

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman  
Jan Rogers.....Vice-Chairman  
Rachael Ellender.....Secretary/Treasurer  
Ross Burgard.....Member  
Kyle Faulk.....Member  
Travion Smith.....Member  
Barry Soudelier.....Member  
Wayne Thibodeaux.....Member  
Vacancy.....Member

**JULY 20, 2023, THURSDAY**

**6:00 P.M.**

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

**A • G • O • N • S • A**

## **I. CONVENE AS THE ZONING & LAND USE COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. APPROVAL OF MINUTES**

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of June 15, 2023

### **E. COMMUNICATIONS**

### **F. NEW BUSINESS:**

1. Planning Approval:  
Establish a change in a C-1 (Neighborhood Commercial) zoning district: 1034 Prospect Boulevard;  
Ministerio Cristiana Ciudad Refugio, applicant (Council District 1 / City of Houma Fire)

### **G. STAFF REPORT**

### **H. COMMISSION COMMENT**

1. Zoning & Land Use Commission Comment
2. Chairman Comments

### **I. PUBLIC COMMENTS**

### **J. 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 15, 2023

### **E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 20, 2023 INVOICES AND THE TREASURER'S REPORT OF JUNE 2023**

### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

- 1. a) Subdivision: Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2  
 Approval Requested: Process D, Minor Subdivision  
 Location: 7060 & 7064 Main Street, Terrebonne Parish, LA  
 Government Districts: Council District 5 / Bayou Cane Fire District  
 Developer: William J. Washam  
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

- 1. a) Subdivision: Tracts A-1-A, A-1-B & A-1-C, A Redivision of Tract A-1 belonging to Charlotte G. Trosclair  
 Approval Requested: Process D, Minor Subdivision  
 Location: 2079 Hwy 55, Terrebonne Parish, LA  
 Government Districts: Council District 9 / Montegut Fire District  
 Developer: Charlotte G. Trosclair  
 Surveyor: Kenneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Tracts 1-1, 2-1 & 3-A, A Redivision of Tract "A" belonging to David P. LeCompte, et al  
 Approval Requested: Process D, Minor Subdivision  
 Location: 5762 North Bayou Black Drive, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Gibson Fire District  
 Developer: David P. LeCompte  
 Surveyor: Kenneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 3. a) Subdivision: Tracts 1-5, Charles John Stephanie Leonard  
 Approval Requested: Process D, Minor Subdivision  
 Location: 1731 Bull Run Road, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Donner-Chacahoula Fire District  
 Developer: Stephanie Leonard  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Variance Request: Variance from the fire hydrant distance requirements within the 10% allowance
- d) Consider Approval of Said Application
- 4. a) Subdivision: Imperial Landing Subdivision, Phase D  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: Terrebonne Parish, LA  
 Government Districts: Council District 4 / Schriever Fire District  
 Developer: Onshore Materials, LLC  
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

CANCELLED  
 7/18/2023  
 due to the  
 lack of a  
 quorum

**I. STAFF REPORT**

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

- 1. Lot Line Adjustment between Rev. Tract 2A, Lot 39 & Lot 45 into Rev. 2 Tract 2A, Rev. Lot 39 & Rev. Lot 45; Section 93, T21S-R18E, Terrebonne Parish, LA (7822, 7818, & 7816 Waterfront Drive / Councilman Dirk Guidry, District 8)
- 2. Revised Lot 10, Block 43 of Add. No. 16, Phase B & Revised Lot 11, Add. No. 18, Phase B to Summerfield Place Subdivision; Section 82, T17S-R17E, Terrebonne Parish, LA (418 Lancaster Drive & 261 Newsom Drive / Councilman Darrin Guidry, District 6)
- 3. Revised Lot 3, Block 2, A Redivision of Lots 3 thru 5, Block 2, Add. No. 1 to St. Michel Subdivision; Sections 8 & 96, T17S-R17E, Terrebonne Parish, LA (110 thru 114 St. Michel Avenue / Councilwoman Jessica Domangue, District 5)

4. Lot Line Adjustment located in Greenacre Subdivision (Lots 26B, 27A, 27B, Block 1) & Greenacre Subdivision, Addendum 1 (Lot 4, Block 3); Section 6, T17S-R18E, Terrebonne Parish, LA (306 Mason Drive / Councilman Steve Trosclair, District 9)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**CANCELED**  
**7/18/2023**  
**due to the**  
**lack of a**  
**quorum**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF JUNE 15, 2023**

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of June 15, 2023 of the HTRPC to order at 6:18 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Barry Soudelier. The Chairman, Mr. Robbie Liner, was unable to attend the meeting.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Kyle Faulk; and Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of May 18, 2023.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Burgard, Mr. Faulk, and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Ms. Ellender moved, seconded by Mr. Smith: “THAT the HTRPC remit payment for the June 15, 2023 invoices and approve the Treasurer’s Report of May 2023.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Burgard, Mr. Faulk, and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, presented the 2022 Annual Report to the Commission and said it was a favorable report overall.
- a) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC ratify and accept the 2022 Annual Audit as presented by Mr. Pernell Pellegrin, Martin & Pellegrin CPAs.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Burgard, Mr. Faulk, and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Leonard Chauvin P.E., P.L.S., Inc. dated June 15, 2023 requesting to table Item H.7 regarding property belonging to William Washam until the next regular meeting of July 20, 2023 [See *ATTACHMENT A*].”
- a) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC adopt a motion to table the application for Process D, Minor Subdivision, Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2 until the next regular meeting of July 20, 2023 as per the Developer’s request [See *ATTACHMENT A*].
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Burgard, Mr. Faulk, and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. OLD BUSINESS:

Ms. Ellender moved, seconded by Mr. Smith: "THAT Old Business be removed from the table and be considered at this time."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Vice-Chairman called to order the Public Hearing for an application by Four Geaux Louisiana, LLC requesting approval for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated it was tabled at the last meeting because a variance was needed that wasn't published.

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

c) Ms. Ellender moved, seconded by Mr. Smith: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Discussion was held regarding the existing camps on property to be sold to the camp owner.

e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and conditional approval of the subdivision provided upon municipal addresses being depicted on the plat.

f) Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC with a variance from the minimum lot size requirement and conditioned upon municipal addresses being depicted on the plat."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Rogers and Mr. Thibodeaux; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the Public Hearing for an application by Melissa F. Fesi requesting approval for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Lot 5 belonging to Michael A. Fesi, II and Melissa F. Fesi.

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

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

c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.

e) Mr. Soudelier moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Lot 5 belonging to Michael A. Fesi, II and Melissa F. Fesi."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr.

Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman called to order the Public Hearing for an application by Emmanuel Gutierrez requesting approval for Process D, Minor Subdivision, for Lots 8-A & 8-B of Block 6, A Redivision of Lot 8 of Barrow Subdivision, Property belonging to Jyothi Chuvatta-Madhava.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the applicant wanted to divide the lot so each building was on an individual lot of record, but they would have to get a variance from the Board of Adjustment.
- b) There was no one present to speak on the matter.
- c) Ms. Ellender moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon approval from the Board of Adjustment for a 17' rear yard setback variance.
- e) Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 8-A & 8-B of Block 6, A Redivision of Lot 8 of Barrow Subdivision, Property belonging to Jyothi Chuvatta-Madhava conditioned upon approval from the Board of Adjustment for a 17' rear yard variance."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Vice-Chairman called to order the Public Hearing for an application by Joann Kaack requesting approval for Process D, Minor Subdivision, for Revised Parel 3-A & Lot 50, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Ms. Ellender moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-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 of the subdivision provided upon municipal addresses being depicted on the plat.
- e) Ms. Ellender moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, with a variance from the minimum lot size requirement and conditioned upon municipal addresses being depicted on the plat."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Rogers and Mr. Thibodeaux; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Vice-Chairman called to order the Public Hearing for an application by Katherine E. Florek requesting approval for Process D, Minor Subdivision, for the Survey and Division of Property belonging to Katherine E. Florek into Lot 1 and Lot 2.

- a) Mr. John Daigle, 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) Ms. Ellender moved, seconded by Mr. Smith: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal addresses being depicted on the plat and at least one permanent-type benchmark be depicted on the plat.
- e) Ms. Ellender moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, the Survey and Division of Property belonging to Katherine E. Florek into Lot 1 and Lot 2, conditioned upon municipal addresses being depicted on the plat and at least one permanent-type benchmark be depicted on the plat.”

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Vice-Chairman called to order the Public Hearing for an application by Ricky & Laci Melancon requesting approval for Process D, Minor Subdivision, for Survey and Division of Property belonging to Ricky C. Melancon and Laci Melancon into Lot 1, Lot 2, & Lot 3.

- a) Mr. John Daigle, 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. Thibodeaux moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon municipal addresses being depicted on the plat, at least one permanent-type benchmark be depicted on the plat, and submittal of all utility letters.
- e) Mr. Soudelier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, conditioned upon municipal addresses being depicted on the plat, at least one permanent-type benchmark be depicted on the plat, and submittal of all utility letters.”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 6. The Vice-Chairman called to order the Public Hearing for an application by Gail Thibodeaux requesting approval for Process D, Minor Subdivision, for a Redivision of Tract II belonging to Gail Thibodeaux, now or formerly, being a portion of Lot 40 of the Waubun, St. George & Isle of Cuba Plantation Subdivision to create Tract IV and Tract V.

- a) Mr. Tré Chauvin, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property.
- b) There was no one present to speak on the matter.

- c) Mr. Soudelier moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon submittal of all utility letters and the municipal address for Tract II be depicted on the plat.
- e) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, conditioned upon submittal of all utility letters and the municipal address for Tract II be depicted on the plat.”

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

7. *Tabled until July 20, 2023 as per the Developer’s request.* Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2 [See ATTACHMENT A]

H. STAFF REPORT:

1. Discussion was held regarding the 2022 Annual Report and the omission of the parish-wide sewer treatment collection in the goals section. The report will be modified prior to sending to the Parish President and Council Chairwoman. It was requested that a draft of the report be sent to the Commissioners before printing in the future.

- a) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC ratify the 2022 Annual Report, as amended.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

1. Lot Line Adjustment between Tracts of Land for T. Baker Smith, Jr., Inc., C & J Real Estate Holdings, LLC and the Terrebonne Parish Consolidated Government; Section 105, T17S-R17E, Terrebonne Parish, LA (*Industrial Boulevard / Councilman Brian Pledger, District 1 & Councilman Dirk Guidry, District 8*)
2. Line Line Shift of Lots 25 & 26, Block 1, Tall Timbers Subdivision belonging to Travis M. Buquet Family Holdings, LLC; Section 89, T16S-R17E, Terrebonne Parish, LA (*510 & 512 Bayou Gardens Drive / Councilman John Amedée, District 4*)
3. Lot Line Adjustments of Lot 1, Tract 3 and Tract 4 into Revised Lot 1, Revised Tract 3 and Revised Tract 4 belonging to Best Boat & RV Park, LLC; Section 53, T19S-R17E, Terrebonne Parish, LA (*1741 Dr. Beatrous Road / Councilman Danny Babin, District 7*)
4. Revised Lots 25 & 26, A Redivision of Lots 25 & 26, Block 10 of Acadialand Subdivision belonging to Fairchild Investments, LLC, et al; Section 105, T17S-R17E, Terrebonne Parish, LA (*2206 & 2208 Mary Hughes Drive / Councilman Dirk Guidry, District 8*)
5. Lot Line Shift between Lots 27 and 31 of the Redivision of Lots 27, 29, & 31, Block 1 to Gibson Gardens Subdivision; Section 6, T16S-R14E, Terrebonne Parish, LA (*611 & 613 Cypress Street / Councilman Darrin Guidry, District 6*)
6. Lot Line Adjustment between Rev. Tract 2A, Lot 39 & Lot 45 into Rev. 2 Tract 2A, Rev. Lot 39 & Rev. Lot 45; Section 93, T21S-R18E, Terrebonne Parish, LA (*7822, 7818, & 7816 Waterfront Drive / Councilman Dirk Guidry, District 8*)

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS:

None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski further discussed rear lot drainage from the meeting held on June 8, 2023 regarding Rienzi subdivision in Lafourche Parish and the use of concrete swales to assist with incidental rear lot drainage. He stated he spoke to the designer, and they don't seem to have issues with the concrete swales as it pertains to private servitude or with the homeowners privately maintaining as well as no security issues. They will be looking into developing some sort of policy or exhibit to encourage developers to utilize.
- b) The next meeting will be held Thursday, July 13, 2023 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux inquired about the Houma Restoration District Committee that was formed to help preserve and revitalize downtown Houma.

2. Vice-Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Thibodeaux moved, seconded Mr. Smith: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:02 p.m."

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Burgard, Mr. Faulk, and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.



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

**From:** [Nicholas Billiot](#)  
**To:** [Christopher Pulaski](#)  
**Cc:** [Becky Becnel](#); [Tre Chauvin](#)  
**Subject:** Tabling of William Washam's Division  
**Date:** Thursday, June 15, 2023 2:10:26 PM  
**Attachments:** [image001.png](#)

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## External Sender

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Christopher,

I would like to request that William Washam's division, on this month's agenda, to be tabled to next month's meeting. This is made by the request of the developer, William Washam.

Sincerely,

**Nicholas Billiot, L.S.I.**

Land Surveying Intern

Leonard Chauvin P.E., P.L.S., Inc.

627 Jackson St.

Thibodaux, LA 70301

Phone: 985-449-1376

Fax: 985-449-1050

Email: [nicholas@ljcpe.com](mailto:nicholas@ljcpe.com)



**LEONARD CHAUVIN P.E., P.L.S., INC.**  
CIVIL ENGINEER – LAND SURVEYOR

# 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: A division of property belonging to William J. Washam to create Tract WW-1 and Tract WW-2
2. Developer's Name & Address: William J. Washam, 7060 Main St. Houma, LA 70360  
Owner's Name & Address: William J. Washam, 7060 Main St. Houma, La 70360  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin, P.E., P.L.S., Inc. 627 Jackson St., Thibodaux, LA 70301

### SITE INFORMATION:

4. Physical Address: 7060 & 7064 Main St. Houma, LA 70360
5. Location by Section, Township, Range: Section 6, T17S-R17E
6. Purpose of Development: Create one (1) New Lot 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: 05-25-2023 1"=30'
12. Council District / Fire Tax Area: Dist # 5 / Bayou Care
13. Number of Lots: 2
14. Filing Fees: \$ 141.20

### CERTIFICATION:

I, Leonard J. Chauvin III, certify this application including the attached date to be true and correct.

Leonard J. Chauvin III

Print Applicant or Agent

5/26/23

Date

Leonard J. Chauvin III

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. Evelyn M. Washam

William J. Washam, Sr.

Print Name of Signature

5/26/23

PC23/ 6 - 7 - 23

**NOTES:**

1. REFERENCE MAPS:
  - A. "HOLLYWOOD HOME SITES BEING A SUBDIVISION OF PART OF PROPERTY BELONGING TO REALITY OPERATORS INC. LOCATED IN SECTION 5 T17S-R17E." PREPARED BY: T. BAKER SMITH C.E. DATED: 02-01-1941
  - B. "MAP SHOWING EXISTING PROPERTY OF C.R. PATTERSON & DEWEY FREEMAN LOCATED IN SEC.6 T17S-R17E WITHIN TERREBONNE PARISH, LOUISIANA." PREPARED BY: WM. CLIFFORD SMITH, L.S. T. BAKER SMITH & SON INC. DATED: 06-16-1980
  - C. "SURVEY OF TRACT "A" & "B" SECTION 5, T17S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY: KENETH L. REMBERT, L.S. DATED: 10-27-1980
  - D. "SURVEY & REDIVISION OF A PORTION OF LOT 7 OF BLOCK 3 HOLLYWOOD HOME SITES SUBDIVISION SECTION 5, T17S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY: KENETH L. REMBERT, L.S. DATED: 09-26-1985
  - E. "SURVEY OF TRACTS "A" AND "B" BELONGING TO JANICE FREEMAN POWELL ET AL LOCATED IN SECTIONS 6 & 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA." PREPARED BY: KENETH L. REMBERT, L.S. DATED: 08-25-2015
  - F. "SURVEY SHOWING TRACT B BEING PROPERTY OWNED BY G & M MALLICK, L.L.C., NOW OR FORMERLY, LOCATED IN SECTION 5, T17S-R17E, TERREBONNE PARISH, LOUISIANA." PREPARED BY: JEREMY J. SHAW, P.L.S. DATED 11-12-2020
2. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "A"
3. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID18
4. 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.
5. LOTS DRAINS THROUGH A SUB-SURFACE DRAINAGE SYSTEM TO BAYOU TERREBONNE. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERS ACROSS LAND. TERREBONNE PARISH CONSOLIDATED GOVERNMENT ARE TO PERPETUALLY MAINTAIN SUB-SURFACE DRAINAGE SYSTEM AND BAYOU TERREBONNE.
6. LOTS ARE DESIGNATED AS R-1, SINGLE FAMILY RESIDENTIAL.
7. SEWAGE DISPOSAL METHOD: COMMUNITY SEWAGE
8. BANK OF BAYOU TERREBONNE IS SCALED FROM GEOREFERENCED AERIAL IMAGERY

**FEMA FLOOD ZONE AND HAZARDS:**

FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER 225206 0265C DATED MAY 1, 1985, FOR THE UNINCORPORATED AREAS OF TERREBONNE PARISH LOUISIANA INDICATES THAT THESE TRACTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING, (NO SHADING).

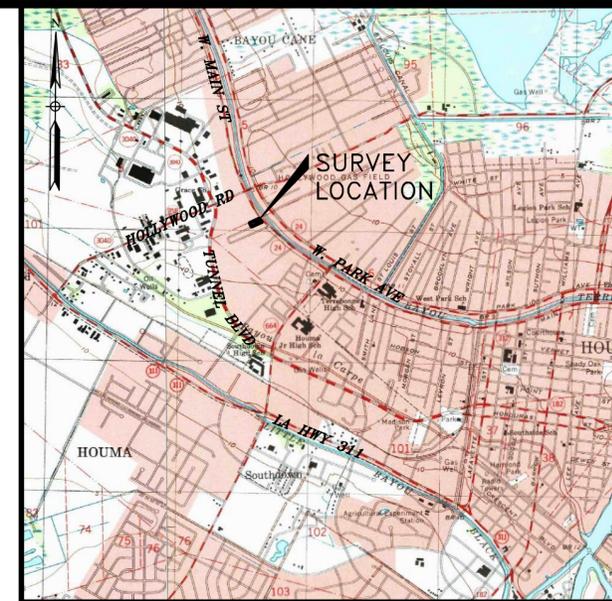
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION (A.B.F.E.) MAP LA-R102, DATED FEBRUARY 23, 2006 INDICATES THESE LOTS ARE LOCATED OUTSIDE THE LIMITS OF A.B.F.E.

\* FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

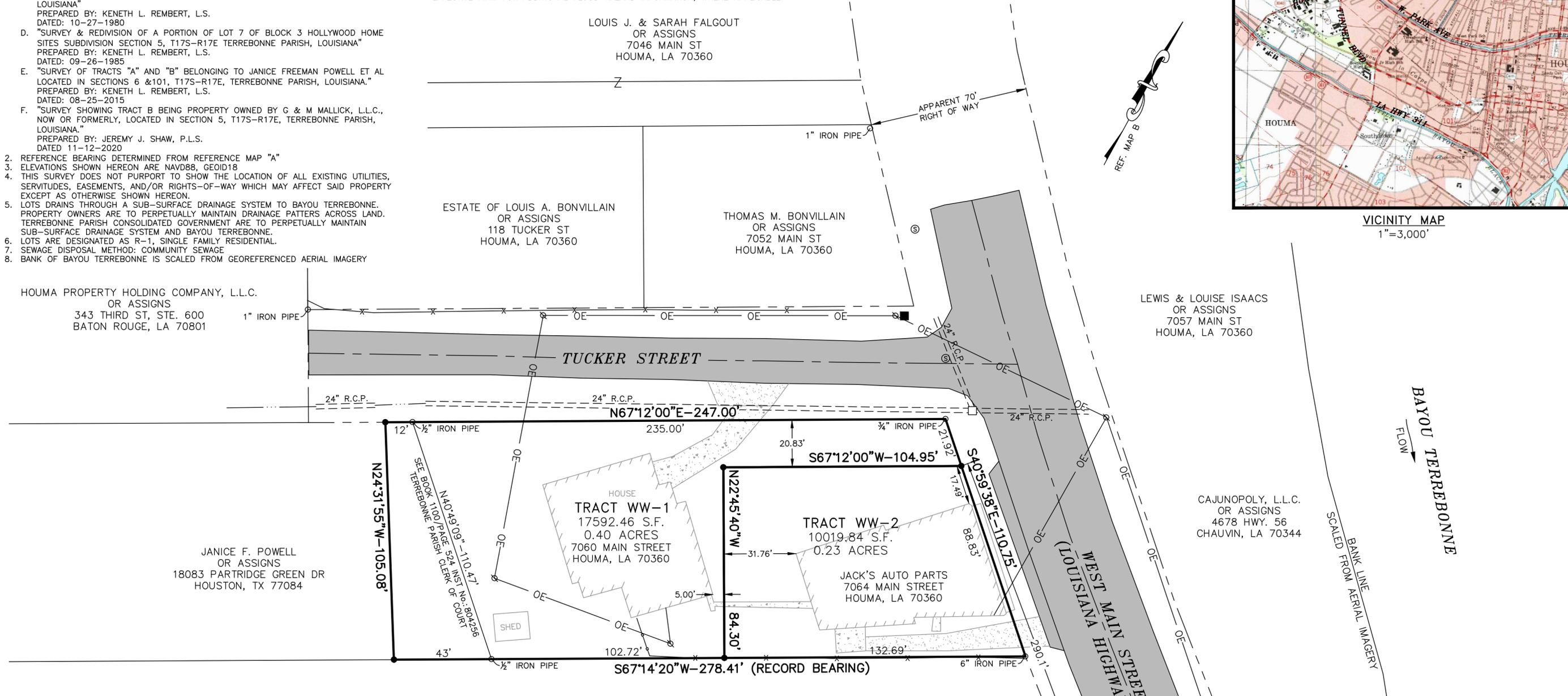
**SURVEY CONTROL POINTS COORDINATE TABLE**

TBM	NORTHING	EASTING	ELEVATION	DESCRIPTION
CONTROL POINT 1	401945.097'	3468743.841'	3.06'	TOP BOLT OF FIRE HYDRANT

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'



HOUMA PROPERTY HOLDING COMPANY, L.L.C.  
OR ASSIGNS  
343 THIRD ST, STE. 600  
BATON ROUGE, LA 70801

JANICE F. POWELL  
OR ASSIGNS  
18083 PARTRIDGE GREEN DR  
HOUSTON, TX 77084

CTHC, L.L.C.  
OR ASSIGNS  
1386 WEST TUNNEL BLVD  
HOUMA, LA 70360

ESTATE OF LOUIS A. BONVILLAIN  
OR ASSIGNS  
118 TUCKER ST  
HOUMA, LA 70360

THOMAS M. BONVILLAIN  
OR ASSIGNS  
7052 MAIN ST  
HOUMA, LA 70360

LEWIS & LOUISE ISAACS  
OR ASSIGNS  
7057 MAIN ST  
HOUMA, LA 70360

CAJUNOPOLY, L.L.C.  
OR ASSIGNS  
4678 HWY. 56  
CHAUVIN, LA 70344

- LEGEND:**
- DRAINAGE PIPES
  - ROAD CENTERLINE
  - OE OVERHEAD ELECTRIC
  - DITCH CENTERLINE
  - RIGHT OF WAY
  - x-x- CHAIN LINK FENCE
  - DRAINAGE DIRECTION
  - 3/8" IRON ROD TO BE SET UPON APPROVAL
  - FOUND IRON MARKER
  - TYPE AND SIZE AS NOTED
  - ⊕ FIRE HYDRANT
  - ⊗ POWER POLE
  - CATCH BASIN
  - ⊗ 2.05' SPOT ELEVATION
  - ⊗ SEWER MAN HOLE
  - TELEPHONE PEDESTAL

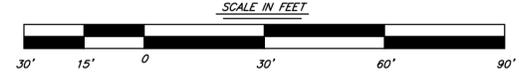
**APPROVALS:**  
 APPROVED & ACCEPTED THIS DATE \_\_\_\_\_  
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
 BY \_\_\_\_\_ FOR \_\_\_\_\_

**PRELIMINARY DOCUMENT:**  
 THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL DEPARTMENT OF PLANNING. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

**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

**SURVEY SHOWING  
 A DIVISION OF PROPERTY BELONGING TO  
 WILLIAM J. WASHAM TO CREATE TRACT  
 WW-1 AND TRACT WW-2  
 LOCATED IN SECTION 6, T17S-R17E,  
 TERREBONNE PARISH, LOUISIANA  
 DATE: MAY 26, 2023**



# 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
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- C.  Major Subdivision  
 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: TRACTS A-1-A, A-1-B & A-1-C, A REDIVISION OF TRACT A-1 BELONGING TO CHARLOTTE G. TROSCLAIR
2. Developer's Name & Address: CHARLOTTE G. TROSCLAIR 109 LOIS AMY ST MONTEGUT, LA 70344
- Owner's Name & Address: CHARLOTTE G. TROSCLAIR 109 LOIS AMY ST MONTEGUT, LA 70344  
*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: 2079 HWY 55
5. Location by Section, Township, Range: SECTION 8, T19S-R19E
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: 06/06/2023 SCALE: 1"=50'
12. Council District / Fire Tax Area:  
9 Trosclair / Montegut
13. Number of Lots: 3
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

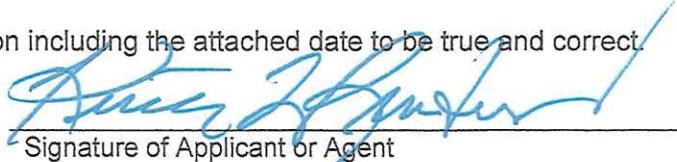
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

6/28/23

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.

CHARLOTTE G. TROSCLAIR

Print Name of Signature

6/28/23

DATE

PC23/ 7 - 1 - 24



# 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
- B. \_\_\_\_\_ Mobile Home Park  
\_\_\_\_\_ Residential Building Park
- C. \_\_\_\_\_ Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D.   X   Minor Subdivision  
\_\_\_\_\_ Conceptual/Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ 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:

1. Name of Subdivision: TRACTS 1-A, 2-A & 3-A, A REDIVISION OF TRACT "A" BELONGING TO DAVID P. LECOMPTE ET AL
2. Developer's Name & Address: DAVID P. LECOMPTE 116 THIRD ST HOUMA, LA 70364  
Owner's Name & Address: SEE ATTACHED LIST  
*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: 5762 NORTH BAYOU BLACK DR
5. Location by Section, Township, Range: SECTION 100, T16S-R15E
6. Purpose of Development: CREATE TRACTS FOR SALE
7. Land Use:  
  X   Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
\_\_\_\_\_ Community  
  X   Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
  X   Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map:  
DATE: 6/27/23 SCALE: 1"=60'
12. Council District / Fire Tax Area:  
2 Harding / Gibson
13. Number of Lots:   3
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

6/28/23

Date

  
Signature of Applicant or Agent

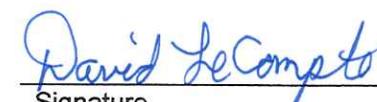
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each 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.

DAVID P. LECOMPTE

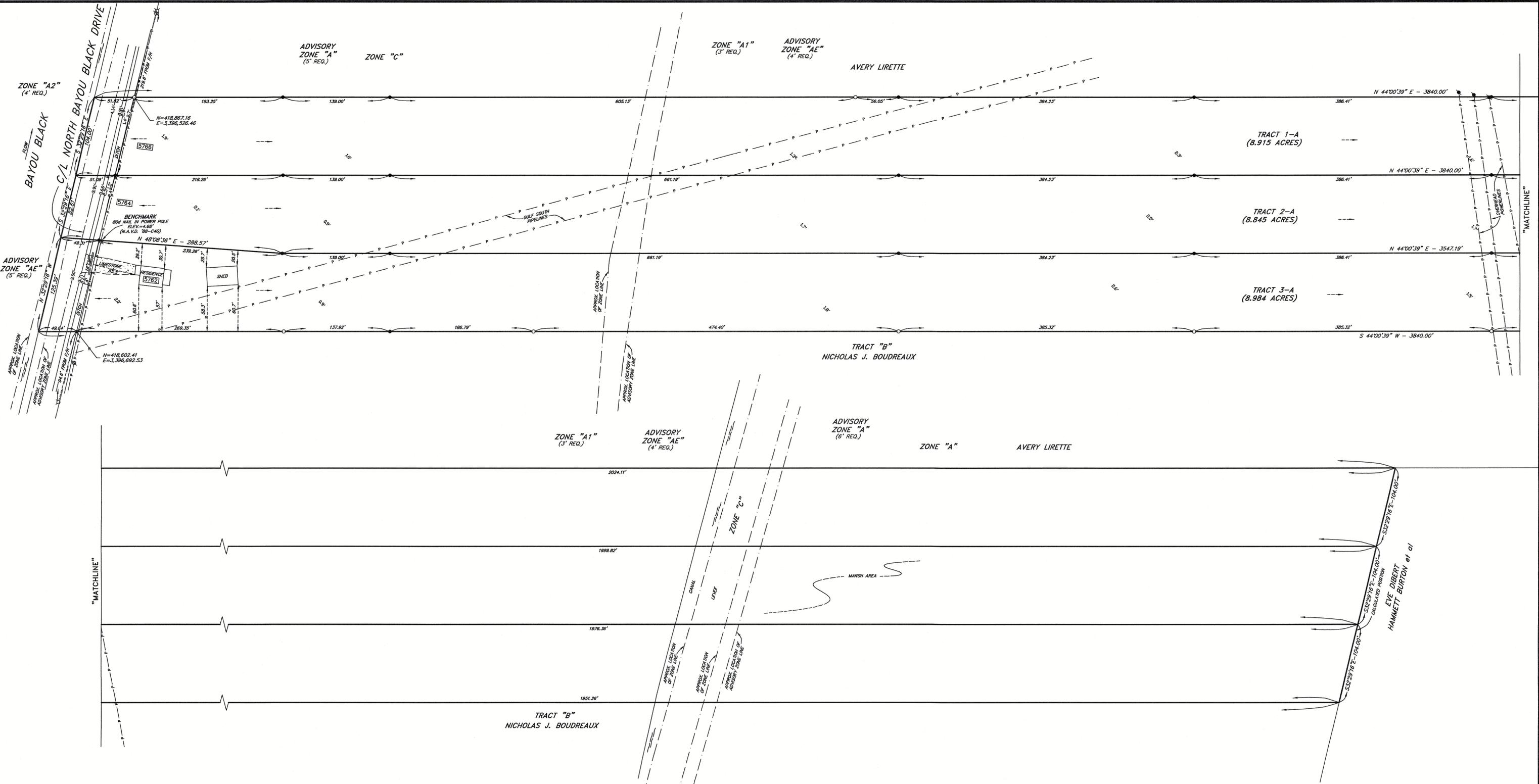
Print Name of Signature

6/28/23

Date

  
Signature

PC23/   7   -   2   -   25



INDIVIDUAL TREATMENT PLANT TO BE USED. COMMUNITY SEWERAGE IS NOT AVAILABLE.

THIS PROPERTY DRAINS TO BIG BAYOU BLACK IN THE FRONT WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE AND THE MARSH IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

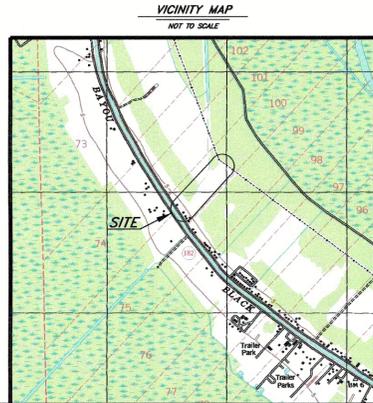
THESE TRACTS ARE LOCATED IN ZONES "A", "A1", "A2" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0570, SUFFIX "C", DATED MAY 1, 1985, INDEXED APRIL 2, 1992. (ZONE "A1" HAS A B.F.E. OF 3' AND ZONE "A2" HAS A B.F.E. OF 4'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NOS. LA-394 & LA-395 PLACE THIS PROPERTY IN ZONES "A" & "AE" WITH BASE FLOOD REQUIREMENTS OF 4', 5' & 6'. THE 2023 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0075 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" A BASE FLOOD ELEVATION OF 3', 6' & 7'.

THIS SURVEY BASED ON MAP PREPARED BY KENNETH L. REMBERT, SURVEYOR ENTITLED "TRACTS "A" AND "B" REDIVISION OF PROPERTY BELONGING TO MILDRED B. LECOMPTÉ ET AL SECTIONS 99 & 100, T16S-R15E, TERREBONNE PARISH, LOUISIANA" AND DATED OCTOBER 8, 1997. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

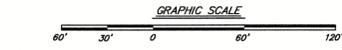
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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.

JOB NO. : 247 FIELD BOOK : 470 ADDRESS : 5782 N. BAYOU BLACK CAD NAME : LECOMPTÉ-TRACTS A1-A3-BAYOU-BLACK-TPC-23-247  
 DRAWN BY : AP PAGES : 1-2 SURVEY FILE : M-LE-983 FOLDER : LECOMPTÉ, MILDRED

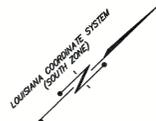


- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - INDICATES SPOT ELEVATION (NAVD '88 - C4G)
  - INDICATES DRAINAGE FLOW
  - 4045 INDICATES MUNICIPAL ADDRESS
  - INDICATES EXISTING FIRE HYDRANT



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

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



"MINOR SUBDIVISION"  
 LAND USE: RESIDENTIAL  
 DEVELOPER: DAVID P. LECOMPTÉ

SURVEY OF TRACTS 1-A, 2-A & 3-A  
 A REDIVISION OF TRACT "A"  
 BELONGING TO  
 DAVID P. LECOMPTÉ et al  
 IN SECTION 100, T16S-R15E,  
 TERREBONNE PARISH, LOUISIANA  
 JUNE 27, 2023 SCALE: 1" = 60'

Kenneth L. Rembert  
 KENNETH 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. <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 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)

\*\*

Request for a variance from the 250' requirement for the fire hydrant location for Tract 1. There are two fire hydrants located within the allowable 10% difference of 275 feet. One is located at 262.1 feet and the other is located at 259.7 feet away from Tract 1.

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

1. Name of Subdivision: MAP SHOWING SURVEY OF THE DIVISION OF PROPERTY BELONGING TO CHARLES JOHN LAJAUNIE
2. Developer's Name & Address: Stephanie Leonard for Charles John Lajaunie 1731 Bull Run Road Schriever, LA 70395  
Owner's Name & Address: Charles John Lajaunie 1731 Bull Run Road Schriever, LA 70395  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

4. Physical Address: 1731 Bull Run Road
5. Location by Section, Township, Range: Section 62 & 63, T16S-R15E
6. Purpose of Development: To create five tracts of record
7. Land Use:
- |   |  |
|---|--|
| <input type="checkbox"/> ** Single-Family Residential | 8. Sewerage Type:                                |
| <input type="checkbox"/> Multi-Family Residential     | <input type="checkbox"/> Community               |
| <input type="checkbox"/> Commercial                   | <input type="checkbox"/> ** Individual Treatment |
| <input type="checkbox"/> Industrial                   | <input type="checkbox"/> Package Plant           |
|   | <input type="checkbox"/> Other                   |
9. Drainage:
- |   |   |
|---|---|
| <input type="checkbox"/> Curb & Gutter            | 10. Planned Unit Development: Y <input type="checkbox"/> N <input type="checkbox"/> |
| <input type="checkbox"/> ** Roadside Open Ditches | 11. Date and Scale of Map: <u>14 JUNE 2023 1" = 50'</u>                             |
| <input type="checkbox"/> Rear Lot Open Ditches    | 12. Council District / Fire Tax Area:   |
| <input type="checkbox"/> Other                    |   |
13. Number of Lots: 5 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

June 29, 2023

Date

Alisa Champagne

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.

Charles J. Lajaunie

Print Name of Signature

CHARLES J. LAJAUNIE

JUNE 29, 2023

Date

Leona J. Lajaunie

Signature

LEONA F. LAJAUNIE

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPOB3) LOUISIANA SOUTH ZONE)

**GENERAL NOTES:**

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

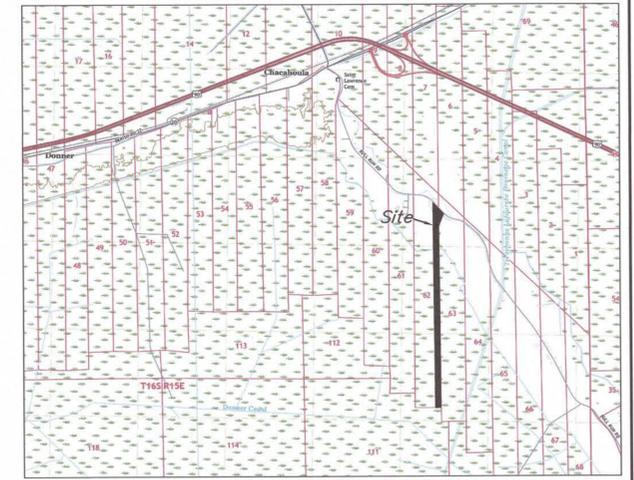
NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: The tracts shown hereon shall utilize Bayou Chacahoula along Bull Run Road for sewer discharge as indicated by the drainage arrows shown hereon.

NOTE: This property is situated within ZONE "C & A", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985 (Map No. 225206 0555 C)

**Reference Map:**

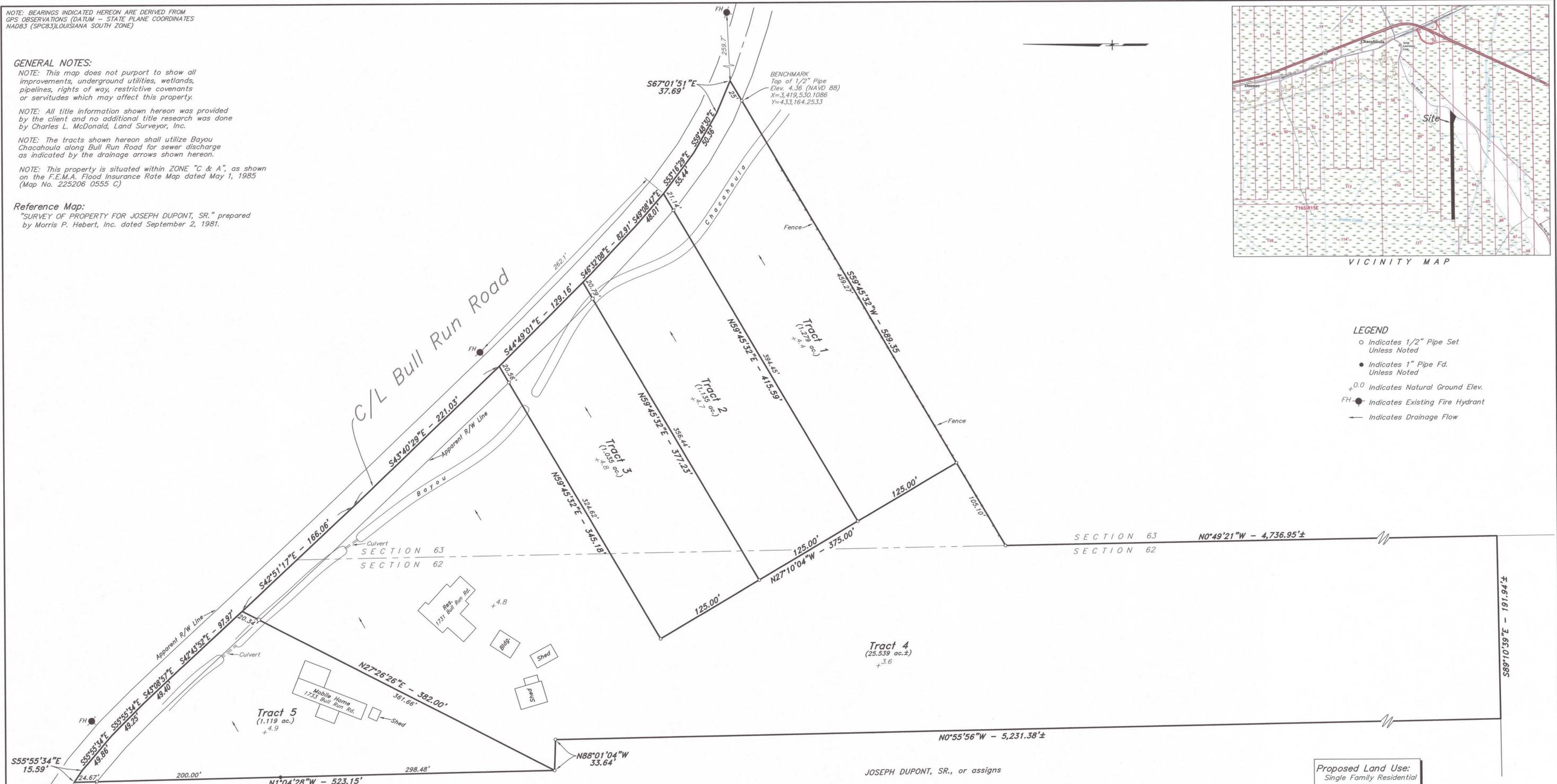
"SURVEY OF PROPERTY FOR JOSEPH DUPONT, SR." prepared by Morris P. Hebert, Inc. dated September 2, 1981.



VICINITY MAP

**LEGEND**

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



**MAP SHOWING SURVEY OF THE DIVISION OF PROPERTY BELONGING TO TO CHARLES JOHN LAJAUNIE LOCATED IN SECTIONS 62 & 63, T16S-R15E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 50'

14 JUNE 2023

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

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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402



Proposed Land Use:  
Single Family Residential

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE TERREBONNE PARISH PLANNING COMMISSION

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



Charles L. McDonald  
Land Surveyor, Inc.  
P.O. Box 1390  
Gray, LA 70359  
Tele: (985)-876-4412  
FAX: (985)-876-4806  
email: clmsurveyor@aol.com

DRAWN BY: GFB  
CHECKED: CLM  
SCALE: 1" = 50'  
DATE: 14 JUNE 2023

CAD # 6962 (Charles Lajaunie) FILE #

# 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"/> <input type="checkbox"/> Conceptual  | <input type="checkbox"/> Engineering               |
| <input checked="" type="checkbox"/> <input 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: IMPERIAL LANDING SUBDIVISION - PHASE D
- Developer's Name & Address: ONSHORE MATERIALS, L.L.C.  
127 LINCOLN LANE, THIBODAUX, LA 70301  
Owner's Name & Address: ONSHORE MATERIALS, L.L.C.  
127 LINCOLN LANE, THIBODAUX, LA 70301  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

- Physical Address: INTERSECTION OF MONROE ST. & CORE DR., THIBODAUX, LA 70301
- Location by Section, Township, Range: SECTION 77, T15S-R16E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL
- 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 29, 2023 1" = 40'
- Council District / Fire Tax Area: \_\_\_\_\_
- Number of Lots: 31
- Filing Fees: \$289.40

### CERTIFICATION:

I, JOSHUA L. ARABIE, AGENT OF  
ONSHORE MATERIALS, L.L.C., certify this application including the attached data to be true and correct.

JOSHUA L. ARABIE, AGENT  
Print Applicant or Agent

7/6/23  
Date

Joshua L Arabie  
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.

JOSHUA L. ARABIE, AGENT OF  
ONSHORE MATERIALS, L.L.C.  
Print Name of Signature

7/6/23  
Date

Joshua L Arabie  
Signature

