

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L.A. "Budd" Cloutier, O.D.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacant.....	Member
Vacant.....	Member

DECEMBER 17, 2020, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 Minutes of Zoning & Land Use Commission for the Regular Meeting of November 19, 2020

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. *Public Hearing*

Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Preliminary Hearing:

Rezone from C-2 (General Commercial) to R-1 (Single-Family Residential) 841 Valhi Boulevard, Lots 1 thru 16, Blackwater Ridge Subdivision; Terre South Investments, Inc., applicant; and call a Public Hearing on said matter for Thursday, January 21, 2021 at 6:00 p.m. (*Council District 6 / City of Houma Fire*)

H. STAFF REPORT

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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 19, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 17, 2020 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2020

1. Accept and approve the proposed 2021 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Ratify the acceptance of Martin & Pellegrin, CPAs for the 2020 Audit (3-year Engagement approved December 2019)
2. Election of Officers for 2021

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Survey of Tracts "A", "B", "C", & "D", A Redivision of Property belonging to Patricia A. LeBeouf, et al
Approval Requested: Process D, Minor Subdivision
Location: 1534 Dr. Beatrous Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Patricia A. LeBeouf
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to Claridell Ramagos (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 208 Horseshoe Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Claridell Romagos
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Variance Request: Variance from the 250' requirement for the fire hydrant location, fire hydrant is located 265.6' from the property line
c) Consider Approval of Said Application

I. APPLICATIONS:

1. a) Subdivision: Property being carved from Tract II to create Tract III belonging to Gail Thibodaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Lot on the southside of 622 Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Gail Thibodaux
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lot Line Shift between Lots 29 thru 39, Block 7 of Addendum No. 3 to Roberta Grove Subdivision
Approval Requested: Process A, Re-Subdivision
Location: 1855-1895 Prospect Street, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Pastor Richard Way, Faith Baptist Church
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tract A-7 (A-B-C-D-A) to be acquired by Terrebonne Parish Consolidated Government from Henry and Sharon Richard
Approval Requested: Process D, Minor Subdivision
Location: 1851 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Henry & Sharon Richard
Surveyor: GIS Engineering, LLC
b) Public Hearing
c) Consider Approval of Said Application

4. a) Subdivision: Summerfield Place Subdivision, Addendum No. 18, Phases A
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Lancaster Drive, Terrebonne Parish, LA
 Government Districts: Council District 6 / City of Houma Fire District
 Developer: Gadwall Properties, L.L.C.
 Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
5. a) Subdivision: Mandalay Pass Subdivision
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: 3842 South Mandalay Road, Terrebonne Parish, LA
 Government Districts: Council District 6 & 7 / Bayou Black Fire District
 Developer: Ciera Development Company, Inc.
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Variance Request:
 - 1) Variance requested to not tying into two (2) cross streets
 - 2) Variance requested for the maximum distance of the cul-de-sac being over a distance of 1,500'
 - c) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

1. Survey of Revised Lots 2 & 3, A Redivision of Lots 2 & 3 of Block 9, Addendum No. 2 to Southern Estates Subdivision and a portion of Property belonging to Bradley P. Brown, et ux, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lot 1, Revised Lot 2, Revised Lot 3 & Revised Lot 4 into Rev. 2 Lot 1, Rev. 2 Lot 2, Rev. 2 Lot 3 & Rev. 2 Lot 4, Revised Phases C & D, A Portion of Trinity Commercial Park Add. 2, Section 4, T16S-R17E, Terrebonne Parish, LA
3. Lot Line Removal between Tract A and Tract B to create Tract A-1 owned by Jack McGee, now or formerly, Section 86, T15S-R16E, Terrebonne Parish, LA
4. Revised Lots 18, 19, 20, & 22, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Deborah Morgan Jones, et al, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Revised Lot 5, Block 5, Addendum No. 5 of Crescent Plantation Estates belonging to Jimmy D. Brewer, et ux, Sections 71, 72, & 74, T17S-R16E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 19, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of November 19, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. “Budd” Cloutier, Jr. and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Christian St. Martin, 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of October 15, 2020.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Dr. Cloutier and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. Mr. Thibodeaux moved, seconded by Mr. Liner: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); certain lots within Mechanicville Subdivision for Thursday, December 17, 2020 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Dr. Cloutier and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:** None.
- H. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- I. **PUBLIC COMMENTS:** None.
- J. Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:03 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Dr. Cloutier and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

Kyle D. Faulk, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF NOVEMBER 19, 2020.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission***

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 8/13/2020

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
Applicant's Name

PO BOX 2768 HOUMA LA 70360
Address City State Zip

(985) 873-6569
Telephone Number (Home) (Work)

NONE
Interest in Ownership (Owner, etc.)

SEE ATTACHED SHEETS (EXHIBIT, LEGAL DESCRIPTION) #
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision) ADDRESSES

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

- 5. **PUBLIC NEED**: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
- 6. **EFFECT OF AMENDMENT**: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
- 7. **ERROR**: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

- 1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
- 2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

- 1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SEE ATTACHED SHEET

- 2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

- 3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

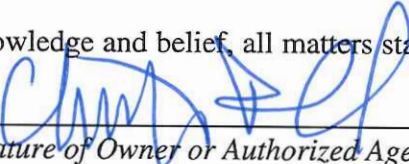
- 1. Map Amendment: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00; Maximum Charge - \$100.00

I (We) own _____ acres. A sum of _____ dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent

Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln

Proposed Rezone Narrative

Reason for Amendment.

Currently, the subject area is a blend of R-1, R-2, and R-3 zoning districts. The subject properties are all zoned R-1 (single family residential).

The Zoning Regulations state that in order to rezone property, one of the following conditions must apply:

1. *Error.*
2. *Change in conditions.*
3. *Increase in need for sites for business or industry.*
4. *Subdivision of land.*

TPCG Staff believes that this proposal complies with Condition #2 Change in Conditions. Since 1976, there have been 19 rezones from R-1 to R-2 or R-1 to R-3 in the Mechanicville Subdivision presumably to allow for placement of mobile homes as most of the lots are not large enough for duplexes. There have been other similar rezones in nearby Catherine Subdivision. Although there are minimum size requirements for rezoning of property, many of the rezones in the past resulted in only one or two lots which is indicative of spot zoning. This has not been the case in the past 10 years, however many recent rezones have been exempt from the minimum size requirement because of the rezones that occurred in the past.

Limitations on Proposed Amendments.

Because there are already a number of R-2 and R-3 zones amongst the adjacent lots, this application is exempt from the minimum size requirement as described in Section 28-201(b).

Public Need.

Mobile homes are a form of affordable housing. The Mechanicville Subdivision and surrounding areas include a large number of low to moderate income residents. In 2019, the Zoning and Land Use Commission suggested that if the desire amongst the Council member and residents is to support these rezones and allow for mobile homes then what the Parish and Council could consider is to rezone the neighborhood so it would not have to be done property by property.

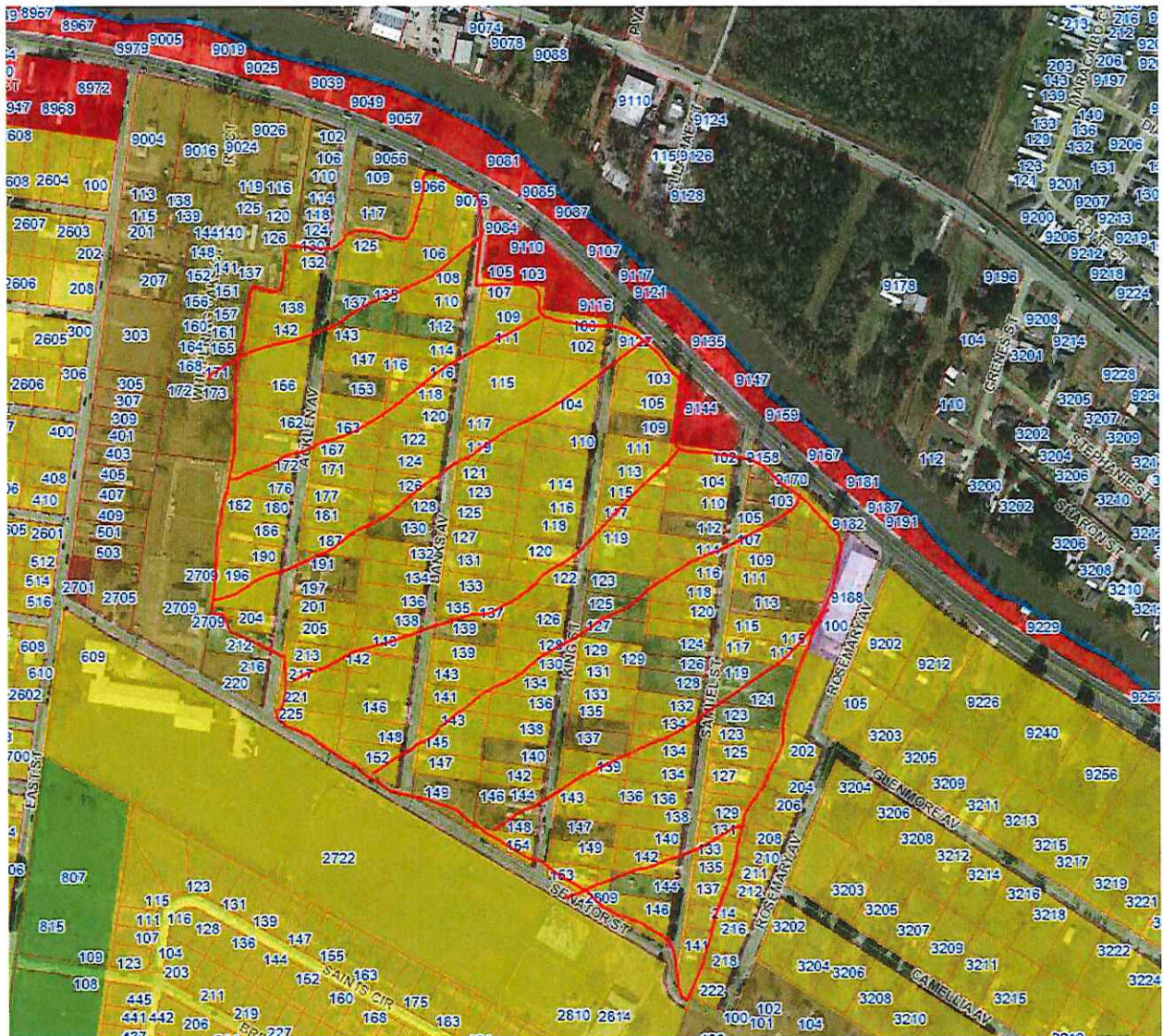
Effect of Amendment.

Staff suggested that a consideration be given for R-2 zoning which allows for mobile homes provided that they obtain a Special Exception from the Houma Board of Adjustment which would involve a public notice and public hearing so the area residents would have an opportunity to express their comments or concerns in each instance.

8/13/2020

Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln

Proposed Rezone Preliminary Exhibit



The subject properties are only the ones currently zoned R-1 (Single Family Residential) shown in yellow within the Mechanicville Subdivision outlined and hatched in red.



RECEIVED
 NOV 30 2020
 HOUMA TERREBONNE
 REGIONAL PLANNING COMM

PLAN SHOWING AREA WITH
 MECHANICVILLE SUBDIVISION
 PRESENTLY ZONED R1 TO BE REZONED
 SECTION 9, T17S - R1
 TERREBONNE PARISH, LOUISIANA
 AUGUST 17, 2020 SCALE

BASED ON MAP RECORDED UNDER ENTRY NO. 658572 AS FILED IN THE
 PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
 CONDUCTED. THE SURVEY WAS MADE BY ETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.
 THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
 OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

LEGEND:
 INDICATES AREA ZONED C-2
 INDICATES AREA ZONED R-2
 INDICATES AREA ZONED R-3

THIS MAP WAS DRAWN FROM CALCULATIONS FOR REZONING PURPOSES AND IS NOT A SURVEY
 MADE ON THE GROUND. BEARINGS AND DISTANCES ARE SUBJECT TO ADJUSTMENTS IF SURVEYED.

FROM THE OFFICE OF:
 KENNETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.
 PH. (985) 879-2782
 REVISED DECEMBER 1, 2020 TO SHOW LOT 3
 BLOCK C AS HAVING PREVIOUSLY ZONED R-1

FIELD BOOK : NONE ADDRESS : SENATOR STREET CAD NAME : PULASKI-MECHANICVILLE-SUBD-RE-ZONE_20-328
 PAGES : NONE SURVEY FILE : "MECH2020" FOLDER : MECHANICVILLE SUBD.

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, January 21, 2021

@ 6:00 p.m.

ZLU/G.1

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

_____ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

X _____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

TERRE SOUTH INVESTMENTS, INC. P.O. BOX 1866 HOUMA, LA 70361

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres

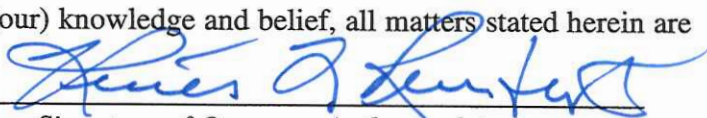
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

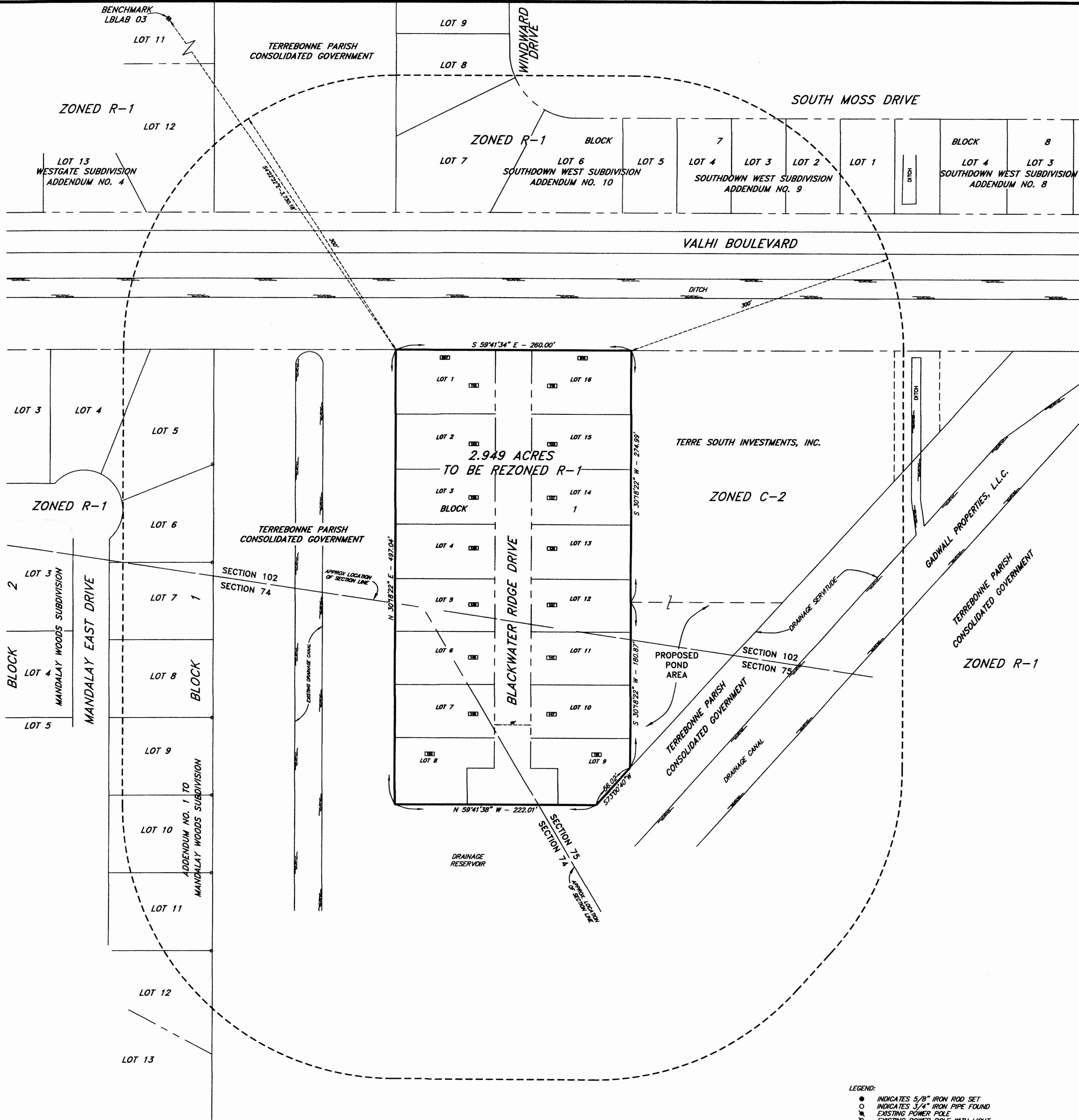
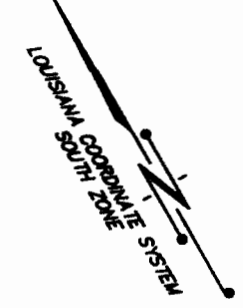
I (We) own 2.949 acres. A sum of \$32.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent



THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED AND INDEXED MAY 18, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22108C, PANEL NO. 0235 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 3'. THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THE TRACT SURVEYED.

REFERENCE MAP:
"SURVEY OF A 5.15 ACRE TRACT OF LAND BELONGING TO TERREBONNE LAND PARTNERSHIP LOCATED IN SECTIONS 74, 75, AND 102 T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY DAVID A. WALTZ AND DATED SEPTEMBER 16, 2008. BEARINGS SHOWN HEREON ARE BASED ON SAID LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

**PLAT SHOWING BLACKWATER RIDGE SUBDIVISION
PREPARED FOR REZONING FROM C-2 TO R-1
BEING A PORTION OF PROPERTY
BELONGING TO TERRE SOUTH INVESTMENTS, INC.
LOCATED IN SECTIONS 74, 75 & 102, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

NOVEMBER 25, 2020 SCALE: 1" = 60'
REVISED DECEMBER 1, 2020

Kenneth L. Rembert
KENNETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH: (985) 879-2782

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES MUNICIPAL ADDRESS
 - ◆ INDICATES BENCHMARK

