

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

MAY 15, 2025, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

A • G • E • N • D • A

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 April 17, 2025

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial); 132 Armour Drive; Terrebonne Children’s Advocacy Center, applicant (*Council District 3 / Bayou Cane Fire*)
2. 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. NEW BUSINESS:

1. Planned Building Group:
Placement of (5) residential units; 7389, 7393, 7397, & 7401 Park Avenue; Richard Real Estate & Management, LLC, applicant (*Council District 2 / Bayou Cane Fire*)
2. Parking Plan:
Construction of 248 parking spaces for a car dealership (Barker Kia); 6290 West Main Street; Michael Barker, applicant (*Council District 3 / Bayou Cane Fire*)
3. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 301 Howard Avenue; Iglesia Mahaneim, Oscar Cordon, applicant (*Council District 1 / City of Houma Fire*)

H. STAFF REPORT

1. *Public Hearing*
Discussion and possible action regarding a fee increase for Planning Approvals from \$10 to \$50

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments
2. Chairman Comments

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 17, 2025

E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 15, 2025 INVOICES AND THE TREASURER’S REPORT OF APRIL 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: Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land)
Approval Requested: Process D, Minor Subdivision
Location: 6380 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Zebec, LLC; Eric Boudreaux
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application
3. a) Subdivision: Transfer of existing assets for Bayou L'Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 6870 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC

b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements (required 150' to 550')
d) Consider Approval of Said Application
4. a) Subdivision: Transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 5130 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson East Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC

b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements (required 150' to 198')
d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Parcels C-1 and C-2, A Redivision of Parcel C of the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al
Approval Requested: Process D, Minor Subdivision
Location: 4447 St. Andrew Street (Bourg), Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Jaret Achee
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 5-A & 5-B, A Redivision of Lot 5, Block 2, Phase 2 of Montegut Estates West belonging to Wayne E. Miller, II
Approval Requested: Process D, Minor Subdivision
Location: 464 Highway 58, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: Wayne E. Miller
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2024 HTRPC Annual Report
2. Discussion and possible action regarding the Louisiana Rural Complete Streets Policy Proposal

J. ADMINISTRATIVE APPROVAL(S):

1. Survey of Lots 13A, 13B, 14A, and 14B, A Redivision of Lots 1, 2, 13, & 14, Block 7 to Crescent Park Addition belonging to Saia Family Investments, LLC; Section 101, T17S-R17E, Terrebonne Parish, LA (*1311, 1313, & 1319 Municipal Drive & 900 Magnolia Drive / Councilman Danny Babin, District 7*)
2. Revised Lot 6, Block 5, Addendum No. 5 and Revised Lots 7 & 8, Block 6 of Addendum No. 6 of Crescent Plantation Estates belonging to Myrtle F. Brewer, et al; Sections 71 & 74, T17S-R16E, Terrebonne Parish, LA (*346 Myrtle Grove Drive / Councilman Clyde Hamner, District 6*)
3. Survey & Redivision of Lots 6 through 10, Block 3 of Acadian Villa Subdivision, Addendum No. 2, Phase C into Lot 6A; Sections 77 & 80, T15S-R16E, Terrebonne Parish, LA (*333, 337, 343, 349, 355 Gabreten Lane, Thibodaux / Councilman John Amedée, District 4*)
4. Parcels A & B, A Redivision of Property belonging to RPC, Inc. of Delaware, et al; Section 7, T17S-R17E, Terrebonne Parish, :A (*8013 thru 8029 Main Street / Councilman Kevin Champagne, District 5*)
5. Tracts A & B, A Redivision of Property belonging to Richard Real Estate & Management, LLC; Section 6, T17S-R17E, Terrebonne Parish, LA (*7389, 7393, & 7397 Park Avenue / Coucilman Carl "Carlee" Harding, District 2*)
6. Revised Tracts "C," "X-2," & "X-3," A Redivision of Property belonging to Gregory P. Malbrough, et al; Section 32, T18S-R17E, Terrebonne Parish, LA (*126 & 133 Mossy Ridge Court / Councilman Danny Babin, District 7*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF APRIL 17, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 17, 2025 of the HTRPC to order at 7:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angele Poencot. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. McGuire: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 20, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the April 17, 2025 invoices and approve the Treasurer’s Report of March 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, presented the 2024 Annual Audit to the Commissioners.
- a) Mr. Smith moved, seconded by Mr. Billiot: “THAT the HTRPC ratify and accept the 2024 Annual Audit as presented by Martin & Pellegrin, CPAs.”
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner & Mr. Thibodeaux; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Duplantis Design Group, PC, dated April 7, 2025, requesting to table Item G.2 regarding the Eagle II Dry Dock Facility until the next regular meeting of May 15, 2025 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Gold: “That the HTRPC table the application for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) until the next regular meeting of May 15, 2025 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read an email from Red Stick Power, LLC dated April 17, 2025 requesting to table Items H. 4 and H.5 regarding two of the SLECA substations until the next regular meeting of May 15, 2025 [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Mr. McGuire: “That the HTRPC table the application for Process D, Minor Subdivision, for the transfer of existing assets for

Bayou L’Ourse Substation on Property belonging to South Louisiana Electric Cooperative Substation until the next regular meeting of May 15, 2025 as per the Developer’s request [See *ATTACHMENT B*].”

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

- b) Mr. Soudelier moved, seconded by Mr. Rogers: “That the HTRPC table the application for Process D, Minor Subdivision, for the transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Substation until the next regular meeting of May 15, 2025 as per the Developer’s request [See *ATTACHMENT B*].”

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

G. OLD BUSINESS:

Mr. Rogers moved, seconded by Mr. Smith: “THAT Old Business be removed from the table and be considered at this time.”

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

- 1. The Chairman called to order the application by Paul B. Carter requesting approval for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al.
 - a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property. She stated the fire hydrant was installed.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff recommend conditional approval provided upon the submittal of all utility letters.
 - c) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al conditioned upon the submittal of all utility letters.”

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

- 2. *TABLED until next regular meeting of May 15, 2025* Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) [See *ATTACHMENT A*]

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Thomas R. Persac requesting approval for Process D, Minor Subdivision, for Lots P-1 & P-2, A Division of Property belonging to Thomas R. Persac, et ux.
 - a) Mrs. Beth Arceneaux, Keneth L Rember Land Surveyors discussed the location and division of property.
 - b) The Chairman recognized Mr. Tim Lyons, 116 Jane Avenue, inquired about the redivision of property.
 - c) Mr. Smith moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots P-1 & P-2, A Division of Property belonging to Thomas R. Persac, et ux.”

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

- 2. The Chairman called to order the Public Hearing for an application by Wan, LLC requesting approval for Process D, Minor Subdivision, for the Survey and Division of Lot 4A, Block 2 of Corporate Acres Subdivision into Lot 4A-1 and 4A-2 belonging to Wan, LLC.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He requested conditional approval based on engineering’s letter.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided land use is depicted on the plat, municipal address for Lot 4A-2 is depicted on the plat, submittal of all utility letters, location and description of at least one permanent type benchmark is depicted on the plat, and applicant agrees to the terms on the TPCG Engineering approval letter dated April 11, 2025 and upon a final inspection having been performed by TPCG Engineering for conformation [See *ATTACHMENT C*].
- e) Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Survey and Division of Lot 4A, Block 2 of Corporate Acres Subdivision into Lot 4A-1 and 4A-2 belonging to Wan, LLC conditioned the land use is depicted on the plat, municipal address for Lot 4A-2 is depicted on the plat, submittal of all utility letters, location and description of at least one permanent type benchmark is depicted on the plat, and applicant agrees to the terms on the TPCG Engineering approval letter dated April 11, 2025 and upon a final inspection having been performed by TPCG Engineering for conformation [See *ATTACHMENT C*].”

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

- 3. The Chairman called to order the Public Hearing for an application by Zebec, LLC requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated they were awaiting drainage calculations.
- b) The Chairman recognized Mr. Eric Boudreaux, 4309 Matherne, applicant, who stated it was his property he wanted to sell due to people squatting on and it not being kept up.
- c) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended tabling the application to allow time for the drainage plans and calculations to be submitted to TPCG Engineering.
- e) Mr. Thibodeaux moved, seconded by Mr. Billiot: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land) until the next regular meeting of May 15, 2025.”

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

- 4. *TABLED until next regular meeting of May 15, 2025* Transfer of existing assets for Bayou L’Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association [See *ATTACHMENT B*]
- 5. *TABLED until next regular meeting of May 15, 2025* Transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association [See *ATTACHMENT B*]
- 6. The Chairman called to order the Public Hearing for an application by SLECA requesting approval for Process D, Minor Subdivision, for the Transfer of existing assets for Landry Substation on Property belonging to South Louisiana Electric Cooperative Association.
 - a) Mr. Terral Martin, Red Stick Power, LLC, 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 Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses for both lots be depicted on the plat, submittal of all utility letters, and the location and description of at least one permanent type benchmark as per 24.7.6.4 be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Transfer of existing assets for Landry Substation on Property belonging to South Louisiana Electric Cooperative Association conditioned upon municipal addresses for both lots be depicted on the plat, submittal of all utility letters, and the location and description of at least one permanent type benchmark as per 24.7.6.4 be depicted on the plat.”

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

I. STAFF REPORT:

- 1. The 2024 HTRPC Annual Report had not yet been completed; therefore, it will be on the next meeting agenda of May 15, 2025.
- 2. Mr. Pulaski distributed a proposal for a Louisiana Rural Complete Streets Policy that the Parish wants to adopt. He stated having a policy such as this would be good for getting grants. He stated the proposal was \$41,000 with TPCG and the Center for Planning Excellence both paying half and possibly the Planning Commission to paying half of the Parish’s share. He discussed the possibility of Grand Caillou Road being used as a demo. He will be providing more information at the next meeting.

- a) Discussion was held regarding incorporating crosswalks into the complete streets, residential housing not close to discount and grocery stores, and getting more information on complete streets by searching online.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

1. Tract 2, A Redivision of Property belonging to Indian Ridge Plantation, L.L.C.; Section 17, T20S-R16E, Terrebonne Parish, LA (*3310 Bayou Dularge Road / Councilman Danny Babin, District 7*)
2. Survey of the Western Boundary Line of Lot 6, Block 27 Creating Lot Line Shift with Lot 1, Lot 2, Block 27 and Northern Portion of Lot 3, Block 27; Section 7, T17S-R17E, Terrebonne Parish, LA (*716 Wood Street / Councilman Kevin Champagne, District 5*)
3. Revised Lots 5 & 9, A Redivision of Lots 5 & 9, Block 58 of Lovenstein Addition to the City of Houma belonging to Ladon A. Miller, et al; Section 7, T17S-R17E, Terrebonne Parish, LA (*817 High Street / Councilman Charles "Kevin" Champagne, District 5*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated committee members were at the meeting scheduled for April 10, 2025 but he was able to give an update on the group sites to the public that was present. He stated due to the Freedom of Info Act, they were able to get the lease on the Schriever site but were still awaiting the Gage Court site.
 - b) The next Subdivision Regulations Review Committee Meeting would be held, Thursday, May 8, 2025.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Smith moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:44 p.m."

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



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

Becky Becnel

Item G.2

From: Matt Rodrigue <mattrodrigue@ddgpc.com>
Sent: Monday, April 7, 2025 3:56 PM
To: Becky Becnel
Cc: Ty Westerman; Matt Daigle
Subject: RE: HTRPC Preliminary Review Letter(s), March 20, 2025

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. Becky,

At this time Sealevel is working with the property owner for the hydrant installation, but they haven't been able to get it installed just yet. With that being the case, we would like to pull our application for plat approval in April and be placed on the May agenda. We should have this worked out soon and should be on tract to have the hydrant installed ahead of the May Meeting.

Thanks!



Matthew Rodrigue, PE
Senior Project Manager
O:(985) 447-0090 | M:(985) 414-0666
mattrodrigue@ddgpc.com
314 E Bayou Rd, Thibodaux, LA 70301



Licensed PE in LA

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From: Matt Rodrigue
Sent: Monday, March 24, 2025 1:31 PM
To: Becky Becnel <bbecnel@tpcg.org>
Cc: Ty Westerman <twesterman@ddgpc.com>; Matt Daigle <mdaigle@sealevelinc.com>
Subject: RE: HTRPC Preliminary Review Letter(s), March 20, 2025

From: [Terral Martin](#)
To: [Christopher Pulaski](#)
Cc: [Becky Becnel](#); [Matthew Peters](#); [Brett Ledet](#); [Harley Papa](#)
Subject: SLECA - RESUBS
Date: Thursday, April 17, 2025 1:28:20 PM
Attachments: [Outlook-cbr13smp.png](#)

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Chris,

We would like to table items 4 (Bayou L'ourse Substation) and 5 (Greenwood Substation) under applications and new business. We will ask for a variance next month for the Fire hydrants.

We will proceed with Item 6 (Landry Substation) because it does meet the required distance of 150' to the nearest hydrant.

Thank you,

Terral J. Martin, Jr., P.L.S.
Professional Land Surveyor



620 School St. Suite A
Houma LA, 70360
O: (985) 284-4157
C: (985) 226-4785
tmartin@redstickpower.com

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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



April 11, 2025

Item No. H-2

TO: **Christopher M. Pulaski**
FROM: **Joan E. Schexnayder, P.E.** 
SUBJECT: **WAN LLC**
Process "D" No. 2025-04-01

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the drainage plan submitted by the engineering firm of David A. Waitz Engineering and Surveying Inc., for the above referenced re-division of property. These plans and calculations comply with the conditions for Engineering Approval set forth by the Parish ordinances and TPCG SDDM *conditioned on the completion of the following actions:*

1. *Provide a maintenance agreement for the ditch/pond.*
2. *Clear the existing pond of the overgrown trees.*
3. *Implement drainage improvements as per the drainage study provided.*

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: Jacob A. Waitz, P.E., L.S.I (email)
Planning Commission (email)
Engineering Division File
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

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

C:\USERS\MILLER\DRIVE - DUPLANTIS DESIGN GROUP - P\DESKTOP\24-1532_S_20250226.DWG



NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83
AS DERIVED FROM THE LSU C&G RTK NETWORK (2021.23)

ELEVATION NOTE:
ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 128) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU
C&G NETWORK (2021.23).

ADJACENT OWNERS:

CS&E PROPERTIES, LLC
207 WILLARD AVENUE
HOUMA, LA 70360

ROBERT J. NEIL
PO BOX 727
BOURG, LA 70343

ANTHONY & JULIE CHAMPAGNE
10317 EAST PARK AVENUE
HOUMA, LA 70363

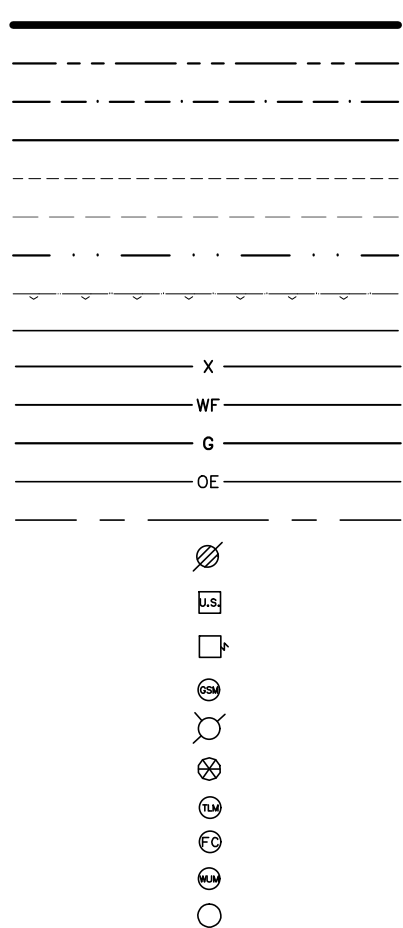
PATRICK & GAIL LEBLANC
10327 EAST PARK AVENUE
HOUMA, LA 70363

THOMAS & CONNIE DOMANGUE
10304 EAST PARK AVENUE
HOUMA, LA 70363

DEXTER FALGOUT
116 GLENN PAUL STREET
CHAUVIN, LA 70344

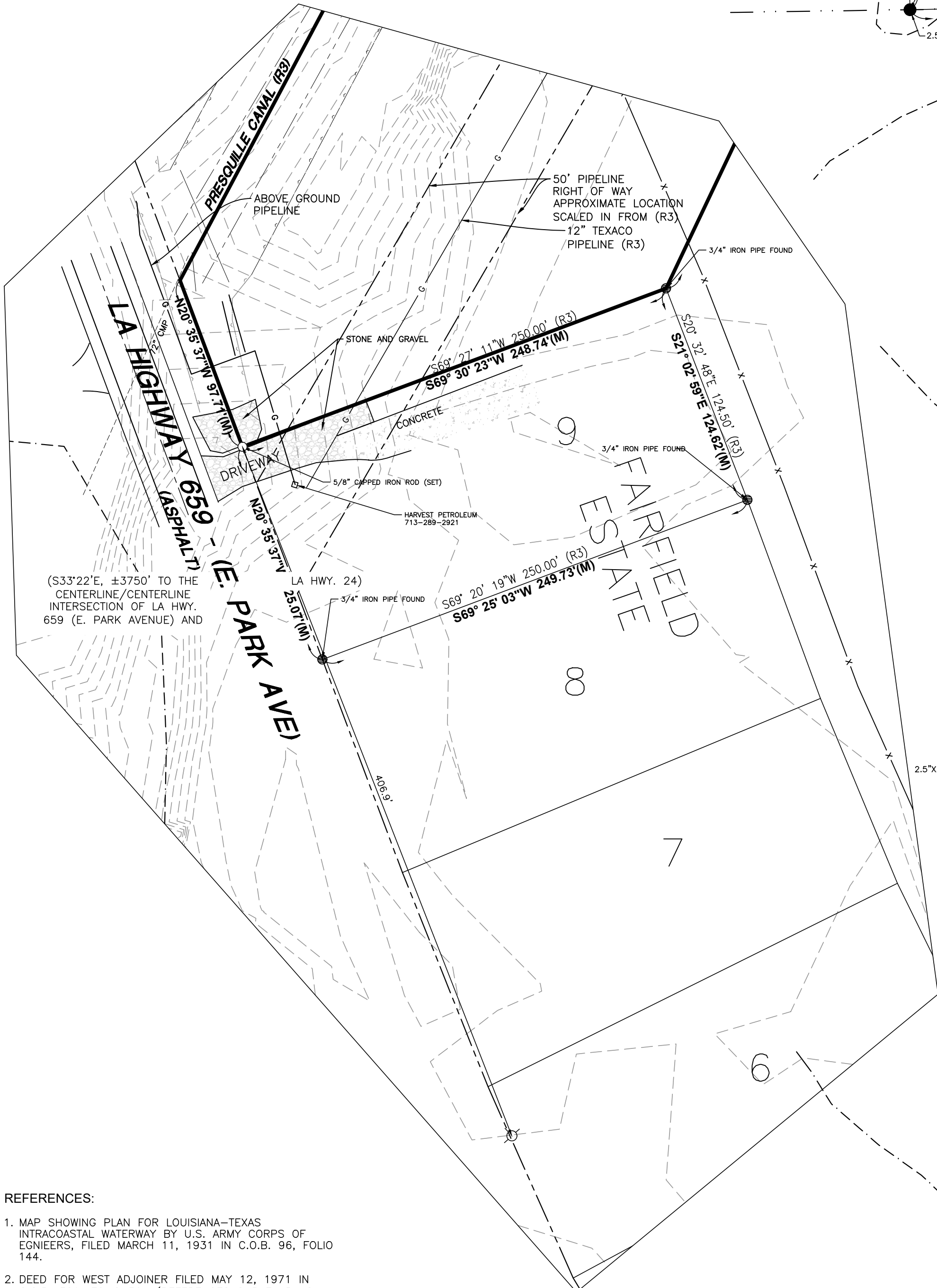
EARL LEBROUF
PO BOX 553
BOURG, LA 70343

LEGEND



PROPERTY LINE
RIGHT OF WAY
FLOOD ZONE LINE
EDGE OF ROAD
UNDERGROUND DRAINAGE
GROUND SURFACE CONTOUR
SECTION LINE
TOP BANK
ADJACENT PROPERTY LINE
WIRE FENCE
WOODEN FENCE
UNDERGROUND GAS LINE
ELECTRIC LINE
CENTERLINE
POWER POLE
MAILBOX
TELEPHONE PEDESTAL
GAS UTILITY MARKER
FIRE HYDRANT
DEADMAN
TELEPHONE UTILITY MARKER
FENCE CORNER POST
WATER UTILITY METER
5/8" CAPPED IRON ROD SET (VF 804)

DETAIL
SCALE 1"=50'



REFERENCES:

1. MAP SHOWING PLAN FOR LOUISIANA-TXAS
INTRACOSTAL WATERWAY BY U.S. ARMY CORPS OF
ENGINEERS, FILED MARCH 11, 1931 IN C.O.B. 96, FOLIO
144.
2. DEED FOR WEST ADJOINER FILED MAY 12, 1971 IN
C.O.B. 329, FOLIO 304 (REFERENCES SURVEY BY S.
ALLEN MUNSON, C.E.)
3. PLAT OF FAIRFIELD ESTATE SUBDIVISION BY T. BAKER
SMITH & SON, INC., DATED AUGUST 18, 1998, FILED
MARCH 15, 1999, IN C.O.B. 1640, FOLIO 272.
4. BOUNDARY SURVEY OF PORTIONS OF SECTIONS 5, 27,
28, 30, & 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST,
DATED 03/24/2021 AND REVISED 05/31/2021, BY
DUPLANTIS DESIGN GROUP, PC.

UTILITY LOCATIONS:

UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND
UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS
NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE
GROUND VISIBLE UTILITY FEATURES; NO EXCAVATIONS WERE MADE DURING
THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.)
FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY
IN A SPECIAL FLOOD HAZARD AREA
FLOOD ZONE: A, B, & C
BASE FLOOD ELEVATION: NONE INDICATED FOR FLOOD ZONES B AND C, NOT
DETERMINED FOR FLOOD ZONE A.
COMMUNITY PANEL NO. 225206 0255C
MAP REVISED: MAY 1, 1985
(CONTACT TERREBONNE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

NOTE:

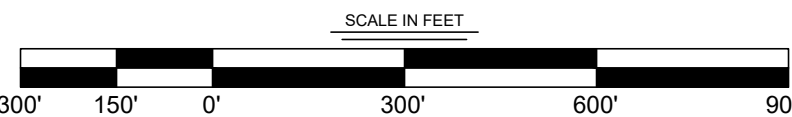
SEWAGE DISPOSAL WILL BE BY PRIVATE TREATMENT
PLANT. PERMIT HAS BEEN APPLIED FOR.

OWNER/DEVELOPER:
EAGLE DRYDOCK & MARINE,
SERVICES, L.L.C.

NOTE:

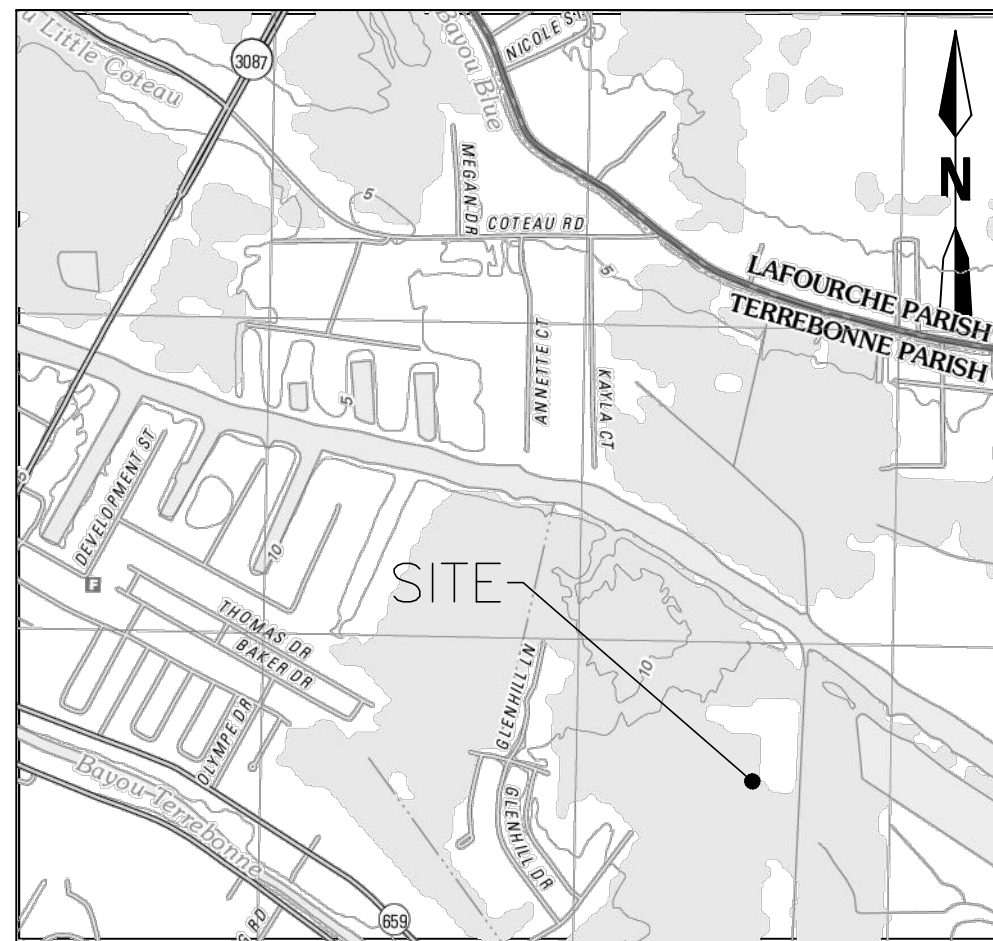
UPON PRELIMINARY APPROVAL OF THIS PLAT A
PERMANENT BENCHMARK MEETING TERREBONNE PARISH
REQUIREMENTS WILL BE SET IN THE RIGHT OF WAY FOR
LA HWY 659.

PLAN



MINOR SUBDIVISION

OF TRACT 1, RAW LAND DIVISION OF THE NEIL SUBDIVISION
INTO LOT 1, THE NEIL SUBDIVISION
SECTIONS 5, 27, 28, 29, 30, 31, 37 & 38
TOWNSHIP 17 SOUTH, RANGE 18 EAST,
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER,
TERREBONNE PARISH, LOUISIANA



VICINITY MAP
NOT TO SCALE

Line Table		
Line #	Length	Direction
L1	360.21	N27°58'38"E
L2	222.88	N27°43'05"E
L3	260.54	N29°31'44"E
L4	284.84	N26°33'52"E
L5	287.40	N29°14'24"E
L6	225.01	N28°08'22"E
L7	35.47	N19°51'51"E
L8	212.61	N32°10'52"E
L9	325.62	N19°44'20"E
L10	265.13	N03°07'46"E
L11	507.65	N01°13'32"E
L12	231.76	N02°26'01"E
L13	393.11	N01°54'10"E

Line Table		
Line #	Length	Direction
L14	182.51	N01°56'27"E
L15	196.06	N01°23'59"E
L16	320.35	N01°30'29"E
L17	209.91	N03°11'39"E
L18	208.14	N01°58'10"E
L19	221.69	N02°14'23"E
L20	201.73	N04°42'38"E
L21	193.53	N03°26'11"E
L22	258.62	N01°05'23"E
L23	271.82	N03°02'51"E
L24	207.94	N02°15'53"E
L25	212.29	N03°24'38"E
L26	211.50	N02°30'23"E
L27	129.22	N02°30'11"E
L28	168.30	N02°09'04"E
L29	296.97	N02°51'24"E

LOT 1
235.04 ACRES

REMAINDER OF THE
NEIL TRACT

DESCRIPTION OF LOT 1

THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTIONS 5, 27, 28, 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, PARISH OF TERREBONNE, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE REPORTED QUARTER CORNER COMMON TO SAID SECTIONS 27 AND 28, SAID CORNER MARKED BY A 2.5" X 2.5" IRON RAIL FOUND; THENCE N01°12'17"W A DISTANCE OF 1012.04 FEET TO A POINT; THENCE N01°14'24"W A DISTANCE OF 1152.81 FEET TO A POINT; THENCE N01°10'28"W A DISTANCE OF 259.95 FEET TO A POINT ON THE CENTERLINE OF THE RIGHT OF WAY FOR THE GULF INTRACOSTAL WATERWAY; THENCE ALONG SAID CENTERLINE AN ARC DISTANCE OF 473.95 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2864.20 FEET AND A CHORD WITH A BEARING OF S61°24'39"E AND A LENGTH OF 473.40 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S56°40'14"E A DISTANCE OF 1886.18 FEET FOR A POINT OF BEGINNING BEING N19°35'02"W A DISTANCE OF 516.00 FEET FROM A CAPPED 5/8" IRON ROD SET; THENCE CONTINUING S56°40'14"E ALONG THE CENTERLINE OF SAID RIGHT OF WAY A DISTANCE OF 5095.86 FEET TO A POINT, SAID POINT BEING N32°37'21"E A DISTANCE OF 300.0 FEET OF A CAPPED 5/8" IRON ROD SET; THENCE S32°37'21"W A DISTANCE OF 1951.94 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N50°08'39"W A DISTANCE OF 1525.22 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N89°15'33"W A DISTANCE OF 2069.56 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S02°01'35"W A DISTANCE OF 1745.75 FEET TO A CAPPED 5/8" IRON ROD SET POINT; THENCE S28°06'48"W A DISTANCE OF 744.04 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S25°21'45"W A DISTANCE OF 1066.21 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 9, FAIRFIELD ESTATE, A RECORDED SUBDIVISION; THENCE S69°30'23"W ALONG THE NORTHERLY LINE OF SAID LOT 9 A DISTANCE OF 248.74 FEET TO A CAPPED 5/8" IRON ROD SET ON THE NORTHEASTLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 659 (EAST PARK AVENUE); THENCE N22°33'37"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 97.71 FEET TO A POINT IN THE CENTERLINE OF A DRAINAGE CANAL IDENTIFIED AS PRESQUILLE CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL FOR THE FOLLOWING 29 COURSES: N27°58'38"E A DISTANCE OF 360.21 FEET TO A POINT; N27°43'05"E A DISTANCE OF 222.88 FEET TO A POINT; N29°31'44"E A DISTANCE OF 260.54 FEET TO A POINT; N26°33'52"E A DISTANCE OF 284.84 FEET TO A POINT; N29°14'24"E A DISTANCE OF 287.40 FEET TO A POINT; N28°08'22"E A DISTANCE OF 225.01 FEET TO A POINT; N19°51'51"E A DISTANCE OF 35.47 FEET TO A POINT; N32°10'52"E A DISTANCE OF 212.61 FEET TO A POINT; N19°44'20"E A DISTANCE OF 325.62 FEET TO A POINT; N03°07'46"E A DISTANCE OF 265.13 FEET TO A POINT; N01°13'32"E A DISTANCE OF 507.65 FEET TO A POINT; N02°26'01"E A DISTANCE OF 231.76 FEET TO A POINT; N01°54'10"E A DISTANCE OF 393.11 FEET TO A POINT; N01°56'27"E A DISTANCE OF 182.51 FEET TO A POINT; N01°23'59"E A DISTANCE OF 196.06 FEET TO A POINT; N03°26'11"E A DISTANCE OF 320.35 FEET TO A POINT; N03°11'39"E A DISTANCE OF 209.91 FEET TO A POINT; N01°58'10"E A DISTANCE OF 208.14 FEET TO A POINT; N01°10'28"E A DISTANCE OF 221.69 FEET TO A POINT; N04°42'38"E A DISTANCE OF 201.73 FEET TO A POINT; N03°24'38"E A DISTANCE OF 193.53 FEET TO A POINT; N01°05'23"E A DISTANCE OF 208.02 FEET TO A POINT; N03°02'51"E A DISTANCE OF 271.82 FEET TO A POINT; N00°15'53"E A DISTANCE OF 207.94 FEET TO A POINT; N03°24'38"E A DISTANCE OF 212.29 FEET TO A POINT; N02°30'23"E A DISTANCE OF 211.50 FEET TO A POINT; N02°30'11"E A DISTANCE OF 129.22 FEET TO A POINT; N05°09'04"E A DISTANCE OF 168.30 FEET TO A POINT; THENCE N02°51'24"E ALONG SAID CENTERLINE AND ITS PROJECTION A DISTANCE OF 296.97 FEET TO A POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 235.04 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 21-185, DATED 3/24/2021, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF RECORD.

NOTE:

THE PROPOSED TRACT 1 SHOWN HEREON IS NOT A LEGAL TRACT OF RECORD. A SUBDIVISION MEETING THE REQUIREMENTS OF THE TERREBONNE PARISH SUBDIVISION REGULATIONS WOULD NEED TO BE APPROVED TO REMOVE THE SUBJECT PROPERTY FROM THE PARENT TRACT.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH
IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS
SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS
NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR
UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA
R.S. 33.505.1 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY
SURVEYS FOR A CLASS "B" SURVEY.

DATE OF PLAT: 02/28/2025

Dennis L. Gowin
Dennis L. Gowin, P.L.S., LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM



THE NEIL SUBDIVISION
PRESQUILLE, LOUISIANA
TERREBONNE PARISH
SEALEVEL PROPERTIES, LLC



PROJECT NO. 24-1532
24-1532_S_20250226.DWG
02/24/2025

CHECKED BY D.L.G.
DRAWN BY OAK

SHEET

1-1

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)

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

- Name of Subdivision: MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO ZEBEC, LLC
- Developer's Name & Address: Eric Boudreaux c/o Zebec, LLC P.O. Box 295 Bourg, LA 70343
Owner's Name & Address: Zebec, LLC P.O. Box 295 Bourg, LA 70343
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 6380 Shrimpers Row
- Location by Section, Township, Range: Section 68, T19S-R17E
- Purpose of Development: To create 2 Lots of record
- 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: 1 April 2025 / 1" = 60'
- Council District / Fire Tax Area: _____
- Number of Lots: 2 Lots
- Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

1 APRIL 2025

Date

Eric Boudreaux

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.

Eric J Boudreaux

Print Name of Signature

4-2-25

Date

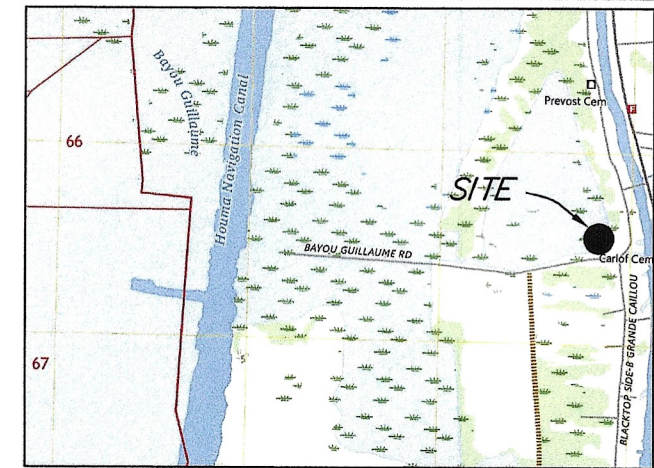
Eric J Boudreaux

Signature

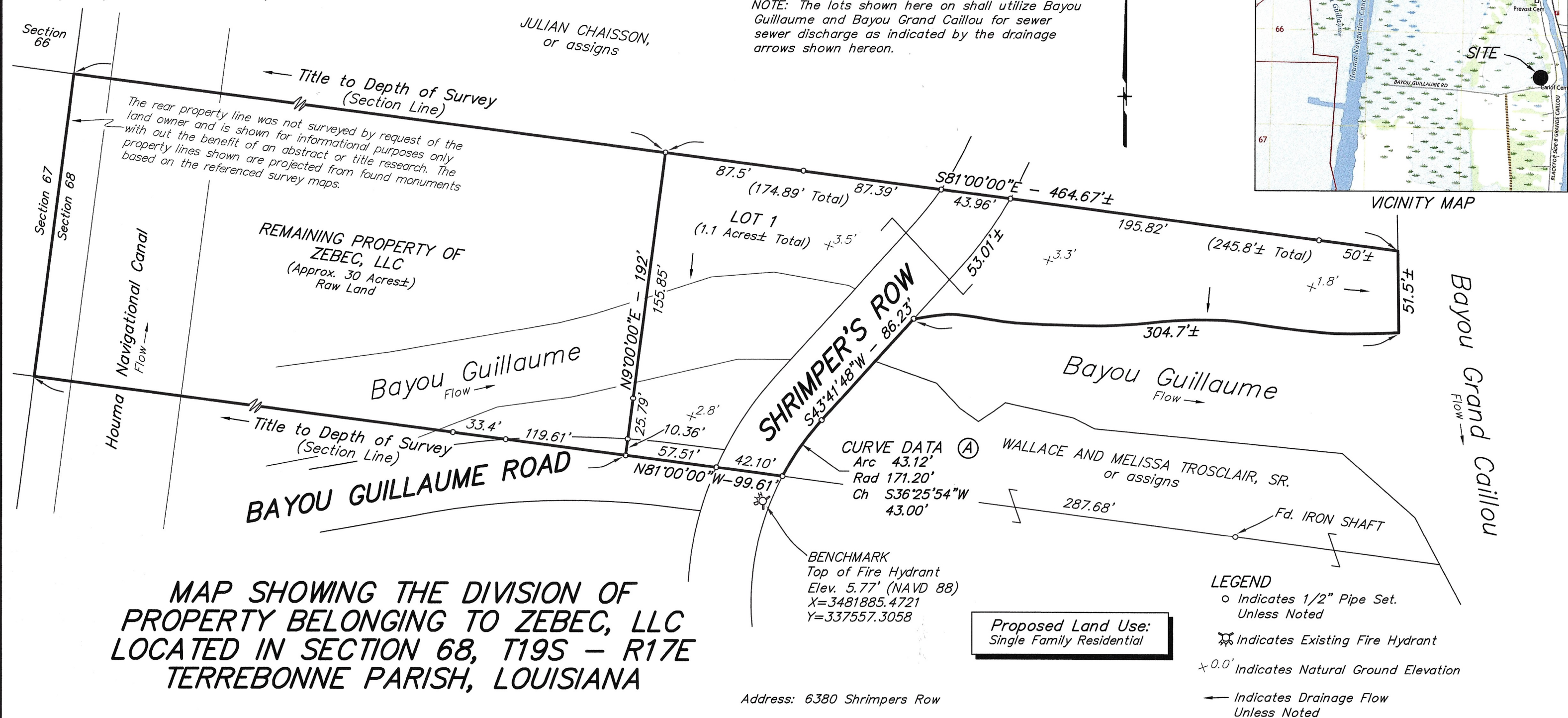
NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

SEWER NOTE:

NOTE: The lots shown here on shall utilize Bayou Guillaume and Bayou Grand Caillou for sewer sewer discharge as indicated by the drainage arrows shown hereon.



VICINITY MAP



MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO ZEBEC, LLC LOCATED IN SECTION 68, T19S - R17E TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

25 MARCH 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:

Charles L. McDonald

REG. P.L.S. No. 3402

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

BY _____ FOR _____

REFERENCE MAP

"MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO WALLACE AND MELISSA TROSCLAIR, SR. AND ZEBEC, L.L.C. LOCATED IN SECTION 68, T19S-R17E, TERREBONNE PARISH, LOUISIANA" prepared by Charles L. McDonald, Surveyor and dated June 3, 2013

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 AE (EL 13) as shown on the F.E.M.A. Flood Insurance Rate Map dated Sept. 7, 2023. (Map No. 225206 0295 C)

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.

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 checked="" type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <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)

☒

Variance from the required 150' distance to the nearest fire hydrant to 550'.

It is important to note that in the event of a substation fire, under no circumstances would the utility use water as a method of fire suppression as this could potentially make the hazard much more volatile in nature due to the transformers (along with other equipment) being oil-filled transformers. Additionally, the use of water for fire suppression when involving oil-filled components could create additional environmental hazards allowing the oil to runoff the site and into adjacent properties, ditches, bayous, etc. During the design of our substations, we try to mitigate these hazards by ensuring proper clearances are maintained from our equipment and the property lines. Also, we are required to maintain a Spill Prevention, Control, and Countermeasure plan (SPCC). This plan dictates the plan for spill prevention (oil) and using water during a fire condition at the substation would violate the SPCC plan. If an oil-filled component caught fire, the safest course of action will more than likely be to electrically isolate the power coming into the substation and let the fire burn itself out. In the event of a fire within the substation site where oil is not a factor, SLECA has appropriately rated fire extinguishers on site and would handle such matters internally since we are authorized to handle such scenarios and are aware of all potential hazards present within the substation.

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

- Name of Subdivision: SLECA - BAYOU L'OURSE SUB. - TRANSFER EXISING ASSETS 0.376 ACRES
- Developer's Name & Address: SLECA - 2028 COTEAU ROAD, HOUMA, LA 70364
Owner's Name & Address: SLECA-2028 COTEAU ROAD, HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR., PLS

SITE INFORMATION:

- Physical Address: 6870 BAYOU BLACK DRIVE, GIBSON, LA 70356
- Location by Section, Township, Range: SECTION 22, T16S-R14E
- Purpose of Development: TRANSFER OF ASSETS.
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
- Sewerage Type:
☐ N/A Community
☐ N/A Individual Treatment
☐ N/A Package Plant
☐ N/A Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: MARCH 27, 2025, SCALE 1" = 100'
- Council District / Fire Tax Area: 4
- Number of Lots: 2
- Filing Fees: \$144.28

CERTIFICATION:

I, TERRAL J. MARTIN, JR., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN, JR.
Print Applicant or Agent

4/28/25

Terral J. Martin Jr
Signature of Applicant or Agent

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.

Brett Ledet, Engineering Manager

Print Name of Signature



Signature

4-28-25

Date



CERTIFICATION:

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

BY _____ FOR _____

COORDINATE SYSTEM: HORIZONTAL DATUM: NAD 1983 (CORS 11), LA 1702 SOUTH, BEARINGS REFERENCED TO PLAT A.
VERTICAL DATUM: NAVD88 GEOID 18

REFERENCE MAP: A. "SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION PROPOSED 1.832 - ACRE SUBSTATION SITE LOCATED IN SECTION 22, T16S-R14E, TERREBONNE PARISH, LOUISIANA.

FLOOD ZONE: FEMA FLOOD MAP 22109C0050E, EFFECTIVE 9/07/2023 FOR TERREBONNE PARISH. THE SITE IS LOCATED WITHIN FLOOD ZONE "AE" (+4.0 BASE FLOOD ELEVATION). CONTACT TERREBONNE PARISH PERMIT OFFICE FOR ADDITIONAL BUILDING REQUIREMENTS.

NOTES:

- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

LEGEND:

- - SET 3/4" IRON PIPE
- - POINT FALLS IN WATER
- ✕ - CHAINLINK FENCE
- ⊗ - FENCE POST

**RED STICK
POWER**

620 School Street, Suite A
Houma, LA 70360
Phone: 985-284-0366
LA Firm # VF.0000892

I CERTIFY THAT THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

TERRAL J. MARTIN, Jr.
License No. 5030
PROFESSIONAL
LAND SURVEYOR

DATE: MARCH 27, 2025

**SURVEY SHOWING THE TRANSFER OF EXISTING ASSETS
FOR BAYOU L'OURSE SUBSTATION
ON PROPERTY BELONGING TO
SOUTH LOUISIANA
ELECTRIC COOPERATIVE ASSOCIATION**

6870 BAYOU BLACK DR. GIBSON, LA

LOCATED IN THE

SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI
TERREBONNE PARISH, LA, SECTION 22, T16S-R14E



SCALE: 1" = 100' FILENAME: 2025-015-022-16-14-130-BLOURSE-EXIST

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 checked="" type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <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)

Variance from the required 150' distance to the nearest fire hydrant to 198'. It is important to note that in the event of a substation fire, under no circumstances would the utility use water as a method of fire suppression as this could potentially make the hazard much more volatile in nature due to the transformers (along with other equipment) being oil-filled transformers. Additionally, the use of water for fire suppression when involving oil-filled components could create additional environmental hazards allowing the oil to runoff the site and into adjacent properties, ditches, bayous, etc. During the design of our substations, we try to mitigate these hazards by ensuring proper clearances are maintained from our equipment and the property lines. Also, we are required to maintain a Spill Prevention, Control, and Countermeasure plan (SPCC). This plan dictates the plan for spill prevention (oil) and using water during a fire condition at the substation would violate the SPCC plan. If an oil-filled component caught fire, the safest course of action will more than likely be to electrically isolate the power coming into the substation and let the fire burn itself out. In the event of a fire within the substation site where oil is not a factor, SLECA has appropriately rated fire extinguishers on site and would handle such matters internally since we are authorized to handle such scenarios and are aware of all potential hazards present within the substation.

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

- Name of Subdivision: SLECA - GREENWOOD SUB. - TRANSFER EXISING ASSETS 0.145 ACRES
- Developer's Name & Address: SLECA - 2028 COTEAU ROAD, HOUMA, LA 70364
Owner's Name & Address: SLECA-2028 COTEAU ROAD, HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR., PLS

SITE INFORMATION:

- Physical Address: 5130 NORTH BAYOU BLACK DR., GIBSON, LA 70356
- Location by Section, Township, Range: SECTION 21, T17S-R15E
- Purpose of Development: TRANSFER OF ASSETS.
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
- Sewerage Type:
☒ N/A Community
☐ N/A Individual Treatment
☐ N/A Package Plant
☐ N/A Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: MARCH 27, 2025, SCALE 1" = 100'
- Council District / Fire Tax Area: 2
- Number of Lots: 2
- Filing Fees: \$153.92

CERTIFICATION:

I, TERRAL J. MARTIN, JR., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN, JR.
Print Applicant or Agent

Terral J. Martin Jr
Signature of Applicant or Agent

4/28/25

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.

Brett Ledet, ENGINEERING MANAGER

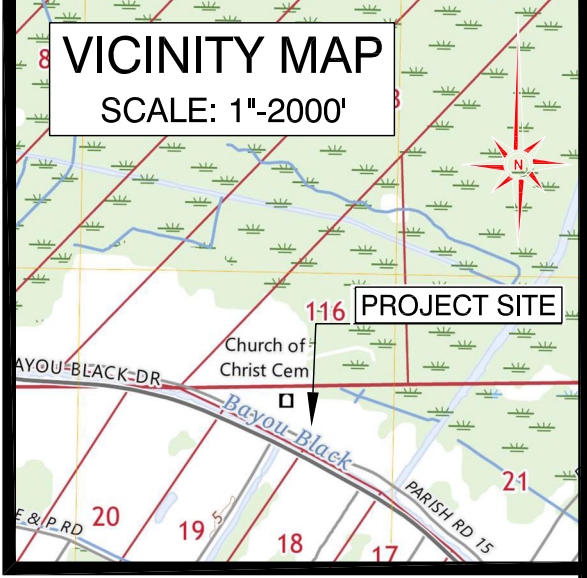
Print Name of Signature



Signature

4-28-25

Date



- LEGEND:**
- ⊙ - FOUND 3/4" IRON PIPE
 - △ - FOUND 5/8" IRON ROD
 - ⊗ - FOUND 1" IRON PIPE
 - - SET 3/4" IRON PIPE
 - - CORNER NOT FOUND FALLS IN DITCH
 - x— - CHAINLINK FENCE

TRACT B-TR.47

CERTIFICATION:

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

BY _____

FOR _____

I CERTIFY THAT THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

COORDINATE SYSTEM: HORIZONTAL DATUM: NAD 1983 (CORS 11), LA 1702 SOUTH, BEARINGS REFERENCED TO PLAT A.
VERTICAL DATUM: NAVD88 GEOID 18

REFERENCE MAP: A. "SURVEY MAP SHOWING PROPERTY LINE BETWEEN SLECA AND CAJUN ELECTRIC POWER CORP AT GREENWOOD METERING SITE - SITUATED IN SECTION 21, T17S-R15E, TERREBONNE PARISH, LOUISIANA. PREPARED BY CARL HECK ENGINEERS, INC. AND DATED OCT. 4, 1979.

FLOOD ZONE: FEMA FLOOD MAP 22109C0075E EFFECTIVE 9/07/2023 FOR TERREBONNE PARISH. THE SITE IS LOCATED WITHIN FLOOD ZONE "AE" (+8.0 BASE FLOOD ELEVATION). CONTACT TERREBONNE PARISH PERMIT OFFICE FOR ADDITIONAL BUILDING REQUIREMENTS.

- NOTES:**
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

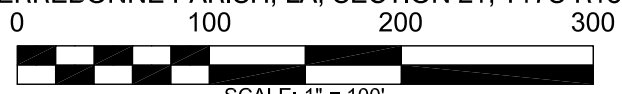


DATE: MARCH 27, 2025

**SURVEY SHOWING THE TRANSFER OF EXISTING ASSETS
FOR GREENWOOD SUBSTATION
ON PROPERTY BELONGING TO
SOUTH LOUISIANA**

ELECTRIC COOPERATIVE ASSOCIATION
(5130 N. BAYOU BLACK DR., GIBSON, LA)

LOCATED IN THE
SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI
TERREBONNE PARISH, LA, SECTION 21, T17S-R15E



**RED STICK
POWER**
620 School Street, Suite A
Houma, LA 70360
Phone: 985-284-0366
LA Firm # VF.0000892

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
- ☐ 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: PARCELS C-1 AND C-2, A REDIVISION OF PARCEL C, OF THE PAUL STEELE SMITH & ANNE MARIE SMITH JOINT LIVING TRUST ET AL
2. Developer's Name & Address: JARET ACHEE 231 FINAL CT HOUMA, LA 70363
Owner's Name & Address: JARET ACHEE 231 FINAL CT HOUMA, LA
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: 4447 ST. ANDREW ST
5. Location by Section, Township, Range: SECTION 11, T17S-R18E
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: 4/25/25 SCALE: 1"=50'
12. Council District / Fire Tax Area:
9 Trosclair / Bourg Fire
13. Number of Lots: 2
14. Filing Fees: \$ 315.28

CERTIFICATION:

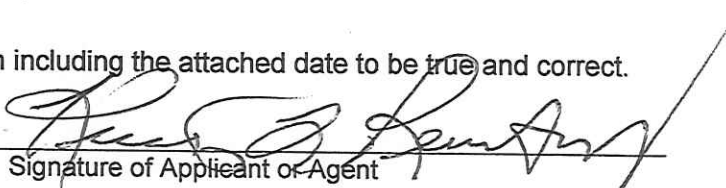
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

4/25/25

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.

JARET ACHEE

Print Name of Signature

X

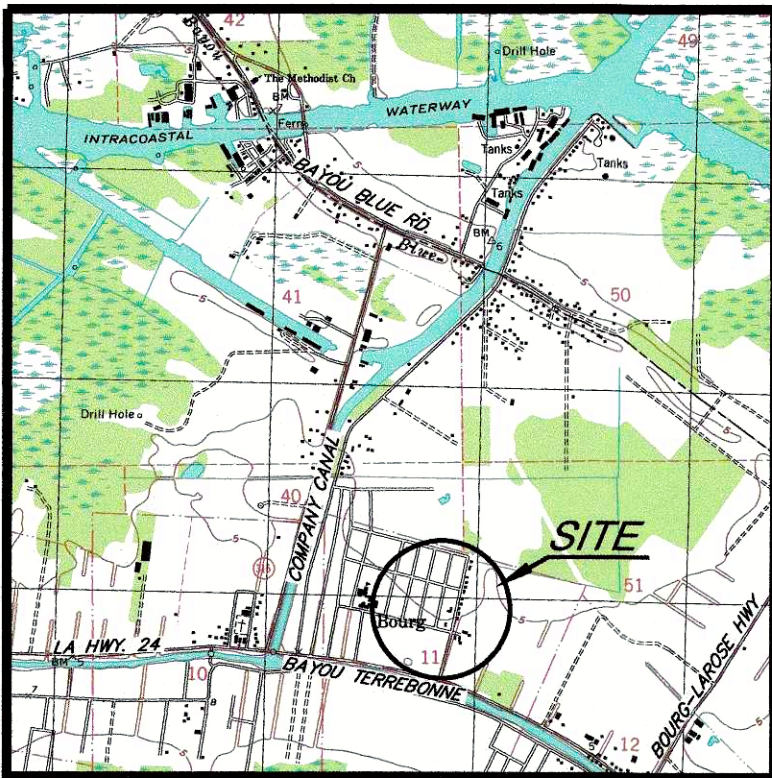

Signature

4/25/25

Date

PC25/ 5 - 1 - 21

Revised 11/3/2021



"VICINITY MAP"

GRAPHIC SCALE

50' 25' 0 50' 100'

STEVEN L. MOLLEY, SR.
et ux

HEATH HUTCHINSON
et al

BENCHMARK
TOP OF HYDRANT
ELEV.=6.80'
(N.A.V.D. 88, C4G-LSU)

12" M.P.

SWALE DITCH
3.8' C.L.D.

6" R.C.P.

ST. ANDREW STREET

(FORMERLY GRACE STREET) ASPHALT SURFACE

EARL STREET

NELO STREET

DNK ENTERPRISES, LLC

LOUISIANA COORDINATE SYSTEM
SOUTH ZONE

ZONE "AE"
9' REQ.

ZONE "AE"
8' REQ.

PAUL S. SMITH et al

MICHAEL J. FOURNIER et ux

CHARLES A. DUPLANTIS

JARET ACHEE

JARET ACHEE

PARCEL C-2
(38,385 SQ.FT.)

PARCEL C-1
(14,394 SQ.FT.)

PROPOSED BUILDING
(UNDER CONSTRUCTION)

FIRE HYDRANT

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: JARET ACHEE

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

BY _____ FOR _____

LEGEND:

- X CHISELED "X" FOUND IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES DROP INLET
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
- INDICATES DRAINAGE FLOW
- P — INDICATES OVERHEAD POWERLINES



SURVEY OF PARCELS C-1 AND C-2
A REDIVISION OF PARCEL C,
OF THE PAUL STEELE SMITH AND
ANNE MARIE SMITH JOINT LIVING TRUST et al
IN SECTION 11, T17S-R18E
TERREBONNE PARISH, LOUISIANA

APRIL 25, 2025

SCALE: 1" = 50'

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: LOTS 5-A & 5-B, A REDIVISION OF LOT 5, BLOCK 1 PHASE 2 OF MONTEGUT ESTATES WEST BELONGING TO WAYNE E. MILLER, II
2. Developer's Name & Address: Wayne E. Miller, II 20085 Charles Ory Dr, Plaquemine, LA 70764
Owner's Name & Address: Wayne E. Miller, II 20085 Charles Ory Dr, Plaquemine, LA 70764
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: 464 HIGHWAY 58
5. Location by Section, Township, Range: SECTIONS 9 & 17, T18S-R19E
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: 4/17/25 SCALE: 1"=40'
12. Council District / Fire Tax Area:
9 Trosclair / Little Caillou Fire
13. Number of Lots: 2
14. Filing Fees: \$324.92

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

4/25/25

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.

WAYNE E. MILLER, II

Print Name of Signature

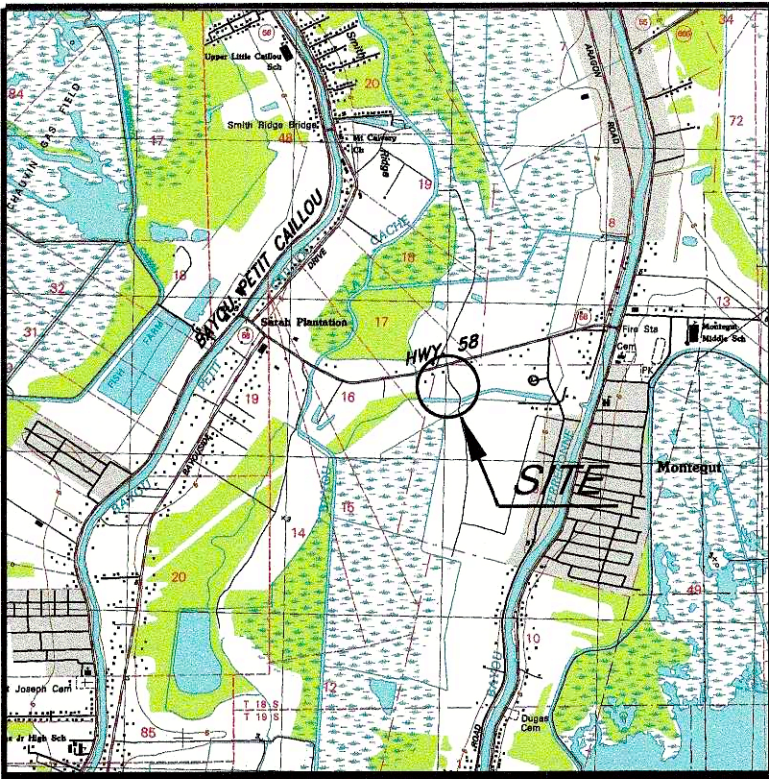
4/25/25

Date

[Signature]
Signature

PC25/ 5 - 2 - 22

Revised 11/3/2021



"VICINITY MAP"

GRAPHIC SCALE



LEGEND:

- INDICATES 5/8" IRON ROD SET
- ⊙ INDICATES 1" IRON PIPE FOUND
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- 204 INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE

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 HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU PETIT CAILLOU 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.

THESE LOTS ARE LOCATED IN ZONE "VE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0475, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "VE" HAS A BASE FLOOD REQUIREMENT OF 14').

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 808238 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 LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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. : 138 FIELD BOOK : 474 ADDRESS : 464 HWY 58 CAD NAME : MILLER-L5B1-MONTEGUT-ESTATES-WEST-464-HWY-58-TPC_25-138
DRAWN BY : AP PAGES : 77 SURVEY FILE : MILLER-W FOLDER : MONTEGUT ESATES WEST

LA STATE HWY. NO. 58
(SARAH ROAD)

BENCHMARK
NAIL SET IN POLE
ELEV.=1.45'
(N.A.V.D. 2018 C4G)

N=357,059.27
E=3,524,832.70

N=357,052.79
E=3,524,808.56

LOT 5-A
(14,250 SQ.FT.)

LOT 5-B
(21,750 SQ.FT.)

TIMOTHY VALLET et al

DAVID D. KELLER

HERDIS J. NEIL et ux

LOUISIANA COORDINATE SYSTEM - SOUTH ZONE

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: WAYNE E. MILLER, II

SURVEY OF LOTS 5-A & 5-B
A REDIVISION OF LOT 5, BLOCK 1
PHASE 2 OF MONTEGUT ESTATES WEST
BELONGING TO WAYNE E. MILLER, II
LOCATED IN SECTIONS 9 & 17, T18S-R19E
TERREBONNE PARISH, LOUISIANA



APRIL 17, 2025

SCALE: 1" = 40'

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

Louisiana Rural Complete Streets Policy

TERREBONNE PARISH

INTRODUCTION

At the request of Terrebonne Parish, the Center for Planning Excellence (CPEX) proposes a partnership to develop a Complete Streets policy and provide adoption support. This initiative implements a key recommendation from Terrebonne's 2013 master plan and the parish's transportation strategy for both urban and rural landscapes. It also leverages the Statewide Physical and Nutrition (SPAN) program and High Obesity Program (HOP) Terrebonne Parish is participating in.

DESCRIPTION OF SERVICES

To develop a complete streets policy tailored to meet the Parish's needs, CPEX will work closely with Terrebonne Parish leadership, including the Parish President, Council, Planning Department, and relevant staff to a) establish an Advisory Committee; b) develop and implement an Outreach and Engagement plan, and c) draft a Complete Streets policy over the next 12 months. Specifically, in close collaboration with the Parish, CPEX will conduct the following activities:

1. Kick-Off & Advisory Committee Formation

- Lead a virtual kickoff meeting to discuss the timeline, roles, responsibilities, and key project milestones.
- Identify and engage local partners and organizations to participate in the project as part of an Advisory Committee.
- Facilitate the creation of an advisory committee that will meet regularly throughout the project to provide feedback and input on outreach activities and policy development.

Deliverables:

- Complete Streets Advisory Committee list
- Kickoff meeting facilitation

2. Research and Analysis

- Review local and state levels Complete Streets policies.
- Research best practices for rural Complete Streets policies.

- Compile parish-wide data on transportation, road safety, health, demographics, and socioeconomic factors for analysis to determine what Complete Streets means to the parish.
- Lead up to two public presentations summarizing findings and applicability to Terrebonne Parish.

Deliverables:

- Summary of regulatory landscape
- Report on best practices for rural Complete Streets
- Presentation summarizing findings and recommendations

3. Outreach and Engagement

- Facilitate up to four Advisory Committee meetings.
- Participation in local festival(s) to socialize Complete streets concepts.
- Conduct up to four community walk audits in collaboration with local and parish partners to gather feedback on existing conditions and needs and provide information about complete streets.
- Prepare a presentation to convey key findings, emerging themes, and how the ordinance will address these issues.

Deliverables:

- Summaries of up to four walk audits.
- Presentation to the Parish Council highlighting community needs and benefits of a Complete Streets policy.

The Parish will collaborate in identifying priority communities for outreach activities, be responsible for sending out advisory committee invitations and secure venues, and arrange and provide any desired meals and refreshments for meetings.

4. Complete Streets Policy and Support Adoption

- Using input from prior tasks, draft a tailored Complete Streets policy applicable to urban and rural settings and accommodates all modes of transportation.
- Outline next steps for policy implementation and future opportunities.

Deliverables:

- Presentation to Parish Council outlining policy and community concerns addressed

- Complete Streets policy document.

5. Micro-Demonstration Projects (optional)

- Facilitate four micro-demonstration projects showcasing Complete Streets components at one intersection.
- Capture qualitative data from the demonstration experience and public feedback.
- Report on outcomes of the demonstration projects.

Cost per Demonstration Project: \$13,000

PROJECT TIMELINE AND COSTS

Total Cost: \$41,000 (Tasks 1-4)

- \$20,000 from Terrebonne Parish
- \$21,000 CPEX leveraged funding

Total Estimated Time: 12 months



CPEX Profile and Qualifications

CENTER FOR PLANNING EXCELLENCE

The Center for Planning Excellence (CPEX) is a non-profit organization that coordinates urban, rural, and regional planning efforts in Louisiana. Since 2006, we've supported over 75 cities, towns, and parishes by providing best-practice planning models, innovative policies, and technical assistance to address transportation, infrastructure, environmental issues, and quality design. We bring community members and leaders together to create shared visions for growth and development, turning goals into actionable plans. Through community outreach and public education CPEX helps communities make informed, regionally coordinated decisions about sustainable development.