

Houma-Terrebonne Regional Planning Commission

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

MAY 18, 2023, 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 Minutes of Zoning & Land Use Commission for the Regular Meeting of April 20, 2023

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 122 Banks Avenue, Lot 41, Block B, Mechanicville; Freddie Johnson, applicant *(Council District 1 / City of Houma Fire)*
2. Rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium District); 108 & 110 Marcel Lane, Tract A-B-C-D-A; John D. Stevens, Sr., applicant *(Council District 5 / Bayou Cane Fire)*

G. NEW BUSINESS:

1. Parking Plan:
Construction of 60 parking spaces; 140 Library Drive; South Louisiana Wetlands Discovery Center, applicant *(Council District 6 / City of Houma Fire)*
2. Preliminary Hearing:
 - a) Rezone from OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential); 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3; Leslie Marie, applicant; and call a Public Hearing for said matter on Thursday, June 15, 2023 at 6:00 p.m. *(Council District 8 / 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. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 20, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 18, 2023 INVOICES AND THE TREASURER’S REPORT OF APRIL 2023

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1057 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Geaux Louisiana, LLC; c/o Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 8, Property belonging to Kirchoff Land No. 3, LLC, et al
Approval Requested: Process D, Minor Subdivision
Location: 6649-6651 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Kirchoff Land No. 3, LLC; c/o Blanche K. Gray
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Lots 3-A, 3-B, 6-A, & 7-A of Block 10 to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 605, 609, 613, & 623 Goode Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: A & H Dream Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirements
d) Consider Approval of Said Application
4. a) Subdivision: West Manchester Subdivision, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Engineering
Location: End of Manchester Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Tri-State Land Company
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2022 HTRPC Annual Report

I. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment of Lot 1, Lot 2, and the North and South Halves of Lot 3 into Revised Lot 1 and Revised Lot 2 contained in Block 1 of A.J. Authement Subdivision No. 3; Section 19, T19S-R17E, Terrebonne Parish, LA (6784 & 6788 Shrimpers Row / Councilman Danny Babin, District 7)
2. Revised Tract C, A Redivision of Tracts B & C belonging to Laurentino M. Cardenas, et al; Section 1, T19S-R19E, Terrebonne Parish, LA (1446, 1448, & 1449 LA Highway 55 / Councilman Steve Trosclair, District 9)
3. Revised Lot 5, Block 2 of Eagle Landing Subdivision; Section 37, T20S-R17E, Terrebonne Parish, LA (8625 J Scott Court / Councilman Danny Babin, District 7)
4. Lots "A" & "B," A Redivision of Property belonging to Roger D. Plessala, et ux; Section 7, T16S-R17E, Terrebonne Parish, LA (203 Darlene Street / Councilman Gerald Michel, District 3)
5. Lot Line Shift between Lot 30 & 31 of Skipper's Row Campsites; Sections 88, 89, 90, & 91, T20S-R18E, Terrebonne Parish, LA (7521 & 7525 Highway 56 / Councilman Steve Trosclair, District 9)
6. Lot Line Shift between Lots 2 & 3, Block 1 of Jolie Oaks Subdivision and Lot Extensions "LE-2A" & "LE-3A" of Phase 3 to Jolie Oaks Subdivision; Section 79, T15S-R16E, Terrebonne Parish, LA (115 & 119 Jolie Oaks Blvd. / Councilman John Amedée, District 4)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF APRIL 20, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 20, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, 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. *None*.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of March 16, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called the Public Hearing to order for the application by Mr. Sylvester Warren, Jr. to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 115 King Street, Lot 7, Block D, Mechanicville in order to place a mobile home.
- a) Mr. Sylvester Warren, Jr., applicant, 9117 Main Street, discussed his request to rezone his property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application.
- e) Discussion was held regarding spot zoning and the lot diagonally behind the lot to be rezoned. Discussion ensued regarding the Council considering a variance from the minimum size requirements as well.
- f) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 115 King Street, Lot 7, Block D, Mechanicville along with granting a variance from the minimum lot size for new districts and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called the Public Hearing to order for the application by Danos Properties, LLC to rezone from OL (Open Land) to I-1 (Light Industrial) 1865 Valhi Boulevard, Tract B.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed his request to rezone the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezone application.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from OL (Open Land) to I-1 (Light Industrial) 1865 Valhi Boulevard, Tract B and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS

1. Preliminary Hearings:

- a) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Freddie Johnson to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville for Thursday, May 18, 2023 at 6:00 p.m."

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

- b) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by John D. Stevens to rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium) 108 & 110 Marcel Lane, Tract A-B-C-D-A for Thursday, April 20, 2023 at 6:00 p.m."

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

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action with regard to the TPCG Code of Ordinances as it pertains to Borrow Pits.

- a) Mr. Mart Black, TPCG Coastal Restoration & Preservation, discussed the proposed changes to the borrow pit ordinance. He stated he and a committee comprised of himself, the Coastal Zone Management Board, TPCG Administration, and the Levee District had been in discussions since July 2022 with regard to the proposed changes.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

Burgard, Rev. Gray, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the proposed changes to the TPCG Code of Ordinances as it pertains to Borrow Pits."
- e) Discussion was held regarding the distance requirements being changed from 150' to 75' and the need for dirt for levees and not being able to shut down borrow pits completely.

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

I. COMMISSION COMMENTS:

- 1. Zoning & Land Use Commissioners' Comments: None.
- 2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Rogers moved, seconded by Mr. Faulk: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:38 p.m."

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



Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Beanel, 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 APRIL 20, 2023.

**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: 3/8/2023

Cedric Johnson, Freddie
Applicant's Name

212 Ashland Dr. Houma LA 70363
Address City State Zip

(985) 209-5496 303-5383
Telephone Number (Home) (Work)

100% Freddie Johnson
Interest in Ownership (Owner, etc.)

122 Banks Ave.
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

122 Banks Avenue; Lot 41, Block B, Mechanicville

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: No Yes

If Yes, Date of Last Application: n/a

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.

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.

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.

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):

Freddie D. Johnson 50% owner
Raymond L. Ruffin 50% owner

- 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:

X Freddie D. Johnson
X

- 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 < 1 acres. A sum of \$25.00 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.

X Freddie D. Johnson
Signature of Owner or Authorized Agent

1. Reasons For This Amendment

Change in Conditions

Over the past few decades, numerous properties in the Mechanicville Subdivision have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option. In 2020, TPCG Staff at the request of the Councilman and based on a recommendation by the Zoning & Land Use Commission applied to rezone all of the R-1 lots within Mechanicville to R-2. At the public hearing, several residents spoke in opposition and the Zoning & Land Use Commission recommended that the application be denied and let proposed rezones happen on a case-by-case basis.

2. Limitations On Proposed Amendments

No properties adjacent to 122 Banks Ave. are currently zoned R-3 (Multi-Family Residential) nor does the property meet the minimum size requirement for a new district.

3. Development Schedule

Immediately after approval, if granted.

4. Market Information

N/A

5. Public Need

There is a need for more affordable housing (i.e. mobile homes) in the community particularly after the destruction from Hurricane Ida.

6. Effect of Amendment

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.

7. Error

N/A

122 Banks Avenue
 Lot 41, Block B, Mechanicville

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)

Cedric Johnson, Applicant

Freddie



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.

X **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.

_____ **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.

REASONS FOR REZONING

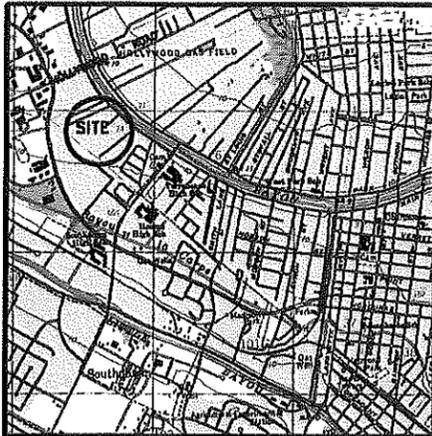
Much of this property has been unused for years. We would like to rezone this property from R-1 to R3M to provide more affordable housing and better use of the land.

DEVELOPMENT SCHEDULE

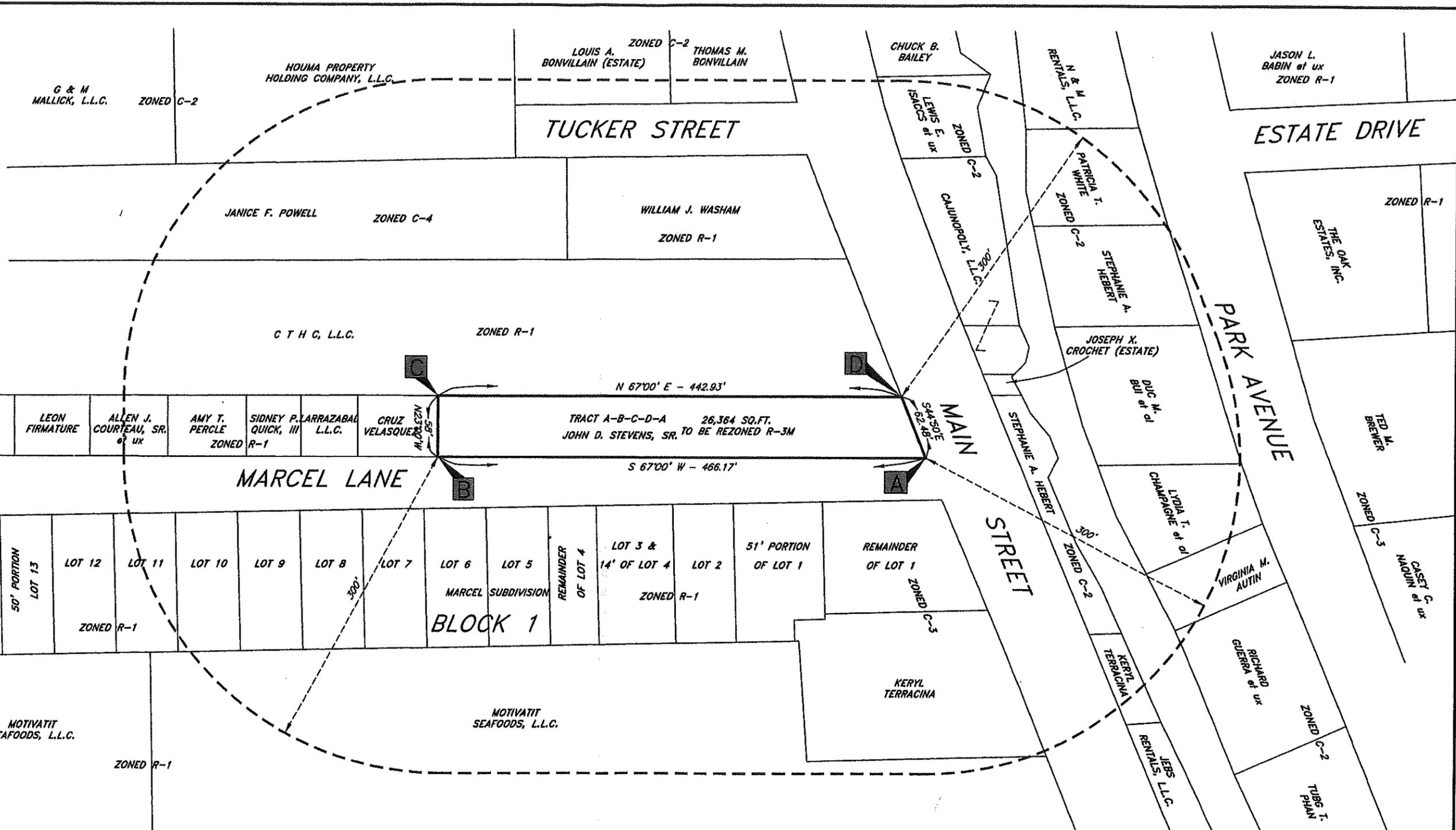
The development schedule will be put in place once rezoned.

NEED

This property has been sitting idle for a while. Attached are copies of our intended use.



VICINITY MAP



PLAN SHOWING TRACT A-B-C-D-A
 PREPARED FOR REZONING FROM R-1 TO R-3M
 LOCATED IN SECTION 6, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

MARCH 14, 2023

SCALE: 1" = 100'

Keneth L. Rembert
 KENETH L. REMBERT, SURVEYOR

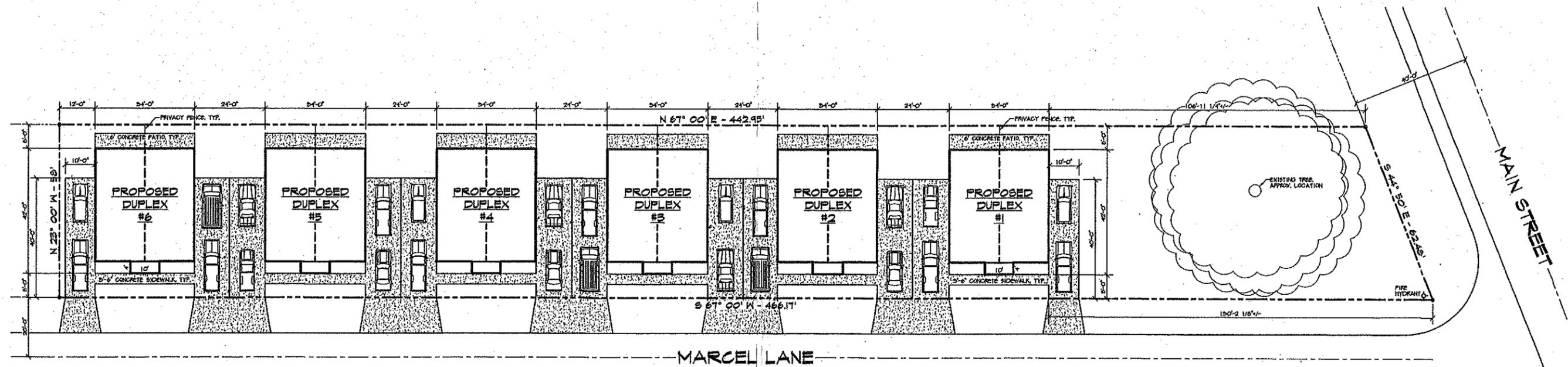
635 SCHOOL ST., HOUMA, LA. 985-879-2782



THIS PLAT BASED ON MAP RECORDED UNDER ENTRY NO. 1287619 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

JOB NO. : 99	FIELD BOOK : NONE	ADDRESS : MARCEL LN.	CAD NAME : GOLD-TRACT-ABGDA-110-MARCEL-LN-REZONE_23-099
DRAWN BY : AP	PAGES : NONE	SURVEY FILE :	FOLDER : GOLD, TERRY



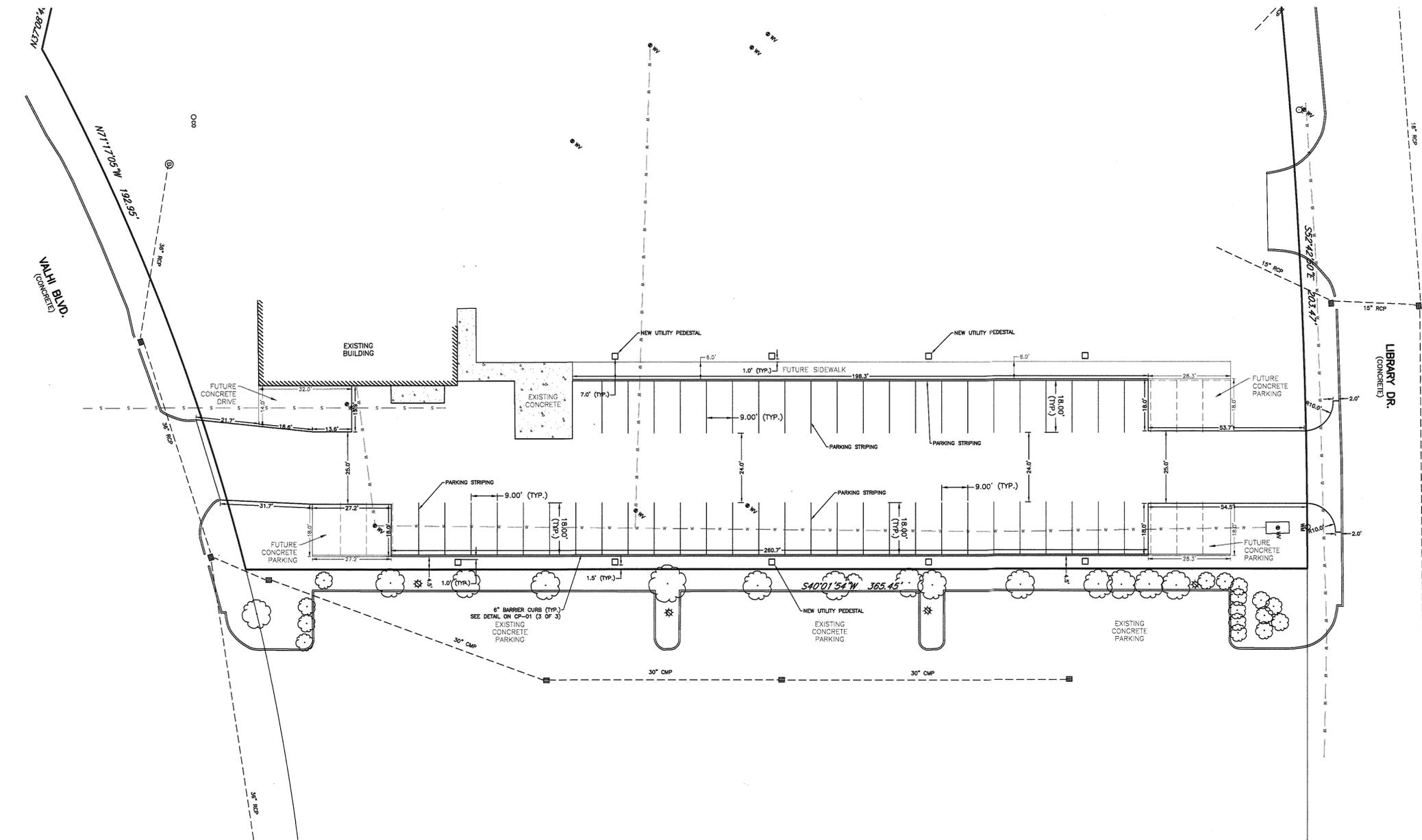
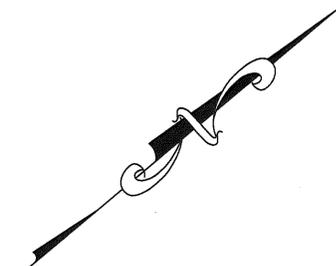
PROPERTY AREA	=	25,264	SQ. FT.
TOTAL BUILDING AREA	=	7,992	SQ. FT.
TOTAL CONCRETE PAVING AREA	=	7,538	SQ. FT.
TOTAL IMPERVIOUS AREA	=	15,530	SQ. FT. 66%
TOTAL PERVIOUS AREA	=	7,834	SQ. FT. 34%

PRELIMINARY

SITE PLAN

SCALE: 1/16" = 1'-0"

PROPOSED RESIDENTIAL DUPLEX FOR:			
IRONMAN PROPERTIES OF AMERICA, LLC			
MARCEL LANE HOUMA, LA. 70360			
APPROVED BY: _____			DRAWN: <i>MM/SJ</i>
DATE: 3/7/23			CHECKED: _____
JOB # 2314			SCALE: <i>NOTED</i>
CAD # 2314-SITE			FILE # _____



LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊕
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊖
EXISTING GAS VALVE	⊗
EXISTING GAS METER	⊘
EXISTING SEWER MANHOLE	⊙
DRAINAGE FLOW	—>—
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	+123

PROJECT NO: 22-120	SCALE:
DIRECTORY: 2022/22-120/	
FILE: PLANS.dwg	
FIELD BOOK:	
MAP NO.	
DATE	DESCRIPTION
BY	
REVISION	

STAMP

Jacob A. Waitz
REG. NO. 44254
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

Jacob A. Waitz
SIGNATURE

3/1/2023
DATE

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

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED:	CHECKED: JAW	CHECKED:
DATE: NOVEMBER 18, 2022	PROJECT: 22-120	

OWNER: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

PROJECT: SO. LOUISIANA WETLANDS DISCOVERY CENTER - PARKING DESIGN
LOCATED IN SECTION 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

TITLE: SITE PLAN

SHEET

C-2

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, June 15, 2023

@ 6:00 p.m.

ZLU/G.2(a)

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.

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. *SEE ATTACHED SHEET*

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. *SEE ATTACHED SHEET*

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

- n/a*
- 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.
n/a

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. *SEE ATTACHED SHEET*

7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.
n/a

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):

Leslie & Sandra Marie
4211 Country Drive Bourg LA 70343

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:

X Leslie Marie

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 2.49 acres. A sum of \$30.23 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.

Leslie Marie *Leslie Marie*
Signature of Owner or Authorized Agent

Reason for Amendment:

The property zoning doesn't permit the set back of home on open land.

I (Leslie Marie), Spouse (Sandra Marie), property owners 773 East Woodlawn Road are requesting rezoning to place primary residence further toward the rear of the property. This will balance the use of the property, give the property more of a scenic view in relation to the depth of the property, and makes of a better positioning of the home. It also gives more privacy from neighboring properties, as well as in my opinion a more beautifying effect on the property. It does not affect any other property within the area. I am hoping to get favorable consideration of the change as I know that it will enhance the site.

Development Schedule:

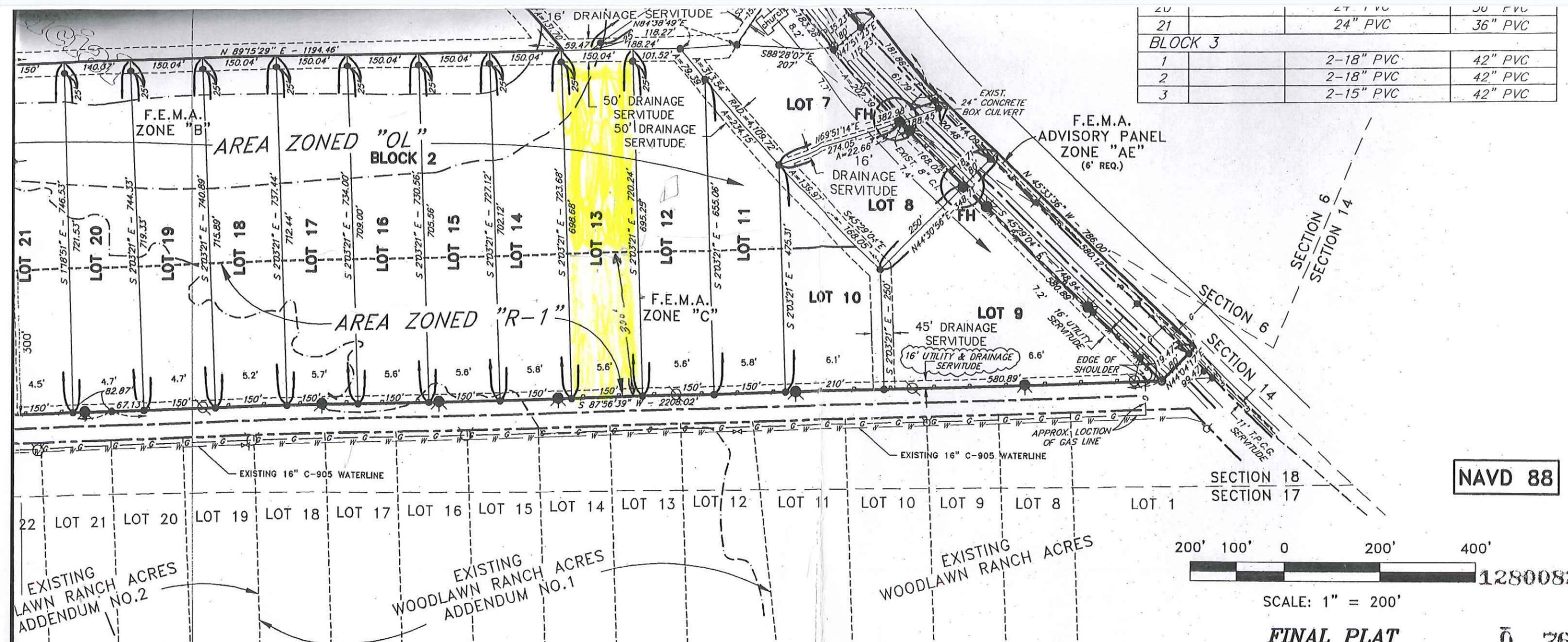
Development could commence 12 months after approval of application.

Effect Of Amendment:

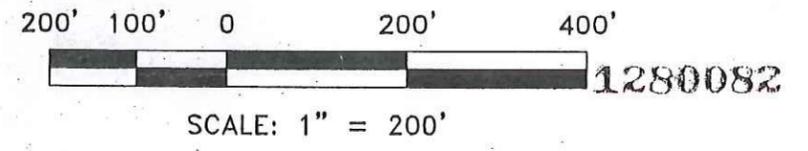
The effect of the amendment should have only positive implications toward making the surrounding land uses more marketable in the future. I don't see any negatives of this change as it only effects the property in question and other surrounding property owners are not affected, which makes of a greater fairness to all.

1280082

20	24" PVC	36" PVC
21	24" PVC	36" PVC
BLOCK 3		
1	2-18" PVC	42" PVC
2	2-18" PVC	42" PVC
3	2-15" PVC	42" PVC



NAVD 88



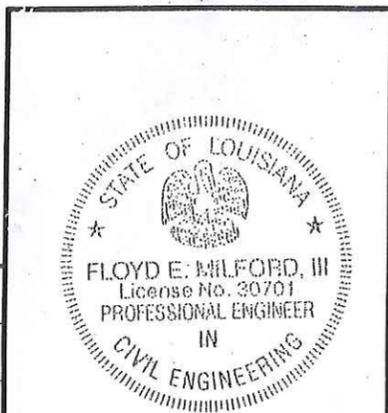
29 LOTS - TOTAL
13 COMMERCIAL LOTS
15 RESIDENTIAL LOTS
1 CHURCH LOT

FINAL PLAT **Q 768**
INDIVIDUAL SEWER
LAND USE: COMMERCIAL &
SINGLE-FAMILY RESIDENTIAL
SUBDIVISION PLAN *Map 12, 840*

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 80d NAIL SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, EPOCH 2004)
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT ON EXISTING POWER POLE
- ⊙ BRASS DISK IN CONCRETE AT ELEVATION 8.13' N.A.V.D.

DATE	REVISION	BY
29MAY07	REVISIONS TO SERVITUDE	LAT
15FEB07	REVISIONS PER TPCG COMMENTS	TLK



WOODLAWN RANCH ACRES ADDENDUM NO. 3
WALTER LAND COMPANY - DEVELOPER
SECTIONS 6, 18 & 19, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

DRAWN: BKW
CHK'D.: F.E.M. III
SCALE: 1" = 200'
DATE: 8SEPT06

JOB # 05-46 CAD # 0546-SD_FINAL_ACAD14

1280082