redivision of Tracts A & B, Property belonging to Edley J. Daigle, Jr., et al; Section 47, T16S-R17E, Terrebonne Parish, LA (142 Property Court / Councilman Charles Champagne, District 5)
5. Revised Lot 57, A Redivision of Lot 57, Block 4, Phase 2 of Cocodrie Cove Subdivision and Property belonging to Coco Partners, L.L.C.; Section 86, T21S-R18E, Terrebonne Parish, LA (176 Pier 5 Court / Councilwoman Kim Chauvin, District 8)
6. Revised Tracts A-2-A & 5, A Redivision of Revised Tract A-2-A & Tracts 5 & 6 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA (2314 Coteau Road & 1592 Bayou Gardens Blvd. / Councilman Charles "Kevin" Champagne, District 5)
7. Re-Subdivision of Lot 2-A and Lot 2-B belonging to Grand Isle Shipyard, LLC into Lots 2-A-1; Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA (628 & 648 South Hollywood Road / Councilman Clyde Hamner, District 6)

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
MEETING OF MARCH 21, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 21, 2024 of the HTRPC to order at 6:26 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Clarence McGuire and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mrs. Joan Schexnayder, TPCG Engineering Division, and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 22, 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. McGuire and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the March 21, 2024 invoices and approve the Treasurer's Report of February 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. McGuire and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated March 21, 2024, requesting to table the application by Snail, LLC, Item H.1, until the next regular meeting due to the installation of an additional sewer tap being required [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for Lots 3-A & 3-B, A Redivision of Tract E-N-P-Q-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma until the next regular meeting of April 18, 2024 as per the Developer's request [See *ATTACHMENT A*]."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. McGuire and Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated March 14, 2024, requesting to table the application by the Estate of D.C. McIntire, LLC, Item H.2, until the next regular meeting due to a variance not being properly published [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of April 18, 2024 as per the Developer's request [See *ATTACHMENT B*]."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr.

McGuire and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT Old Business be removed from the table and be considered at this time."

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

1. The Chairman called to order the Public Hearing for an application by Ennis P. Luke, Sr. for Process D, Minor Subdivision, for Revised Lot 3-A & Lot 3-C, A Redivision of Lot 3-A belonging to Ennis Paul Luke, Sr., et al.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

b) There was no one from the public present to speak on the matter.

c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and conditional approval provided the municipal addresses were depicted on the plat.

e) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval to Process D, Minor Subdivision, for Revised Lot 3-A & Lot 3-C, A Redivision of Lot 3-A belonging to Ennis Paul Luke, Sr., et al with a variance from the minimum lot size requirement (Lot 3-C to be 3,186 sf in lieu of the required 12,000 sf and conditioned upon municipal addresses being depicted on the plat."

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

H. APPLICATIONS / NEW BUSINESS:

1. *Tabled until the next regular meeting as per the Developer's request.* Lots 3-A & 3-B, A Redivision of Tract E-N-P-Q-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma [See *ATTACHMENT A*].

2. *Tabled until the next regular meeting as per the Developer's request.* Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 [See *ATTACHMENT B*].

3. The Chairman called to order the application by Patrick J. & Samantha Luke requesting approval of Process D, Minor Subdivision, for the Survey and Division of Property belonging to Patrick J. Luke, Samantha Luke, and Melissa Luke into Lot 13B, Lot 13C, and Lot 13D.

a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.

b) There was no one present to speak on the matter.

c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided municipal addresses were depicted on the plat and submittal of an approval letter from the Louisiana Department of Health.

e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Survey and Division of Property belonging to Patrick J. Luke, Samantha Luke, and Melissa Luke into Lot 13B, Lot 13C, and Lot 13D conditioned upon municipal addresses being depicted on the plat and submittal of an approval letter from the Louisiana Department of Health.”

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

4. The Chairman called to order the application by Dantin Bruce Development, L.L.C. requesting final approval of Process C, Major Subdivision, for Adley Oaks, Phase C.

a) Mr. Corey Blanchard, Quality Engineering & Surveying, L.L.C., stated they wished to bond the streetlights that were not yet energized and had no indication when they would be.

b) Mrs. Schexnayder, TPCG Parish Engineer, read a memo dated March 12, 2024 regarding the punch list items for the development [See ATTACHMENT C].

c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the items on the TPCG Engineering Division’s punch list.”

d) Mrs. Schexnayder stated she would have to add the bond to her letter and an amount at 125% would be determined and agreed upon between her and the Engineer.

e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC grant final approval of Process C, Major Subdivision, for Adley Oaks Subdivision, Phase C with the acceptance of a bond for the unenergized street lights (amount to be determined and approved by TPCG Engineering at 125%) and conditioned upon the Developer complying/resolving the remaining punch list items on TPCG Engineering Division’s memo dated March 12, 2024 [See ATTACHMENT C].”

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

I. STAFF REPORT:

1. The Commissioners were reminded that the Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training must be done annually.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

1. Property Line Shift between Lot 4A and Remaining Batture Lot 1-2A on Property belonging to Marty & Debra Thibodeaux; Section 54, T19S-R18E, Terrebonne Parish, LA (5348 Bayouside Drive / Councilwoman Kim Chauvin, District 8)

2. Property Line Shift between Lots 1 & 2, Block 1 of Hollywood Fields on Property belonging to Visco Resources, LLC; Section 102, T17S-R17E, Terrebonne Parish, LA (4900 Highway 311 / Councilman Clyde Hamner, District 6)

3. Survey & Resubdivision of Lots 1, 2, & 3 of Block B of Williams Addition into Lot BT-3 made by request of Deborah Davis, Attorney; Section 6, T17S-R17E, Terrebonne Parish, LA (7602 West Main Street & 193 Naquin Street / Councilman Carl Harding, District 2)

4. Revision of Lot Lines of Tract 1 & 2 of the Division of Property belonging to Lucille Babin Savoie to create Tract 1-A; Section 45, T16S-R17E, Terrebonne Parish, LA (2015 Bayou Blue Road / Councilman Charles Champagne, District 5)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None;

ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:43 p.m."

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



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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 (FAX) 985-879-1641

March 21, 2024

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

Att: Mr. Chris Pulaski:

Re: NEW BUSINESS – Item 1 New business, owner Snail, LLC

Dear Chris:

Please let this letter serve as a request to place the above item on the table and be considered for approval at the next planning commission meeting. Pollution Control has requested an additional sewer tap to be installed.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

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



Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

March 14, 2024

Via: E-Mail: bbecnel@tpcg.org

Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Becky M. Becnel, Minute Clerk

RE: REQUEST TO TABLE SUBDIVISION --AND-- TRANSMITTAL OF REVISED SUBDIVISION APPLICATION WITH VARIANCE REQUEST – **SURVEY AND DIVISION OF PROPERTY BELONGING TO ESTATE OF D.C. MCINTIRE, L.L.C. INTO LOT 1 AND LOT 2 (MINOR SUBDIVISION)** LOCATED IN SECTION 3, T16S-R14E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: ESTATE OF D.C. MCINTIRE, L.L.C. – ENGINEER'S PROJECT NO. 2024-027

Dear Becky:

This letter is to formally request to Table the above referenced matter which was submitted for the March 21, 2024 meeting of the Planning Commission.

We are hereby submitting a revised Subdivision Application with a Request for a Variance. We request that this matter be placed on the agenda for the April 18th meeting of the Planning Commission.

If you should have any questions or require additional information, please advise.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

James M. Templeton, P.L.S.

JMT/dth

Enclosures: Revised Subdivision Application
Variance Request

cc: TPCG Engineering Dept.
Estate of D.C. McIntire, L.L.C.
File (with enclosures)

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



March 12, 2024
Item No. H-4

TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E.
Staff Engineer

SUBJECT: Adley Oaks Phase C
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. The municipal street address of each lot needs to be shown on the plat.
2. The fire hydrant on Red Knot Drive is located incorrectly on the plat.
3. All property surveyed within Terrebonne Parish shall tie to one of the following:
 - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
 - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
4. All property corners need to be monumented and flagged.
5. Final survey plat shall record three-point tie for the referenced public set benchmark.
6. No Approval from Waterworks.
7. Lot grading is incomplete.
8. Roads & Bridges
 - a. Broken curbs on Adley Avenue near lots 191, 193, 212, & 224.
9. Pollution Control
 - a. All pipes and manholes need to be cleaned of mud and debris.
 - b. All manholes need the grout epoxy coated.
 - c. Manhole inverts prevented the camera from being able to get into the pipes for inspection and need to be corrected.
 - d. Manhole VI is not to grade and needs to be raised.
10. Utilities
 - a. Not all light have been installed.
11. SWPPP BMPs are not being maintained.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: William H. Purser, P.E. (email)
Utilities (email)
Road & Bridge (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446
 Phone (985) 873-6793 • htrpcinfo@tpcg.org

MARCH 2024

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		102,789.94
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems March 2024)		277.02
GANNETT LOUISIANA LOCALI Q (Publications - February 2024)		619.65
TPCG (Postage - March 2024)		315.34
IRS (1st Quarter 2024 Taxes)		145.35
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	1,387.36	
SUBTOTAL	101,402.58	
ACCOUNTS RECEIVABLE	1,628.87	
ENDING BALANCE		<u>103,031.45</u>
Chase Bank - Savings Account		99,296.71
Chase One Bank - Checking Account		3,734.74
TOTAL		<u><u>103,031.45</u></u>

ROBBIE LINER, Chairman
 JAN ROGERS, Vice Chairman
 BARRY SOUDELIER, Secretary/Treasurer
 TERRY GOLD
 CLARENCE MCGUIRE
 ANGELE POIENCOT
 TRAVION SMITH
 WAYNE THIBODEAUX
 VACANCY

CHRISTOPHER M. PULASKI, PLA
 Director
 BECKY M. BECNEL
 Minute Clerk
 DERICK BERCEGEAY
 Legal Advisor
 Terrebonne Parish
 Consolidated Government
 Planning & Zoning Department
www.tpcg.org/planning

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
 2024 - MARCH TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	3.87
Interest on Checking Account	0.04
Charles L. McDonald Land Surveyor, Inc.	25.00
Charles L. McDonald Land Surveyor, Inc.	26.75
Keneth L. Rembert Land Surveyors	142.38
David A. Waitz Engineering & Surveying, Inc.	159.76
David A. Waitz Engineering & Surveying, Inc.	151.07
Quality Engineering & Surveying, LLC	620.00
Red Stick Power, LLC	125.00
Visco Resources, LLC	125.00
HRI Communities, LLC	125.00
Leonard Chauvin, P.E., P.L.S., Inc.	125.00

Secretary/Treasurer

\$ 1,628.87

Approved by: _____ Title

Chairman

Approved by: _____ Title

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
P. O. BOX 1446
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
4/18/2024		Tery Gold	Per Diem	46.17
4/18/2024		Robbie R. Liner	Per Diem	46.17
4/18/2024		Clarence McGuire Jr.	Per Diem	46.17
4/18/2024		Angele Poiencot	Per Diem	46.17
4/18/2024		Jan J. Rogers	Per Diem	46.17
4/18/2024		Travion Smith	Per Diem	46.17
4/18/2024		Barry J. Soudelier	Per Diem	46.17
4/18/2024		Wayne Thibodeaux	Per Diem	46.17
4/18/2024		Gannett Louisiana LoCali Q	Advertising	1,244.05
4/18/2024		TPCG	Postage	169.76
4/18/2024		Martin & Pellegrin CPA	Professional Services	3,175.00
TOTAL OPERATING EXPENDITURES				4,958.17

Date	Invoice	Vendor	Description	Amount
4/18/2024		H-T Reg. Plan Comm	Transfer	5,000.00

4/18/2024
Date _____ Approved by: _____ Title _____

4/18/2024
Date _____  Approved by: _____ Accountant _____ Title _____

Receipts March 1st through March 31st, 2024

Adam's Salon Services, Inc. DBA Deb's Barber & Family Hairstyling	10.00
Jose M. Gonzales	10.00
Ernest Davis	25.00
Shanita Watkins	25.00
Keneth L. Rembert Land Surveyor, Inc.	185.83
Charles L. McDonald Land Surveyor, Inc.	159.76
Leonard Chauvin, P.E., P.L.S., Inc.	151.07
Massimo C. Raffignone	125.00
David Waitz Engineering & Surveying, Inc.	125.00
Leonard Chauvin, P.E., P.L.S., Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Grand Isle Shipyard, LLC	125.00

1,441.66

Chase Bank Money Market Account Balance \$95,738.37
Chase Bank Checking Account Balance \$3,7776.57

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tprcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – 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)

PLAT SHOWING LOTS 3-A & 3-B, A REDIVISION OF TRACT E-N-P-Q-K-I-H-G-E BEING A PORTION OF TRACT E-N-O-F-E PORTIONS OF LOTS 2 & 4 & LOT 3, BLOCK 35, HONDURAS ADDITION TO THE CITY OF HOUMA

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

- Name of Subdivision: _____
- Developer's Name & Address: SNAIL, LLC 401 BARROW ST HOUMA, LA 70360
Owner's Name & Address: SNAIL, LLC 401 BARROW ST HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1603 DUNN ST
- Location by Section, Township, Range: SECTIONS 39 & 105, T17S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
DATE: 2/26/24 SCALE: 1"=20'
- Council District / Fire Tax Area:
1 Pledger / COH Fire
- Number of Lots: 2
- Filing Fees: \$142.38

CERTIFICATION:

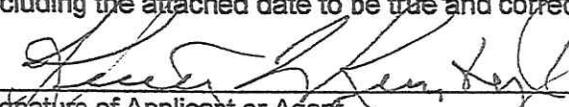
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

3/4/24

Date

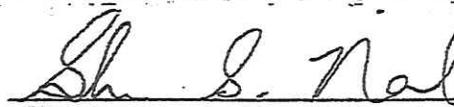

Signature of Applicant or Agent

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.

SNAIL, LLC

by: Shirin Nail

Print Name of Signature


Signature

3/4/24

Date

PC24/ 3 - 1 - 7

Revised 11/3/2021

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
 Re-Subdivision
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) – 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)

X The Applicant/Owner is requesting a Variance on providing a Drainage Study for this Minor Subdivision. See attached detailed description of the Variance Request.

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

1. Name of Subdivision: SURVEY AND DIVISION OF PROPERTY BELONGING TO ESTATE OF D.C. MCINTIRE, L.L.C. INTO LOT 1 AND LOT 2
2. Developer's Name & Address: ESTATE OF D.C. MCINTIRE, L.L.C. 152 VI DRIVE, HOUMA, LA 70360
- Owner's Name & Address: ESTATE OF D.C. MCINTIRE, L.L.C. 152 VI DRIVE, HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 6313 MARY ST., GIBSON, LA 70356
5. Location by Section, Township, Range: SECTION 3, T16S-R14E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: FEBRUARY 27, 2024 1" = 50'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: \$125.00

CERTIFICATION:

I, FREDERICK BOURGEOIS, MANAGER OF ESTATE OF D.C. MCINTIRE, L.L.C., certify this application including the attached date to be true and correct.

FREDERICK BOURGEOIS, MANAGER

Print Applicant or Agent

Date

3/14/2024

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.

FREDERICK BOURGEOIS, MANAGER

Print Name of Signature

Date

3/14/2024

Signature

REFERENCE MAPS & BEARINGS:

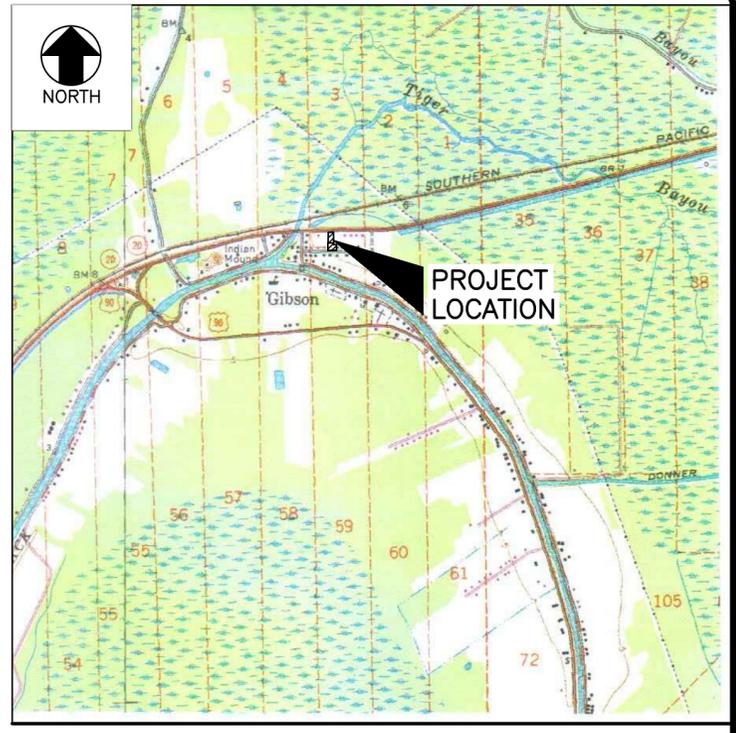
1. SURVEY OF TRACT A-B-C-D-A PROPERTY CLAIMED BY D.C. McINTIRE ESTATE IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 26, 1982 BY: KENETH L. REMBERT ENTRY #695408
2. SURVEY OF TRACTS A, B & C PROPERTY OF FRANCIS L. SICK ET AL IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: JUNE 27, 1984 BY: KENETH L. REMBERT ENTRY #765545

3. SURVEY OF 0.172 ACRE TRACT BELONGING TO SHAWN M. AND JAMIE GASPAR LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON
4. SURVEY OF REVISED TRACT 1 & REVISED TRACT 2 A REDIVISION OF TRACT 1 & TRACT 2 - BELONGING TO ALBERT RANNEFELD, ET AL - LOCATED IN SECTION 2, T14S-R16E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON

5. SURVEY OF PROPERTY BELONGING TO ROBERT D. AND NICOLE LEJEUNE, ET AL LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: (REVISED) OCTOBER 31, 2016 BY: JAMES M. TEMPLETON ENTRY NO.: 1520426

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

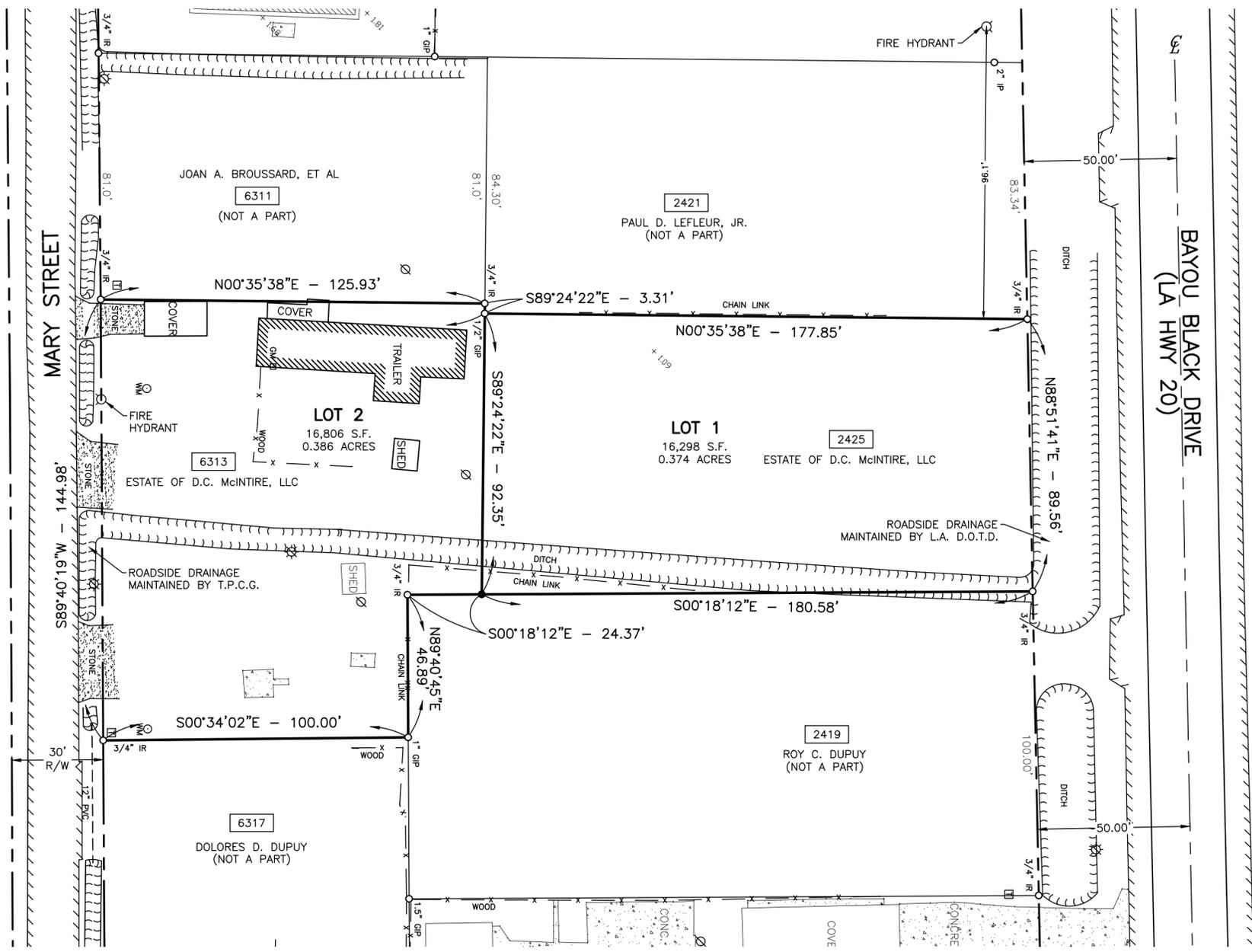
NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 467,947.13; EASTING = 3,454,859.98



VICINITY MAP
SCALE 1" = 2000'

LEGEND

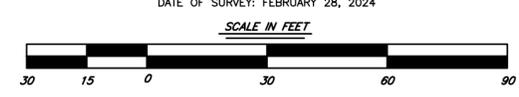
FOUND PROPERTY MARKER	○
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	●WV
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	○WM
EXISTING GAS VALVE	●GV
EXISTING GAS METER	□GM
EXISTING SEWER MANHOLE	⊙
DRAINAGE FLOW	→
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	(X.X)
LAND HOOK	⌞



NOTES:

- THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.
- LAND USE = RESIDENTIAL

DATE OF SURVEY: FEBRUARY 28, 2024



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE AE, WITH A B.F.E. OF 6.0'. FEMA MAP COMMUNITY PANEL NUMBER 22109C0075 E; DATED: SEPTEMBER 7, 2023

CERTIFICATIONS
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

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

APPROVED BY: _____
FOR: _____

APPROVALS

ESTATE OF D.C. McINTIRE, LLC DATE _____
FREDERICK BOURGEOIS - MANAGER

SURVEY AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF D.C. McINTIRE, LLC INTO LOT 1 AND LOT 2 LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. Civil Engineers & Professional Land Surveyors 1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017 DWAITZ@WAITZENGINERING.COM			1107 CANAL BLVD. THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1998 FAX
DESIGNED: JMT	DETAILED: JED	FIELD BOOK: 411	
CHECKED: JMT	CHECKED: JMT	PAGE: 25	
DATE OF PLAT: FEBRUARY 29, 2024		FILE: F:\DWGS\2024\24-027\24-027.DWG	
JOB NO: 24-027			

DATE	DESCRIPTION	BY

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
 Re-Subdivision
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) – 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)

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

1. Name of Subdivision: LOTS A THRU I, A REDIVISION OF PROPERTY BELONGING TO PAUL BARTELL CARTER ET AL
2. Developer's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212
Owner's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

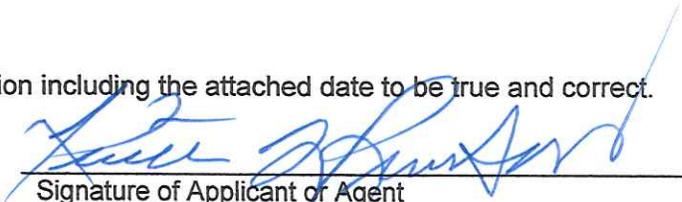
SITE INFORMATION:

4. Physical Address: BREAKWATER DR & BAYOU SALE
5. Location by Section, Township, Range: SECTION 84, T20S-R18E
6. Purpose of Development: CREATE TRACTS FOR SALE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 2/5/24 SCALE: 1"=40'
12. Council District / Fire Tax Area:
8 Chauvin / Little Caillou
13. Number of Lots: 9
14. Filing Fees: \$185.83

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

11/30/23
Date

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.

PAUL B. CARTER
Print Name of Signature

x 
Signature

11/30/23
Date

PC24/ 4 - 1 - 11

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
 Re-Subdivision
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. ** Minor Subdivision

Variance(s) – 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)

**

Variance from the required 250' for Fire Hydrant Spacing. See attached letter

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

1. Name of Subdivision: MAP SHOWING THE DIVISION OF LOT 36 BLOCK 3 TO HENDERSON PARK SUBDIVISION BELONGING TO EDGEWOOD HOLDINGS, LLC
2. Developer's Name & Address: Juan Clara Gomez 126 Henderson Street Houma LA 70364
Owner's Name & Address: Edgewood Holdings, LLC (Juan Clara Gomez 126 Henderson Street Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

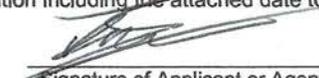
SITE INFORMATION:

- 237
4. Physical Address: Henderson Street Houma, LA 70364
5. Location by Section, Township, Range: Section 6, T17S-R17E
6. Purpose of Development: To create 3 tracts of record
7. Land Use:
 Single-Family Residential
 ** Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 ** Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 ** Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: 27 March 2024 / Scale = 1"=60'
12. Council District / Fire Tax Area: District 2
13. Number of Lots: 3 Lots
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
1 April 2024
Date

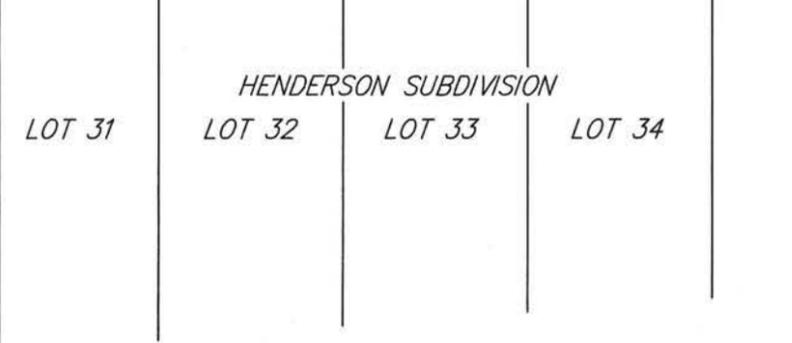
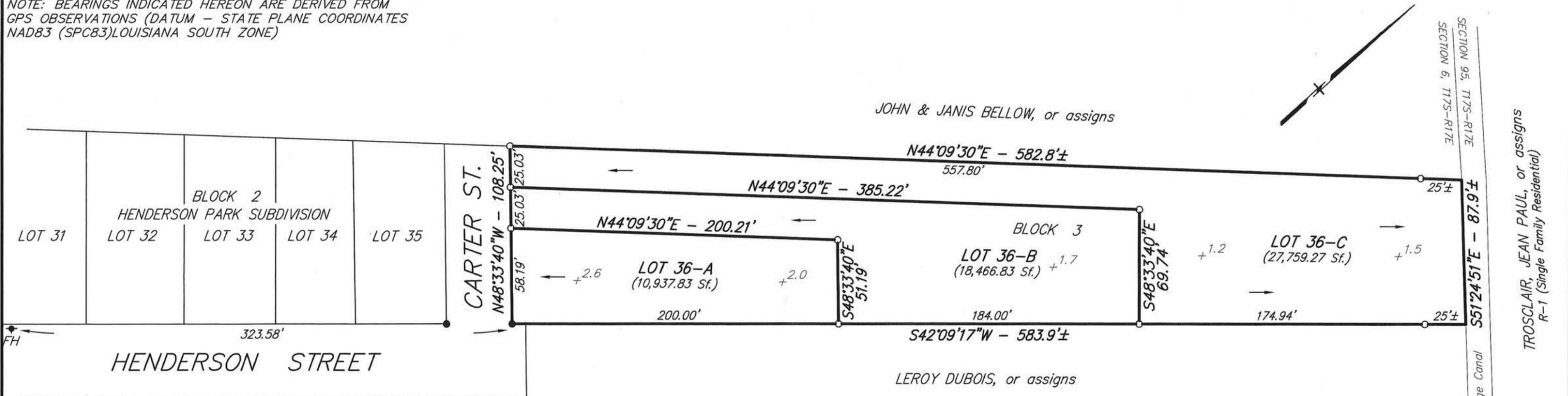

Signature of Applicant or Agent

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.

Juan Clara Gomez
Print Name of Signature
04-01-24
Date

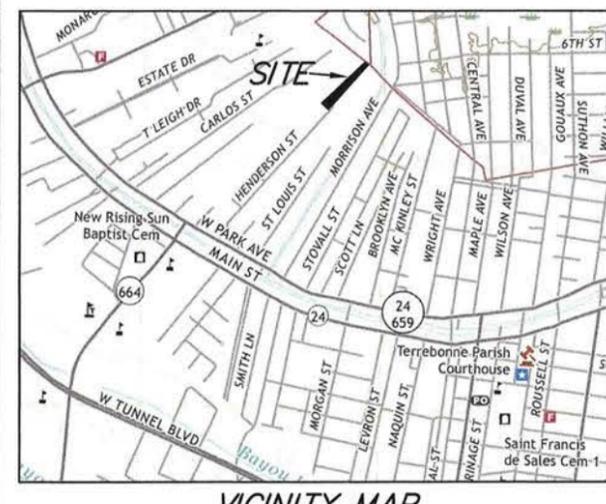

Signature

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)



APPROVED AND ACCEPTED THIS DATE _____ BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____



VICINITY MAP

GENERAL NOTES:

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 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: This property is situated within ZONE "AE (EL 6.0)", as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 0251 E)

NOTE: Method of sewer disposal is the existing T.P.C.G. community sewer system.

REFERENCE MAPS:

- 1.) "HENDERSON PARK SUBDIVISION" dated September 23, 1977 and revised May 4, 1978 and recorded at entry no. 567865,
- 2.) "ESTATE OF ERNEST J. WALLACE" prepared by Douglass S. Talbot dated July 18, 1977 and recorded at entry no. 549284.

LEGEND

- Indicates 1/2" Pipe Set Unless Noted
- Indicates 3/4" Pipe Fd. Unless Noted
- +0.0 Indicates Natural Ground Elev.
- FH ● Indicates Existing Fire Hydrant
- ← Indicates Drainage Flow



ADDRESS:
237 HENDERSON STREET

Proposed Land Use:
R-2 (Two Family Residential)

MAP SHOWING THE DIVISION OF LOT 36 BLOCK 3 TO HENDERSON PARK SUBDIVISION BELONGING TO EDGEWOOD HOLDINGS, LLC LOCATED IN SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60' 27 MARCH 2024

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: *[Signature]*

REG. P.L.S. No. 3402

CAD #7081

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

- Name of Subdivision: Division of Property Belonging to the Estate of Iris Martin to Create Lot Ext. M1
- Developer's Name & Address: Keith Martin, 104 Sandlewood Dr., Gray, LA 70359
Owner's Name & Address: Estate of Iris Martin C/O Keith Martin, 104 Sandlewood Dr., Gray, LA 70359
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Leonard Chauvin P.E., P.L.S., Inc., 627 Jackson St., Thibodaux 70301

SITE INFORMATION:

- Physical Address: 4732 La. Hwy. 56, Chauvin, LA 70344
- Location by Section, Township, Range: Section 84, T18S-R18E
- Purpose of Development: Create Lot Extension for neighbor
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
April 2, 2024 1" = 40'
- Council District / Fire Tax Area:
Council District 8
- Number of Lots: 2
- Filing Fees: \$149.30

CERTIFICATION:

I, LEONARD CHAUVIN, certify this application including the attached date to be true and correct.

LEONARD J. CHAUVIN III
Print Applicant or Agent

Leonard J. Chauvin III
Signature of Applicant or Agent

4/4/24
Date

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.

Keith P. Martin
Print Name of Signature

Keith P. Martin
Signature

4/4/24
Date

NOTES:

1. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "A"
2. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID 18.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING UTILITIES, SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. LOTS DRAINS ALONG TRACTS INTO ROADSIDE DRAINAGE SYSTEM. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS ALONG PROPERTIES. TERREBONNE PARISH ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS OF ROADSIDE DRAINAGE SYSTEM.
6. SEWAGE DISPOSAL: INDIVIDUAL DISPOSAL METHODS
7. LOT EXTENSION CAN ONLY BE PURCHASED BY ADJOINING LAND OWNERS (NEIL P. CHAUVIN).
8. LAND USE SINGLE FAMILY RESIDENTIAL.

REFERENCE MAPS AND BEARINGS:

- A. "SUNNY ACRES SUBDIVISION A SUBDIVISION OF THE PROPERTIES OF IRIS MARTIN AND ALLEN LEBLANC SECTION 84 T18S-R18E, TERREBONNE PARISH." PREPARED BY: DOUGLASS S. TALBOT DATED: 11/27/1963 REVISED: 02/10/1964
- B. "PLAT SHOWING PROPERTY PURCHASED BY RODNEY DAVIS MARTIN LOCATED IN SECTION 84, R18S-T18E, TERREBONNE PARISH LOUISIANA." PREPARED BY: DOUGLASS S. TALBOT DATED: 05/12/1978
- C. "SURVEY OF TRACT A-B-C-D-E-F-G-H-A PROPERTY BELONGING TO GATON J. CLEMENT ET UX IN SECTION 84, T18S-R18E TERREBONNE PARISH, LOUISIANA." PREPARED BY: KENETH L. REMBERT DATED: 08/12/1993

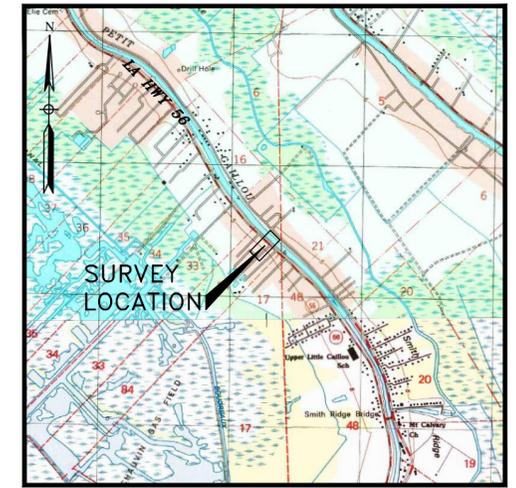
F.E.M.A. FLOOD ZONES AND HAZARDS:

FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER 225206 0300 E DATED SEPTEMBER 7, 2023 INDICATE THAT THESE LOTS ARE LOCATED IN ZONE AE (B.F.E. +13.00')

OWNER:
KEITH MARTIN
104 SANDLEWOOD DR.
GRAY, LA 70359

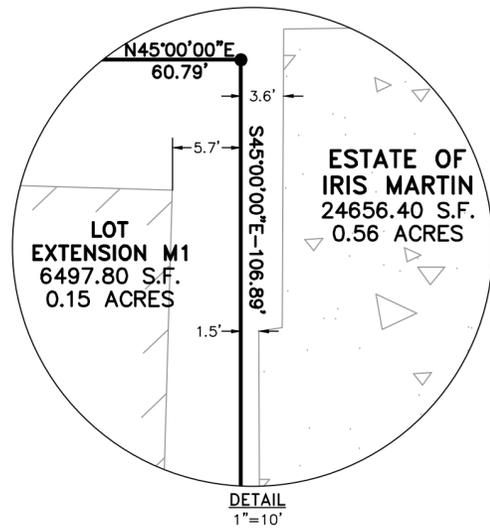
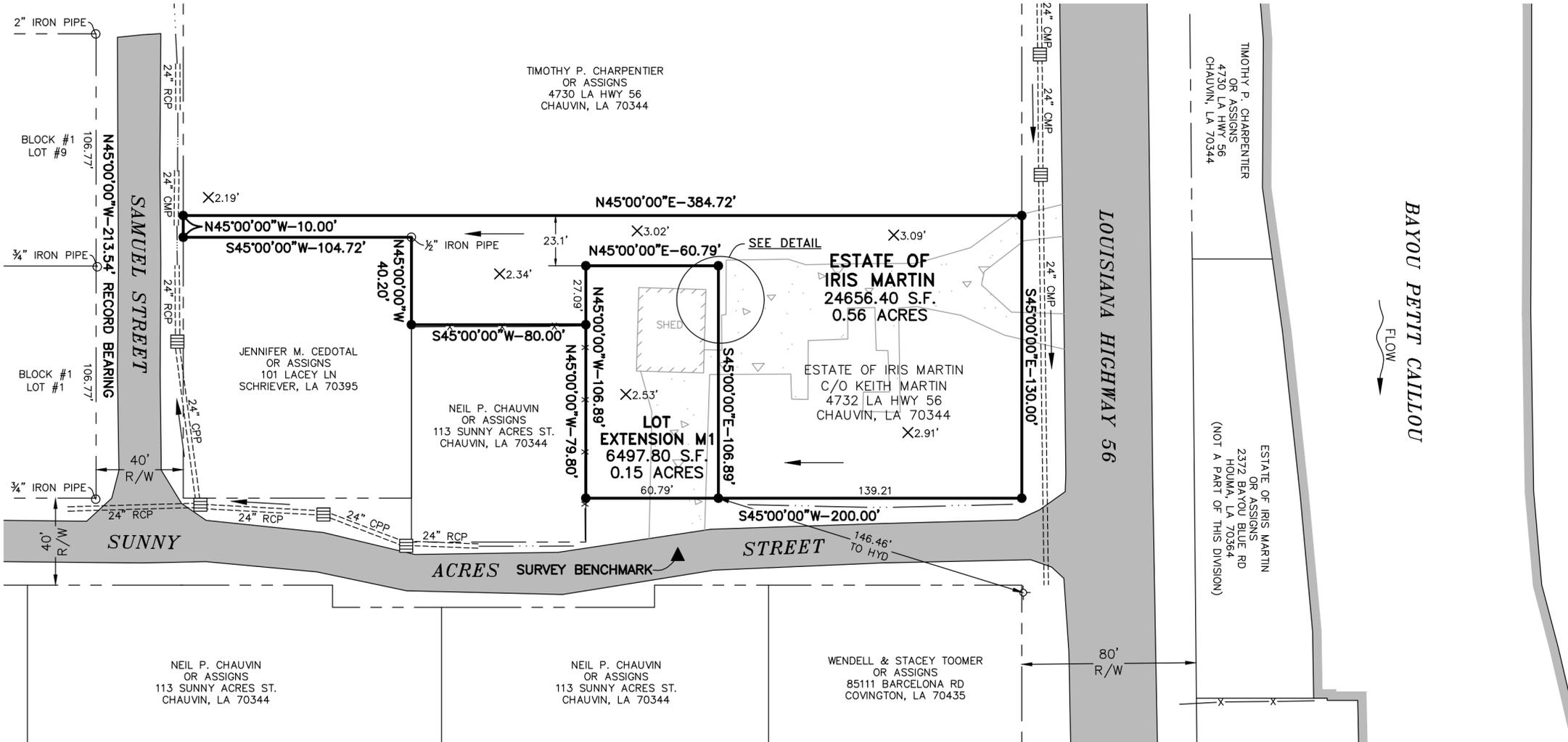
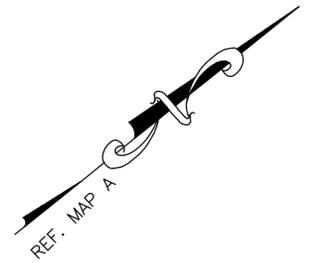
SURVEY BENCHMARK COORDINATE TABLE			
NORTHING	EASTING	ELEVATION	DESCRIPTION
366191.22'	3519382.52'	3.06'	MAG NAIL IN SUNNY ACRES STREET

HORIZONTAL DATUM: LOUISIANA COORDINATE SYSTEM, SOUTH ZONE (1702) (U.S. SURVEY FEET)
VERTICAL DATUM: NAVD88, GEOID 18 (U.S. SURVEY FEET)



VICINITY MAP
1"=3,000'

- LEGEND:**
- RIGHT OF WAY
 - DITCH CENTERLINE
 - - - - - SUBSURFACE DRAINAGE
 - FOUND AS NOTED
 - SET 5/8" IRON ROD
 - ▲ SURVEY BENCHMARK
 - ⊖ FIRE HYDRANT
 - ← DRAINAGE DIRECTION
 - ×6.00' SPOT ELEVATION



CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

PRELIMINARY

APPROVED: LEONARD J. CHAUVIN, III. REG. NO. 5260
LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

APPROVALS:

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

SURVEY SHOWING
DIVISION OF PROPERTY BELONGING TO
THE ESTATE OF IRIS MARTIN
TO CREATE LOT EXTENSION M1
LOCATED IN SECTION 84, T18S-R18E,
CHAUVIN, TERREBONNE PARISH, LOUISIANA
DATE: APRIL 5, 2024

