

# Houma-Terrebonne Regional Planning Commission

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

**JULY 17, 2025, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

*Revised 7/9/2025*

**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 the Minutes of the Zoning & Land Use Commission for the Regular Meeting of June 26, 2025

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS:**

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision; Lonzo Lavine, applicant (*Council District 1 / City of Houma Fire*)

**G. OLD BUSINESS:**

1. Reconsideration of Planned Building Group conditional approval given on May 15, 2025 for the placement of five (5) residential units at 7389, 7393, 7397, & 7401 Park Avenue (revised site plan); Richard Real Estate & Management, LLC, applicant

**H. NEW BUSINESS:**

1. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville; Iona L. Brown, applicant; and call a Public Hearing on said matter for Thursday, August 21, 2025 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); 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant; and call a Public Hearing on said matter for Thursday, August 21, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

**I. STAFF REPORT**

**J. COMMISSION COMMENTS:**

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

**K. PUBLIC COMMENTS**

**L. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 26, 2025

**E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 17, 2025 INVOICES AND THE TREASURER'S REPORT OF JUNE 2025**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility)  
Approval Requested: Process D, Minor Subdivision  
Location: 10307 East Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Sealevel Construction  
Surveyor: Duplantis Design Group, PC  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 5880 North Bayou Black Drive, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson Fire District  
Developer: Freddie J. Triche  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Variance Request: Variance from the fire hydrant distance requirements [Lot 2-B-1 to be 260' in lieu of the required 250' (within 10% allowance)]  
  
c) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Lots 2-A & 2-B, A Redivision of Property belonging to Norman L. Billiot, Jr., et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4364 & 4365 Lori Ann Drive, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Daisy & Norman L. Billiot, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Variance Request: Variance from the minimum frontage width (Tract 2-B to be 20' in lieu of the required 25')  
  
d) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to Absolute Property Investments, LLC (Tracts A, B, & C)  
Approval Requested: Process D, Minor Subdivision  
Location: 5464 & 5478 West Main Street, 106, 110, 114, & 118 Morello Court, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Jill B. Falgout & Stephen R. Falgout  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: The Cottages at Cypress Ridge, Phases A-D  
Approval Requested: Process C, Major Subdivision-C&P  
Location: LA Hwy. 24/Executive Drive, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Prime Land Development  
Surveyor: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVAL(S):**

1. Revised Tract 2 and Revised Tract 8, A Redivision of Property belonging to Richard Perera and Colin Baugh; Sections 72 & 83, T15S-R16E, Terrebonne Parish, LA *(124 Main Project Road & 146 Perera Court / Councilman John Amedée, District 4)*
2. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B" belonging to WS-PK Property, LLC, et al; Section 5, T17S-R17E, Terrebonne Parish, LA *(6868 West Park Ave. / Charles "Kevin" Champagne, District 5)*

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee
  - a) *Public Hearing*  
Discussion and possible action regarding proposed RV Park Regulations

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

1. Presentation by Commissioner Michael Billiot regarding Houma United Nations and the proposed use of grant funds received

**N. ADJOURN**

# Houma-Terrebonne Regional Planning Commission

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

- Name of Subdivision: Eagle II Dry Dock Facility
- Developer's Name & Address: Sealevel Construction (1087 LA-3185 Thibodaux, LA 70301)  
Owner's Name & Address: Eagle Dry Dock & Marine Services, LLC (1087 LA-3185 Thibodaux, LA 70301)  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Matthew P. Rodrigue, PE

### SITE INFORMATION:

- Physical Address: 10307 East Park Avenue Houma, LA 70363
- Location by Section, Township, Range: Sections 5, 27, 28, 29, 30, 31, 37, & 38; Township 17 South; Range 18 East
- Purpose of Development: Marine Dock Facility
- 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: 02/28/2025 1" = 300'
- Council District / Fire Tax Area:  
Council District 9 / Fire Tax District 5/Bourg
- Number of Lots: 1
- Filing Fees: \$ 324.92

### CERTIFICATION:

- I, Richard Roth, certify this application including the attached data to be true and correct.

Richard Roth  
Print Applicant or Agent

2-25-2025  
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.

Richard Roth  
Print Name of Signature

2-25-2025  
Date

[Signature]  
Signature

PC25/ 3-6-14

Revised 11/3/2021





1-1



# Houma-Terrebonne Regional Planning Commission

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

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- A. ☐ Raw Land  
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- 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)

☒

LOT 2-B-1 IS 260' FROM FIRE HYDRANT. VARIANCE IS REQUESTED. IT'S WITHIN THE 10%

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

1. Name of Subdivision: PLAT SHOWING REVISED TRACT 2-B & LOT 2-B-1. A REDIVISION OF TRACT 2-B BELONGING TO FREDDIE J. TRICHE ET UX
2. Developer's Name & Address: FREDDIE J. TRICHE 5765 BAYOU BLACK DR., GIBSON, LA 70356  
Owner's Name & Address: FREDDIE J. & TRUDY B. TRICHE 5765 BAYOU BLACK DR. GIBSON, LA 70356  
*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: 5880 NORTH BAYOU BLACK DR.
5. Location by Section, Township, Range: SECTIONS 101, 102 & 103, T16S-R15E
6. Purpose of Development: CREATE NEW LOT 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: 5/8/25 SCALE: 1"=100'
12. Council District / Fire Tax Area: 2 / Gibson
13. Number of Lots: 2
14. Filing Fees: \$344.20

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

5/23/25

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.

FREDDIE J. TRICHE

Print Name of Signature

5/23/25

[Signature]  
Signature

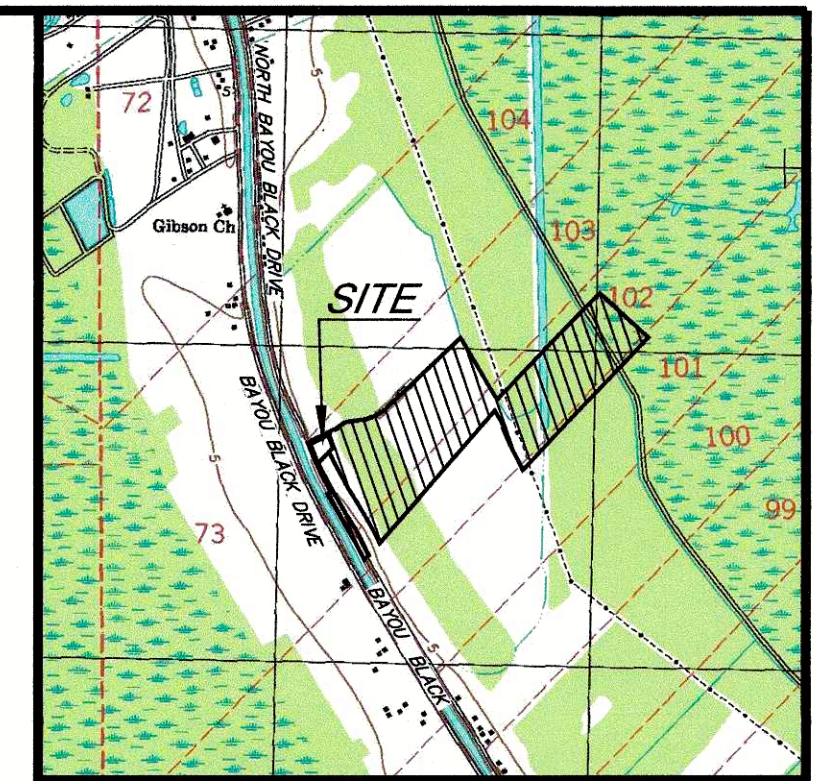


WILLIAM CHRISTOPHER STINSON  
TRACT 1-C

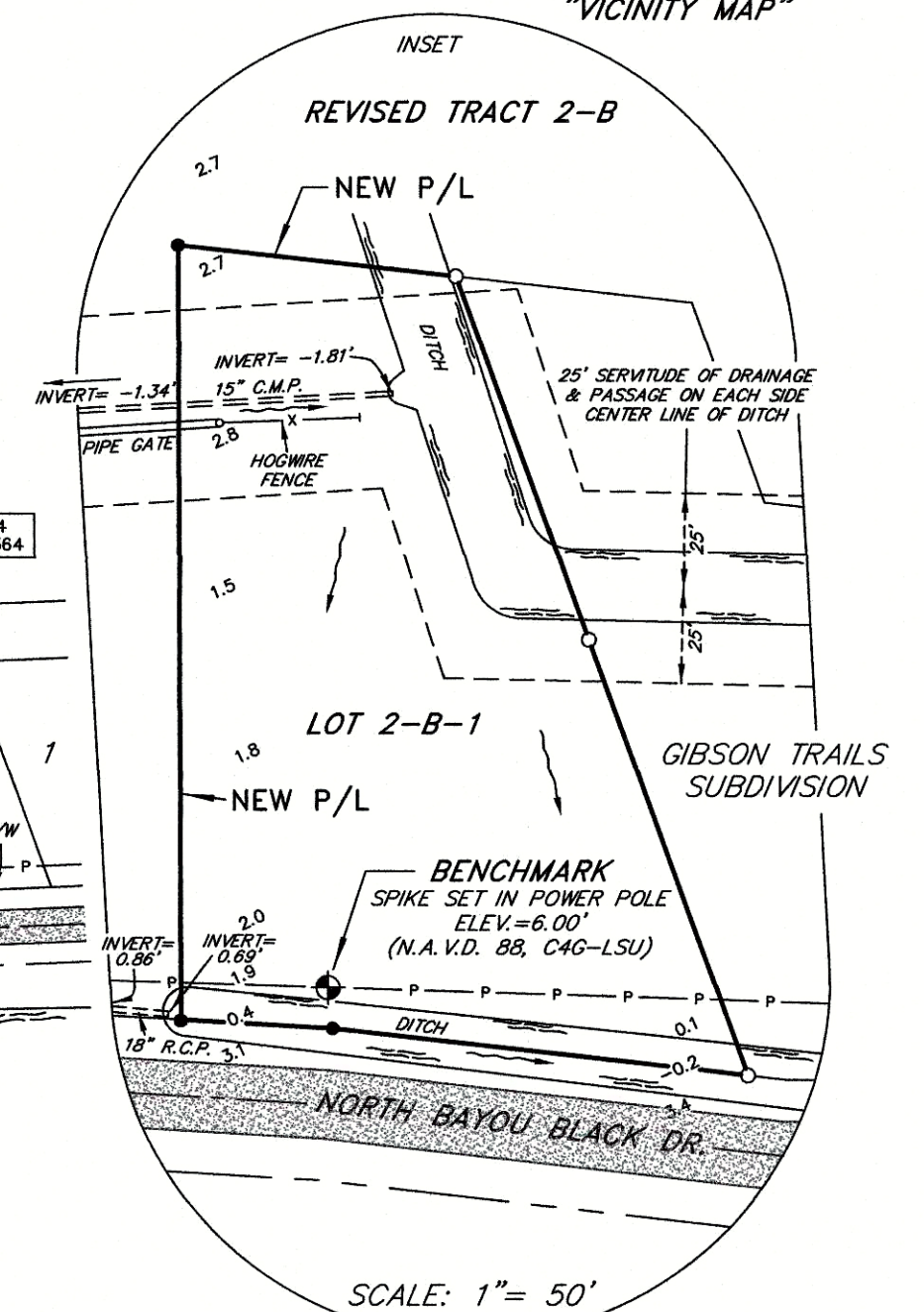
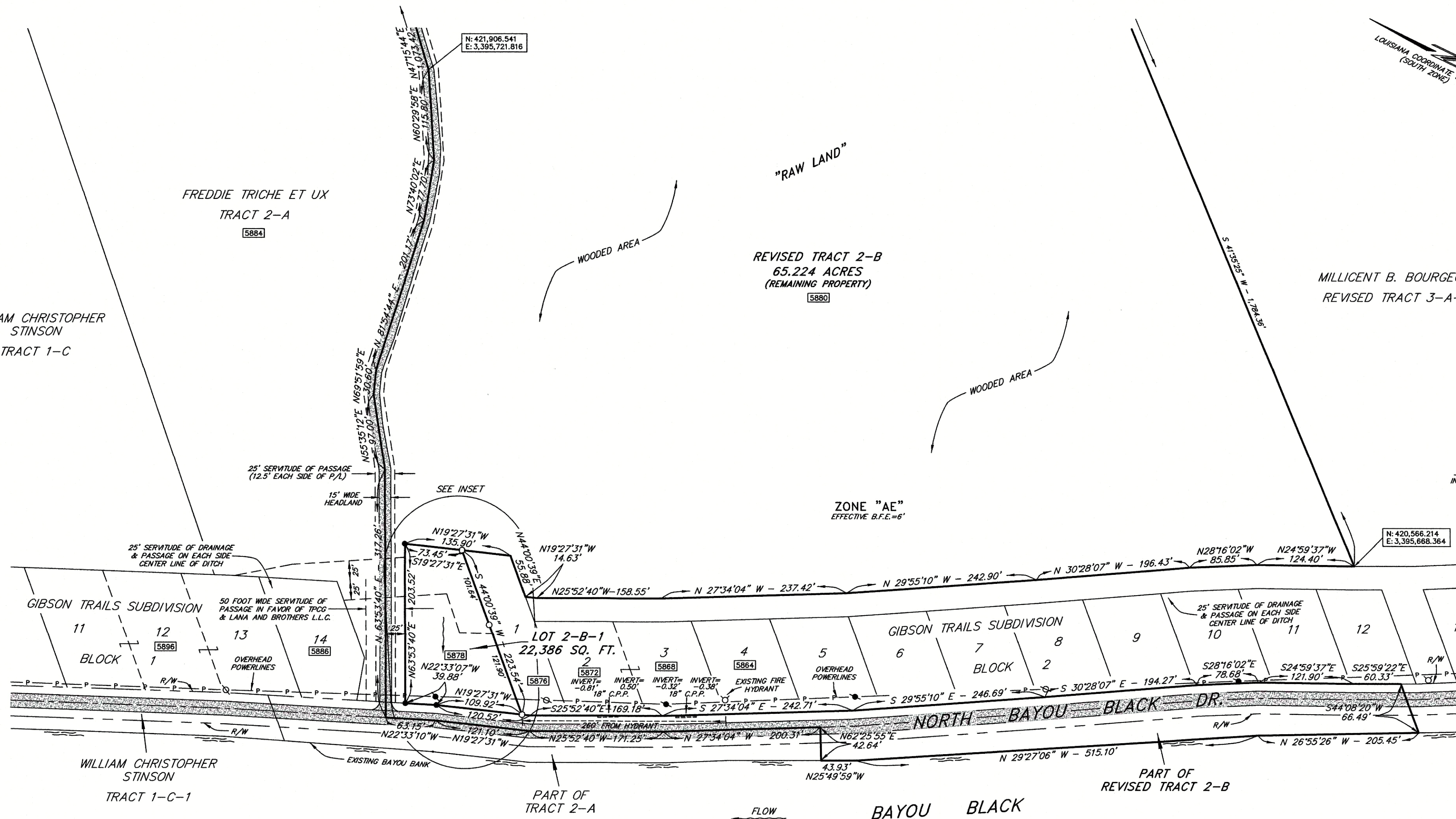
FREDDIE TRICHE ET UX  
TRACT 2-A  
[5884]

REVISED TRACT 2-B  
65.224 ACRES  
(REMAINING PROPERTY)  
[5880]

MILLCENT B. BOURGEOIS  
REVISED TRACT 3-A-1



"VICINITY MAP"



**SEWER SYSTEM:**  
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.  
COMMUNITY SEWERAGE IS NOT AVAILABLE.

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0075, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. REQUIREMENTS OF 3' & 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**REFERENCE MAPS:**  
1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING TRACTS 2-A AND 2-B, A REDIVISION OF TRACT 2 BELONGING TO GIBSON LAND COMPANY IN SECTIONS 101, 102, 103 & 104, T16S-R15E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 22, 2018.  
2) THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NO. 1512990 & 1073685 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.  
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

**LEGEND:**  
● INDICATES 5/8" IRON ROD SET  
○ INDICATES 5/8" IRON ROD FOUND  
○ EXISTING POWER POLE  
○ EXISTING POWER POLE WITH LIGHT  
○ EXISTING FIRE HYDRANT  
○ INDICATES SPOT ELEVATION  
○ INDICATES MUNICIPAL ADDRESS  
○ INDICATES DRAINAGE FLOW

**DRAINAGE NOTE:**  
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU BLACK AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

THE DIVISION OF RAW LAND AS DEPICTED HEREON DOES NOT CONSTITUTE AN APPROVED PUBLIC SUBDIVISION OF LAND FOR DEVELOPMENT PURPOSES. THE DEVELOPMENT OF THESE PARCEL(S) IS LIMITED TO AGRICULTURAL PURPOSES ONLY.

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.

Surveyor's Signature: *Keneth L. Rembert*  
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR  
Firm: KENETH L. REMBERT LAND SURVEYORS  
Registration Number: 331

2 - PARCELS



"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL & RAW LAND  
DEVELOPER: FREDDIE J. TRICHE

PLAT SHOWING REVISED TRACT 2-B AND LOT 2-B-1, A REDIVISION OF TRACT 2-B BELONGING TO FREDDIE J. TRICHE ET UX SECTIONS 101, 102 & 103, T16S-R15E, TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.  
CHK'D: K.L.R.  
SCALE: 1" = 100'  
DATE: 08 MAY 25

JOB NO. : 171 FIELD BOOK : NONE ADDRESS : 5880, N. BAYOU BLACK CAD NAME : FREDDIE-TRICHE-TRACT-2B-LOT-BAYOU-BLACK-DR-AA-25-171  
DRAWN BY : BM PAGES : NONE SURVEY FILE : "M-LE-R83" FOLDER : GIBSON TRAILS SUBDIVISION CRD: PARIS BROUSSARD - REV-TRACT 6-B - BAYOU BLACK



# Houma-Terrebonne Regional Planning Commission

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## 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 REQUESTED TRACT 2-B ENTRANCE OF 20' I/L/O 25'

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

1. Name of Subdivision: LOTS 2-A & 2-B A REDIVISION OF PROPERTY BELONGING TO NORMAN J. BILLIOT, JR. ET UX
2. Developer's Name & Address: Daisy & Norman L. Billiot, Jr. 4365 Lori Ann Dr Houma, LA 70363  
Owner's Name & Address: Daisy & Norman L. Billiot, Jr. 4365 Lori Ann Dr Houma, LA 70363  
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: 4364 & 4365 Lori Ann Dr
5. Location by Section, Township, Range: Section 44, T18S-R18E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 6/27/25 SCALE: 1"=40'
12. Council District / Fire Tax Area:  
8 K. Chauvin / Little Caillon
13. Number of Lots: 2
14. Filing Fees: \$430.96

### CERTIFICATION:

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

KENETH L. REMBERT  
Print Applicant or Agent

[Signature]  
Signature of Applicant or Agent

6/30/25  
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.

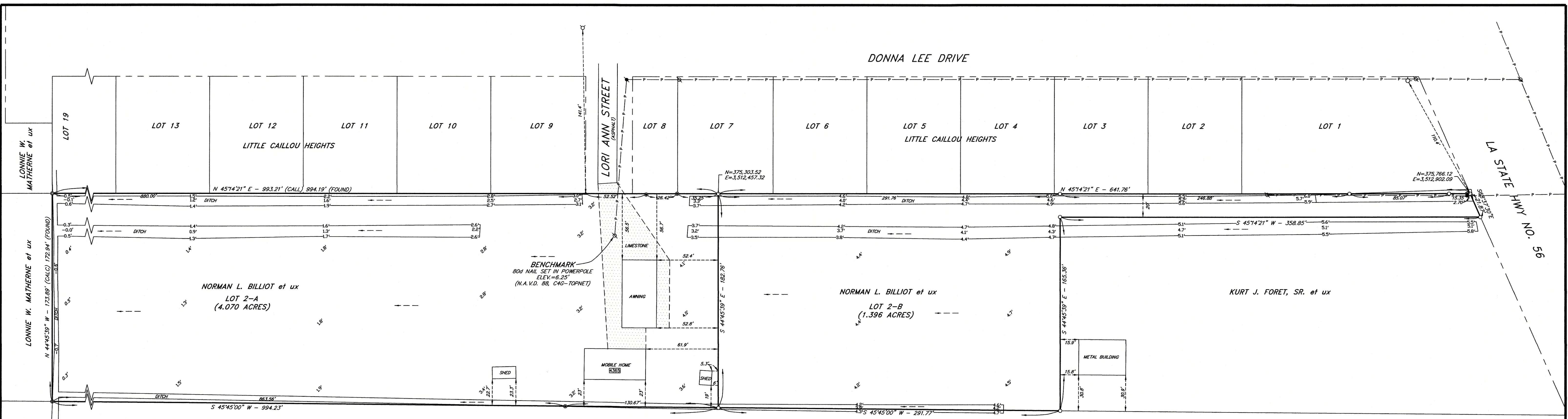
NORMAN L. BILLIOT, JR  
Print Name of Signature

[Signature]  
Signature

6/30/25  
Date

PC25/ 7 - 1 - 26





NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

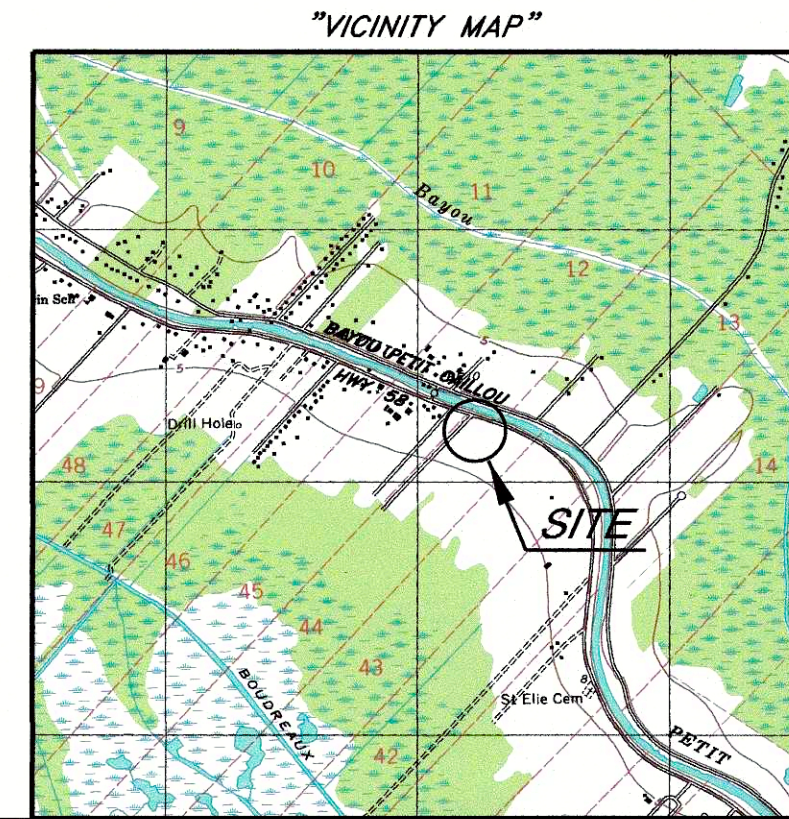
COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. INDIVIDUAL TREATMENT PLANTS TO BE USED.

THIS PROPERTY DRAINS TO VARIOUS DITCHES ALONG THE PROPERTY AND TO THE REAR WHICH DRAINS TO BOUDREAUX CANAL WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0300, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 12').

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR, ENTITLED "SURVEY OF TRACT 1-A REDIVISION OF PROPERTY BELONGING TO LAWRENCE J. DUPRE SECTION 44, T18S-R18E TERREBONNE PARISH, LOUISIANA" AND DATED JULY 1, 1996, REVISED JULY 17, 1996. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

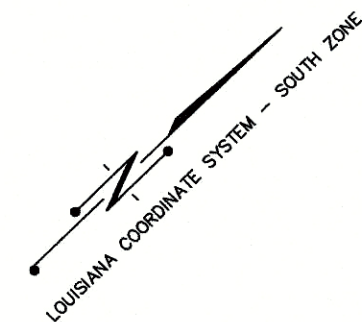
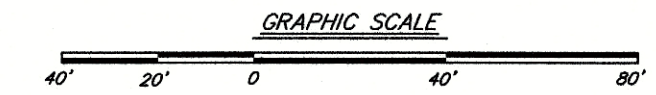
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



- LEGEND:
- ✕ CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - ⊙ INDICATES 1/2" IRON PIPE FOUND
  - ⊙ INDICATES 3/4" IRON PIPE FOUND
  - ▲ INDICATES 1" IRON PIPE FOUND
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT
  - 3.3' INDICATES SPOT ELEVATION
  - 204 INDICATES MUNICIPAL ADDRESS
  - INDICATES DRAINAGE

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

BY \_\_\_\_\_ FOR \_\_\_\_\_



"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
DEVELOPER: NORMAN L. BILLIOT, JR.  
SURVEY OF LOTS 2-A & 2-B  
A REDIVISION OF PROPERTY  
BELONGING TO NORMAN L. BILLIOT, JR. et ux  
LOCATED IN SECTION 44, T18S-R18E  
TERREBONNE PARISH, LOUISIANA

JUNE 27, 2025

SCALE: 1" = 40'

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



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: MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO ABSOLUTE PROPERTY INVESTMENTS, LLC

2. Address: Jill B.Falgout and Stephen R. Falgout 5478 West Main Street Houma, LA 70360

Owner's Name & Address: Absolute Property Investments, L.L.C. (Jill & Stephen Falgout) 5478 West Main St.

All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc. P.O. Box 1390 Gray, LA 70359

SITE INFORMATION:

4. Physical Address: 5464 & 5478 West Main Street and 106, 110, 114 & 118 Morello Court.

5. Location by Section, Township, Range: Section 6, T16S-R17E

6. Purpose of Development: To create 3 Lots 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 JUNE 2025 / 1" = 60'

12. Council District / Fire Tax Area:
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

6-30-25

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.

Jill Falgout

Print Name of Signature

06/30/25

Date

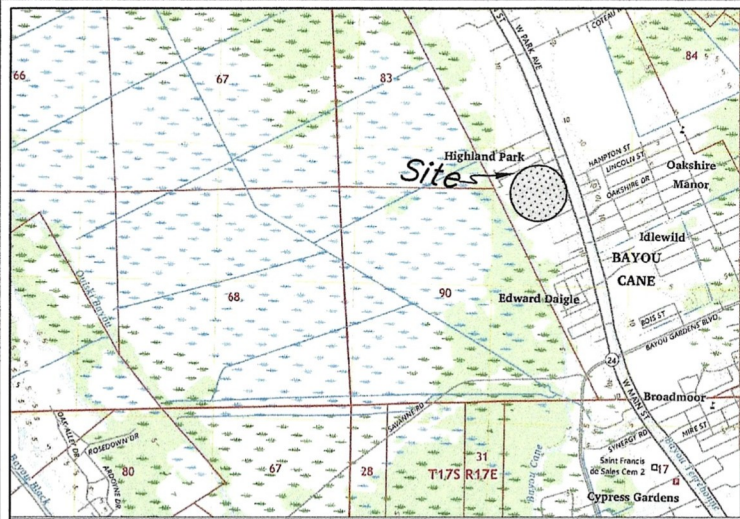


Signature of Applicant or Agent

  
Jill Falgout

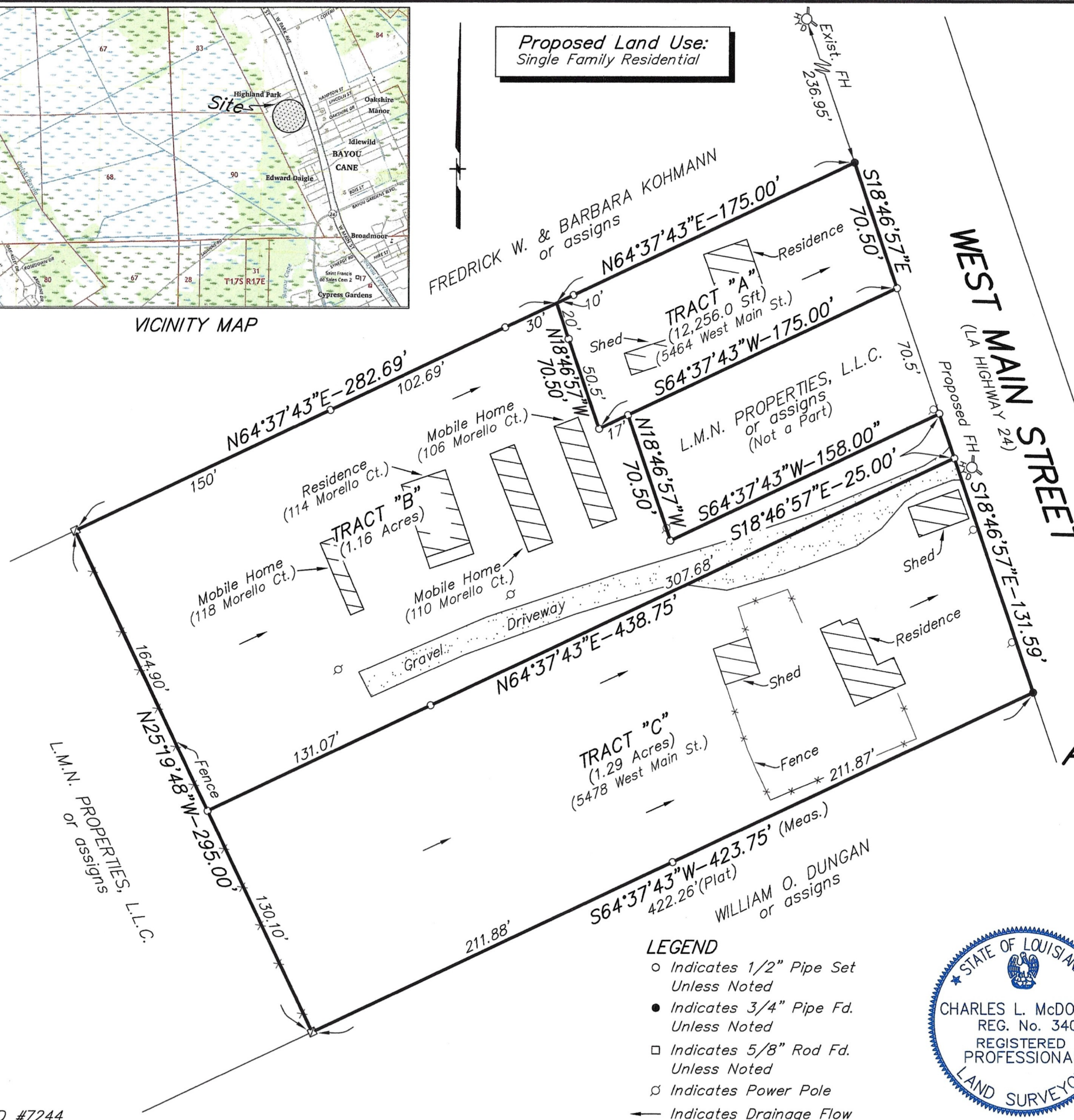
Signature





VICINITY MAP

Proposed Land Use:  
Single Family Residential



LEGEND

- Indicates 1/2" Pipe Set Unless Noted
- Indicates 3/4" Pipe Fd. Unless Noted
- Indicates 5/8" Rod Fd. Unless Noted
- ⊗ Indicates Power Pole
- Indicates Drainage Flow



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: This property is situated within ZONE "X" as shown on the F.E.M.A. Flood Insurance Rate Map dated Sept. 7, 2023 (Map No. 22109C 0095 E)

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: The tracts hereon shall utilize the LA D.O.T.D. maintained road side ditch along Louisiana Highway 24 for sewer discharge. Indicated by drainage arrows hereon.

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

REFERENCE MAP

"A REDIVISION OF PROPERTY BELONGING TO J & D SONTHEIMER PROPERTIES, L.L.C. ET AL" prepared by Keneth L. Rembert, Surveyor dated July 31, 2012 and recorded at entry no. 1408053.

APPROVED AND ACCEPTED THIS DATE: \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION.

BY: \_\_\_\_\_

MAP SHOWING THE DIVISION  
OF PROPERTY BELONGING TO  
ABSOLUTE PROPERTY INVESTMENTS, L.L.C.  
LOCATED IN SECTION 6, T16S - R17E,  
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

27 JUNE 2025

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: \_\_\_\_\_

REG. P.L.S. No. 3402



# 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. <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 checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary    |
| <input checked="" type="checkbox"/> Conceptual           | <input type="checkbox"/> Engineering               |
| <input checked="" type="checkbox"/> Preliminary          | <input type="checkbox"/> Final                     |
| <input type="checkbox"/> Engineering                     | D. <input 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: The Cottages at Cypress Ridge, Phases A-D
- Developer's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd. Thibodaux  
Owner's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd. LA  
*All owners must be listed, attach additional sheet if necessary* 70301
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

- Physical Address: LA Hwy. 24
- Location by Section, Township, Range: Section 4 T16S-R16E & R17E
- Purpose of Development: Residential Planned Unit Development
- 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:  
June 30, 2025 Scale of Map: 1" = 200'
- Council District / Fire Tax Area:  
2 / Schriever
- Number of Lots: 217
- Filing Fees: \$103.29

### CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III  
Print Applicant or Agent

6/30/25  
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.

Brad Ledet  
Print Name of Signature

6/30/25  
Date

[Signature]  
Signature

PC25/ 7 - 3 - 28

Revised 11/3/2021





VICINITY MAP

PROJECT SITE

POSSIBLE STREET NAMES

Cypress Point Drive  
Cottage Drive  
Rustling Oaks Drive  
Quail Ridge Drive  
Shadow Oak Drive  
Bellwood Drive  
Forrest View Drive  
Moss Lea Dr.  
Cypress Park Ave.  
Moss Point Drive  
Cypress Trail  
Willows End Drive  
Black Oak Ave.  
Fernwood Way  
Deer Park Drive  
Deer Field Crossing  
Majestic Oak Drive  
Crestview Drive  
Carriage Way

SOUTHLAND INTERNATIONAL OF LOUISIANA, LLC  
SOUTHLAND INTERNATIONAL OF LOUISIANA, LLC  
LOWBAS, AMERICA C.  
UNDEVELOPED

SERVITUDE VAR. 56'

1495'

COLLECTION

LOCAL

LOCAL

MINOR

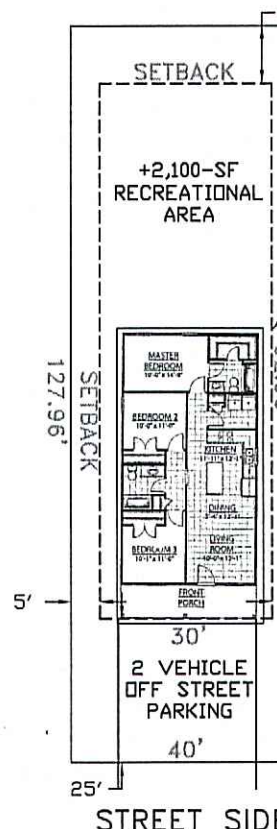
ADT PLAN

CLASSIFICATION	RIGHT OF WAY	ADT
MINOR	40'	0 > 500
LOCAL	40'	500 < X < 1000
COLLECTION	50'	1000 +

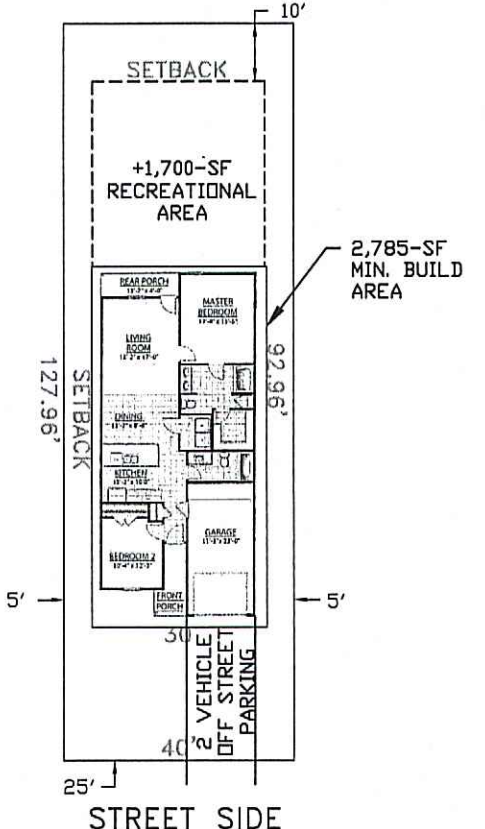
RATE 10.06 TRIPS/DAY/LOT

LEGEND

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK  
4" BRASS DISC  
SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS



40' LOT  
SCALE 6X



40' LOT  
SCALE 6X

CURB & GUTTER DRAINAGE  
TPCG COMMUNITY SEWER  
SCHRIEVER FIRE DISTRICT  
ATMOS GAS  
COMCAST  
ENERGY/SLECA  
COUNCIL DISTRICT NO. 2  
SCHOOL DISTRICT NO. 2  
ROAD LIGHTING DISTRICT NO. 1

PHASE A - 54 LOTS  
PHASE B - 54 LOTS  
PHASE C - 54 LOTS  
PHASE D - 55 LOTS  
217 TOTAL LOTS

LAND USE: RPUD

CONCEPTUAL & PRELIMINARY PLAN

THE COTTAGES AT CYPRESS RIDGE  
PRIMELAND DEVELOPMENT, LLC  
SECTION 4, T16S - R16E/R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 25-47 CAD # 2547-SD\_1 FILE #

DEDICATION OF STREETS AND SERVITUDES  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT  
ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE  
FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY  
THE FEE IN THE LAND BEING RESERVED, AND THE PARISH  
OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN  
THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE  
STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR  
THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING  
UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE  
LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

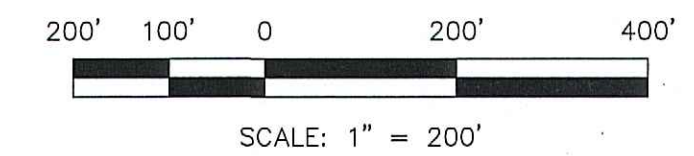
NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN  
ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT  
PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN  
AREA.

This is to certify that this survey was done by me or under my  
direct supervision and control, that the survey was done on the  
ground and was done in accordance with the most recent minimum  
STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE  
OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND  
LAND SURVEYORS and that the accuracy specifications and positional  
tolerances are in accordance with suburban area surveys indicated in

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

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH  
THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO  
THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

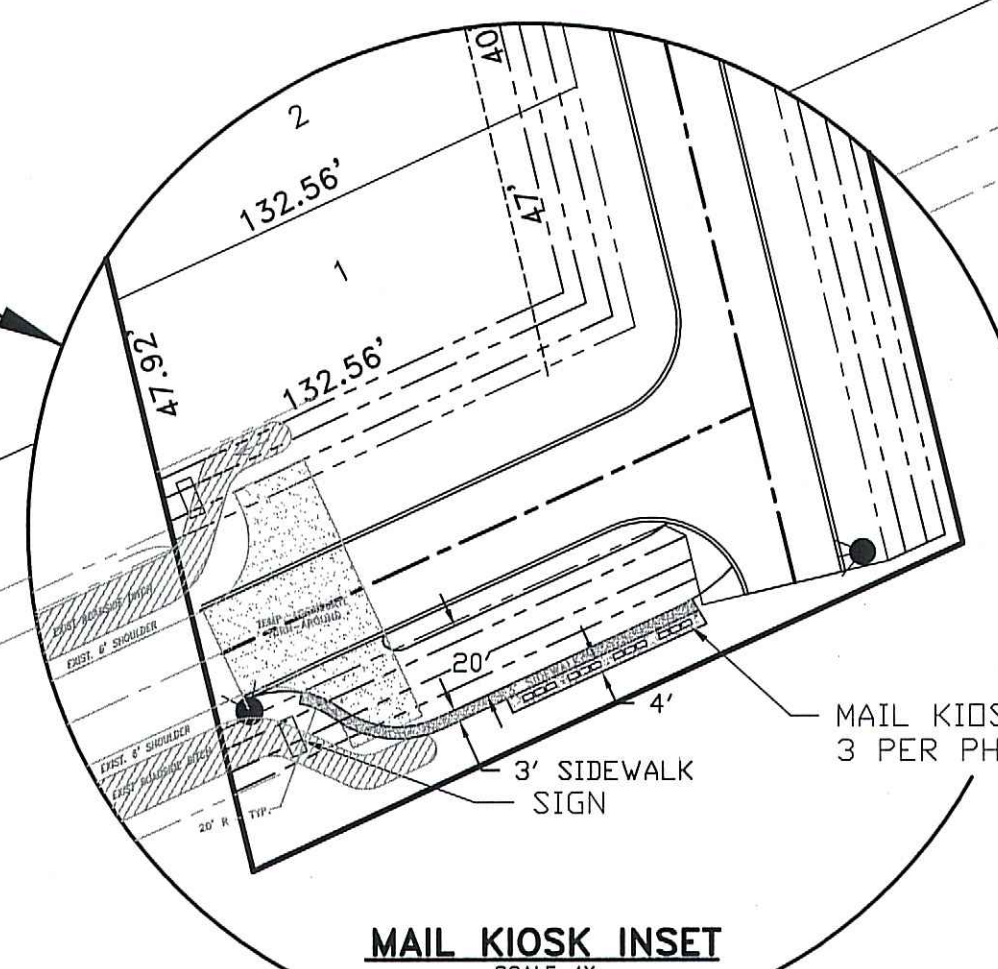
TERREBONNE PARISH CONSOLIDATED GOVERNMENT



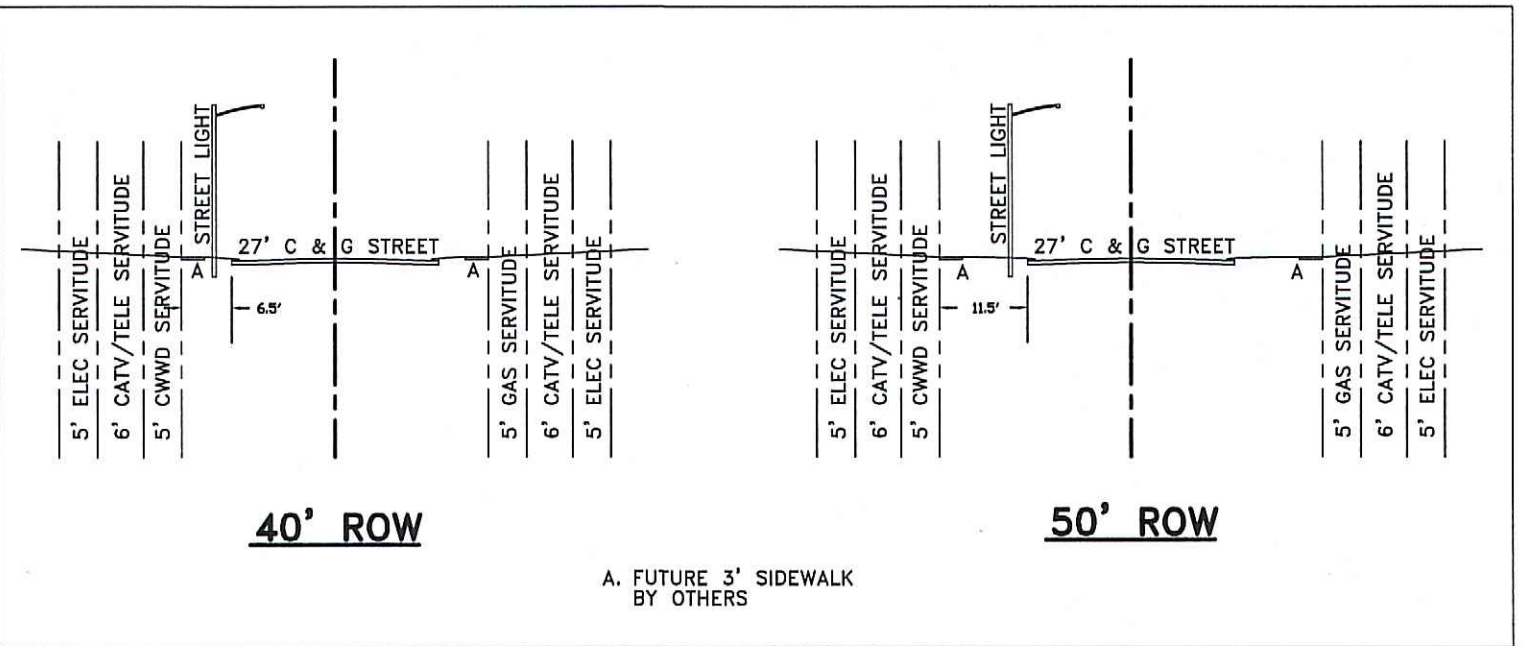
SCALE: 1" = 200'

DATE	REVISION	BY

PRELIMINARY  
This drawing is not to be used for construction  
without the approval of the engineer of record.  
The preliminary drawing has been prepared by F.E. Milford, III, L.A. 160701



MAIL KIOSK INSET  
SCALE 4X



40' ROW

50' ROW

A. FUTURE 3' SIDEWALK  
BY OTHERS



**Proposal:**

- 1. RETITLE Ch. 17 AS: MOBILE HOME PARKS, RESIDENTIAL BUILDING PARKS AND RECREATIONAL VEHICLE PARKS**
- 2. ADD NEW: ARTICLE IV. - Recreational Vehicles Parks, as follows:**

DRAFT

# ARTICLE I. – RECREATIONAL VEHICLES & RV PARKS

## DIVISION I. - GENERALLY

### Sec. 17-01. Purpose.

The purpose and objective of this Article is to recognize the value of recreational vehicles and recreational vehicle parks (RV Parks) as leisure facilities in Terrebonne Parish and to regulate their use and development for the benefit of the general public and those utilizing recreational vehicles and such parks or facilities while also preventing overcrowding and undue congestion of the population; to provide adequate and convenient open space for vehicular traffic and parking, utilities and access for emergency and service apparatus by:

- (a) Establishing regulations to control the placement of recreational vehicles;
- (b) Establishing minimum standards and requirements for the design, construction and maintenance of recreational vehicle parks and the related utilities and facilities which are subject to the jurisdiction of these regulations as herein set forth;
- (c) Authorizing the licensing of owners and/or operators and the inspection of recreational vehicle parks which are subject to this chapter and by defining duties and responsibilities of owners and operators in making recreational vehicle parks clean, sanitary and fit for temporary human habitation; and
- (d) Specifying a period for compliance for all nonconforming recreational vehicle parks and by fixing penalties for violations.

### Sec. 17-02. Scope.

The regulations contained in this chapter shall apply to the placement and use of recreational vehicles; and the ownership, development and operation of recreational vehicle parks, as herein defined, situated in all areas of Terrebonne Parish.

### Sec. 17-03. Definitions.

***FEMA Temporary Housing Unit*** means a post disaster transportable emergency living unit designed and constructed to standards determined and specified by the Federal Emergency Management Agency of the US Department of Homeland Security (FEMA), to meet immediate and short-term basic housing needs for persons rendered homeless in consequence of a declared disaster. Such units are neither designed nor constructed to meet the minimum standards for a residential structure in the state of Louisiana as set out in the Louisiana State Uniform Construction Code, or minimum housing standards as determined by the US Department of Housing and Urban Development (HUD) except in instances where FEMA or other agency utilizes HUD plated mobile homes.

***Mobile Home*** (See Mobile Home & Mobile Home Parks Article).

***Park Model Recreational Vehicle*** (also known as a recreational park trailer) means a trailer type towable vehicle that is too large for normal vehicle towing and designed to provide temporary accommodation for recreation, camping, or seasonal use. Such recreational vehicles are built on a single chassis, mounted on wheels, do not exceed four hundred (400) square feet in set-up mode, and are manufacturer certified as compliant with the ANSI Standard A119.5 for recreational park trailers. These trailers are designed for occasional recreational purposes and are neither designed nor intended by their manufacturers to be used as permanent residences (Recreational Vehicle Industry Association).

***Permitted*** means placed under the authority of a valid and legally obtained permit issued by the Planning & Zoning Department of the Parish.

***Primary Residence*** means a person's principle abode, a permanent dwelling, being a house, townhouse, apartment, or US Department of Housing & Urban Development (HUD) plated mobile home, that is the principle accommodation in which a person resides, has declared homestead or which constitutes their home address for the purposes of legal filings and records. Where a person habitually uses a box number for their mailing address, the physical address connecting them to that box number may, in the absence of significant contradicting factors, be deemed to be their primary residence.

***Recreational Vehicle (RV)*** means a motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping. For purposes of this Chapter, a "recreational vehicle" includes new and used motor homes, new and used travel trailers, new and used fifth-wheel travel trailers, new and used folding camper trailers, and slide-in truck campers[LARS Title 32 §1252.47]. A towable Recreational Vehicle shall have a gross area of less than 320 square feet, and shall not exceed the weight or size limitations for legal road use without a special highway movement permit when towed by a motorized vehicle [LAC Title 51 §1503]. RVs shall be registered with the appropriate Department of Motor Vehicles for their state of origin.

***Recreational Vehicle (RV) Park*** means a defined area of land, lawfully approved for commercial use as a facility to accommodate transient leisure needs for the parking and use of recreational vehicles, which complies in all respects with the requirements of Title 51, Chapter 15, (Public Health Sanitary Code) of the Louisiana Administrative Code. An RV Park may be a stand-alone facility, or an identifiably separate area adjoining a lawfully approved Mobile Home Park. Placement of three (3) or fewer recreational vehicles for one's own use on a single parcel, whether owned or leased, shall not constitute an RV park.

***Sanitary Service Station*** means a sewage inlet, with cover, surrounded by a concrete apron sloped inwards to a drain, and watering facilities to permit periodic wash down of the immediately adjacent areas, to be used as a disposal point for the contents of intermediate waste holding tanks.

***Service Building*** means a building housing toilet and bathing facilities for men and women, with laundry facilities.

**Structure** means that which is built or constructed, whether permanent, or temporary, and either fixed or portable and shall include recreational vehicle or travel trailer as defined by LAC Title 51, Public Health Sanitary Code.

#### **Sec. 17-04. Recreational vehicles generally.**

**Restrictions on Use:** Recreational vehicle construction standards are not governed by the Louisiana State Uniform Construction Code or regulations of the US Department of Housing and Urban Development and, being only designed to meet transient short term lodging needs associated with leisure activities, do not conform to any recognized standards for residential housing. Neither, a recreational vehicle, nor a park model recreational vehicle, nor a FEMA temporary housing unit shall in any circumstances, other than *permitted* use for a limited time in direct consequence of a declared emergency, be used as a primary residence or home.

#### **Sec. 17-05. Reserved.**

#### **Sec. 17-06. Recreational Camps.**

A recreational vehicle placed under the authority of a permit allowing for its use as a recreational camp; and which is the subject of the Louisiana State Law Act 12 Exemption (2005) affidavit of use; and which meets all of the restrictions placed on such approvals under State and local law; and which is in compliance with the Parish Floodplain Ordinances found in Ch. 9 of the Terrebonne Parish Code of Ordinances, shall still not be permitted for use as a primary or permanent dwelling.

## DIVISION II. – RECREATIONAL VEHICLE PARK CONSTRUCTION

### Sec. 17-07. Recreational vehicle parks.

Whether developed as an adjunct to an approved mobile home park or as a stand-alone facility, RV Parks shall be subject to the Houma-Terrebonne Regional Planning Commission (HTRPC), zoning compliance, permitting approval, and shall conform to the following standards:

- (a) **Maximum density and site occupancy:** There shall not be more than eighteen (18) spaces per acre; and the occupied area of any recreational vehicle space shall not exceed 75 percent of the area of its individual space.
- (b) **Setbacks:** Recreational vehicles shall be located a minimum of ten (10) feet from any side or rear line defining the individual space.
  - i. There shall be a minimum spacing of ten (10) feet between recreational vehicles or between recreational vehicles and other structures.
- (c) **Access:** No main access or egress road shall be located within 125 feet (or such greater distance as may be otherwise prescribed by law) of any external road intersection and each individual space shall front onto an internal collector road. Stop signs shall be provided at all intersections of egress driveways with public streets.
- (d) **Driveways:** Internal access shall provide a minimum of 20' crushed aggregate surface constructed to DOTD standards within a private servitude of access having a minimum width of thirty (30) feet and, where only one (1) driveway is provided, shall include an adequate turnaround at the rear of the site for emergency vehicles.
- (e) **Landscape Buffer Requirements:** Recreational vehicle parks shall provide a landscaped strip of green space twenty-five (25) feet wide along major highways and local streets. The perimeter boundaries of recreational vehicle parks shall provide for a five (5) foot green space between interior property lines of the park and the adjoining space, tract or parcel.
  - i. The landscape buffer area, identified as the required green space abutting all public rights-of-way, shall contain small trees, shrubs and other landscape elements.
  - ii. Trees shall be planted at the rate of one (1) per twenty-five (25) feet of street frontage. These trees may be spaced evenly or planted in groups or clusters.
  - iii. Due to their compatibility with conditions in southeast Louisiana, acceptable tree species are limited to Bald Cypress, Pond Cypress, Southern Magnolia, Swamp Red Maple, Red Oak, Water Oak, Live Oak, Green Ash, Sweet Gum, Shumard Oak, Sycamore, Slash Pine, Longleaf Pine, River Birch, Sweet Gum, Cherry Bark Oak, Pin Oak, Willow Oak, Wax Myrtle, Crape Myrtle, Chinese Elm, Cabbage Palm and Date Palm. Trees shall be a minimum of twelve (12) feet in height with a minimum two-inch caliper trunk size at the time of planting. Multi-trunk Wax Myrtles and Crape Myrtles must be a minimum two-inch caliper trunk size and eight (8) feet in height at the time of planting and cannot make up more than fifty (50) percent of the total required trees.



- iv. Other species may be included but may not be counted toward fulfilling the requirements of this section.
  - v. Landscape areas with shrubs shall be installed in a mulched bed with a minimum of three (3) square feet of bed per linear foot of street frontage. Shrubs shall be a minimum height of two (2) feet when planted.
  - vi. Plant material within the five (5) foot vegetative area along interior property lines shall be maintained in a clean and neat condition. When used, shrubs shall be a minimum height of two (2) feet when planted. Landscaping within these areas may be designed to preserve vistas and allow for cross-breezes.
- (f) **Open Space and Recreation:** Recreational vehicle parks shall contain one or more open space areas intended primarily for the use of park occupants on a minimum ratio of 250 square feet for every recreational vehicle space, provided that the buffer zones shall not be included as part of such requirement.
- (g) **Landscaping:** A landscape plan for the site, to include all buffer strips, open spaces, common areas, and recreational areas shall be prepared by a state licensed professional landscape architect or landscape contractor. Planting areas shall be drawn to scale and labeled in accordance with current conventions for such plans, which shall also be subject to the approval of the planning commission staff.
- (h) **Signs:** All internal roadways and individual spaces shall be clearly and consistently labeled to standards approved by the local fire authorities. RV Parks shall be permitted one (1) square foot per linear footage of lot frontage with a maximum of 70 square feet of signage area visible from external roadways and/or adjoining property. The maximum permitted 70 square feet may be split between one (1) free standing sign, which may be located in the external buffer strip, and one (1) wall or fence mounted sign.
- (i) **Site Plan:** There shall be a site plan, in such form as shall be approved by the Planning Commission, which shall locate and show dimensions for all external and internal space lines, buffer strips, roadways, utility connections, fire fighting and suppression systems, waste disposal points, core health & hygiene facilities, permanent structures, easements, and rights of way. Also shown on this plan shall be the elevations above mean sea level for each individual space and each permanent structure, as established by a Louisiana licensed land surveyor or professional engineer. Each individual space or structure shall be identified on the plan by a number approved by the administrator of the 911 addressing service, and identified on the ground by the corresponding label. Additional requirements may be imposed by other relevant building controls.
- (j) **Fire Prevention:** The installation of equipment and services for the prevention and fighting of fires shall be subject to separate approval by state fire authorities and/or local relevant fire district.
- (k) **Health & Hygiene:** All spaces shall have access to common facilities provided to meet the service building and sanitary service station requirements of the Louisiana State Uniform Construction Codes and Louisiana Public Health Sanitary Code and subject to approval by either the Louisiana Department of

Health and Hospitals or the Pollution Control Division of Terrebonne Parish Public Works Department as applicable.

- (l) **Other Laws and Regulations:** A recreational vehicle park shall also comply with requirements imposed by other regulatory controls including, but not limited to, federal, state and local floodplain regulations, state health and hygiene regulations, local zoning and property maintenance regulations, state and local building codes, state and local fire codes.

## **Sec. 17-08. General provisions for recreational vehicle parks.**

- (a) **Separation of mobile homes and recreational vehicles:** Where constructed as an adjunct to a mobile home park, the area designated for use by recreational vehicles shall be distinct and separate from the area used by mobile homes. Recreational vehicles shall not be placed in areas designated for mobile homes, which themselves shall not be placed in areas designated for recreational vehicles.
- (b) **Restrictions on Use:** RV parks are designated for the transient use and occupancy of recreational vehicles. No person may use, cause, or permit the use by any person of any part of an approved RV park, nor any vehicle placed therein, as their primary or long term (in excess of 180 days) residence.
- (c) **Permitted accessory uses:** Subject to restrictions imposed by the parish code and permitting processes, accessory uses which are not available to the general public, but serve the needs of park users, may be permitted within the interior of the park and shall include:
  - i. Coin operated laundry equipment or car wash.
  - ii. Vending machines and telephone facilities.
  - iii. A management facility or office.
  - iv. Recreational facilities or clubhouses.
  - v. Common storage facilities.
  - vi. Manager's single family residence, which may also include the park office.
  - vii. Sale of recreational vehicles between private parties, but not for new or used RV sales as a commercial business.
- (d) **Parking standards:** Guest parking shall be provided at the rate of one (1) additional space per three (3) RV spaces and may be located in a centralized area(s) or on or adjacent to each cluster of individual RV lots/sites. Parking areas should be screened from roads, activity areas, and adjoining property whenever possible. Parking for registration facilities, if present, shall be at a minimum of two (2) parking spaces for persons arriving at the park. The minimum size of each parking space shall be 180 square feet and at least one (1) space shall be of a sufficient depth to allow for the trailer and tow vehicle.

## **DIVISION II. – RECREATIONAL VEHICLE PARK APPLICATION & APPROVAL PROCESS**

### **Sec. 17-09. Application procedure and approval process.**

- (a) Approving Authority:** Each application for the development and establishment of a recreational vehicle park shall be submitted for approval to the Houma-Terrebonne Regional Planning Commission.
- (b) Consideration of applications for park approval:** The Houma-Terrebonne Regional Planning Commission will use the same procedure as provided in Section 17-31 of the parish code for the purpose of approving a mobile home park, as though the words “*recreational vehicle*” were substituted for the words “*mobile home*” throughout those provisions, for the approval process only. This shall not extend to design standards for Mobile Home Parks, since these are separately detailed within these Recreational Vehicle Park Regulations.

### **Sec. 17-10. Violations.**

- (a) Process, procedures and penalties:**
  - i. It shall be unlawful for any person or corporation to develop, establish, or operate a recreational vehicle park, or to place, or use a recreational vehicle, or to cause to be placed or use any recreational vehicle, except as provided for herein.
  - ii. It shall be unlawful for any recreational vehicle park owner to allow abandoned, junked, dilapidated, stripped, or broken down recreational vehicles to be stockpiled, located, or remain in any such park for a period of more than thirty (30) days.
  - iii. It shall be unlawful for any person or corporation to operate a recreational vehicle park without obtaining and maintaining a valid occupational license from the Parish.
  - iv. All violations shall be strict liability offenses to be dealt with as if they were violations of the Terrebonne Parish Consolidated Building Code, under procedures and penalties established by Section 114 of that code.
- (b) Revocation of park approval:** The Planning Commission, upon recommendation of the Director of Planning and Zoning for the Parish, shall have authority to revoke its approval for a recreational vehicle park:
  - i. where such recommendation is supported by clear evidence of repeated refusal or failure to resolve violations, notice of which has been duly served on the operator or manager of the park; **or**
  - ii. where the operation of the park has resulted in the conviction of an owner or its manager for “*Keeping a Disorderly Place*” or “*Letting a Disorderly Place*” under section 19-204 or 19-205 of the parish code; **or**

- iii. where, on report by the Director of Planning and Zoning for the Parish, in the view of the Planning Commission, there is other good and sufficient cause for such action in the interests of public safety, health or welfare.
- iv. Once revoked, approval for the operation of a recreational vehicle park shall not be granted to the to the same owner(s), or corporation, or a corporation in which the same owners have an interest until two years shall have elapsed and the circumstances leading to revocation shall have been remedied. Any application for re-approval shall be treated as a new application and no prior non-conforming conditions shall be allowed to continue.
- v. An occupational license to maintain and operate a recreational vehicle park may be revoked when the owner, operator, or person in charge has been found guilty by a court of competent jurisdiction of, or has pleaded *no contest* to, violating any provision of this article. After revocation, the occupational license may be reissued after the lapse of one (1) year, if the circumstances leading to revocation have been remedied and an undertaking is rendered, by sworn affidavit, that the park will be maintained and operated in full compliance with the law.
- vi. Recreational vehicle parks which were established and lawfully operated under a valid occupational license prior to January 1st 2015 may continue as a nonconforming use provided they shall not be discontinued for a period of twelve (12) months or more. Nonconforming parks shall automatically lose the benefit of prior nonconforming status if there is any increase in the extent to which they fail to conform to the requirements of this Article; nor shall they be permitted to expand in area or to increase the number of spaces or recreational vehicles accommodated without obtaining recreational vehicle park approval as provided for herein.

## **Sec. 17-11. Variances.**

- (a) Where it can be shown by the owner or the owner's designated representative that any provision of these regulations would cause any unnecessary hardship if strictly adhered to because of topographical or other conditions peculiar to the specific site, then a variance must be petitioned for in writing and submitted to the Planning Commission. The petitions shall state fully the petitioners special conditions and reasoning for the requested variance.
- (b) The Planning Commission will study the variance requested and all comments, and approve or disapprove the variance. If, in the opinion of the Planning Commission, a departure can be made without damaging the intent of these regulations, the requested variance may be approved, with or without such attached conditions as the commission may, in its absolute discretion deem appropriate, UNLESS the Planning Commission finds that it would not be in the best interest and welfare of the parish or neighboring properties to approve the requested variance; and the reasons for the approval or disapproval shall be entered into the minutes of the meeting; with the party requesting the variance being informed of the decision in writing.
- (c) In no case shall any variance, modification or waiver be more than a minimum easing of the requirements.

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## **Sec. 17-12. Appeals.**

- (a) Upon denial of a recreational vehicle park development, the Houma-Terrebonne Regional Planning Commission shall communicate its reasons to the Terrebonne Parish Council and developers within seven (7) days of said denial. Included with the notice of denial to the developer shall be the appeal process provided herein.
- (b) Applicants may appeal a denial decision rendered by the Houma-Terrebonne Regional Planning Commission to the Terrebonne Parish Council. A denial appeal shall be filed within thirty (30) days of the Planning Commission decision. The notice of appeal shall include the names and addresses of all adjacent property owners of said affected development, and the development's name and location. A denial appeal shall be filed in writing with the Terrebonne Parish Council clerk.
- (c) Upon receipt of appeal, the Terrebonne Parish Council shall notify the Houma-Terrebonne Regional Planning Commission and adjacent property owners of said request for appeal.
- (d) Included in the notice of appeal shall be: the notice of the hearing date, list of adjacent property owners, the name and location of said development, and name of the developer.
- (e) Upon receipt of request for appeal, the Terrebonne Parish Council must hear the appeal within thirty (30) days of receipt of the request. The Terrebonne Parish Council may override the decision of the Planning Commission by a majority vote of the full Council.

## **Secs. 17-13—17-25. Reserved.**