

January 19, 2016

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 19th day of January, 2016, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
SANDRA VINCENT, Land Use Commission District 2
LAWRENCE DAVID, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - BRIAN LEVENS, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Lawrence followed by the reciting of the Pledge of Allegiance led by Mrs. Vincent.

Motion was made by Mr. Lawrence seconded by Mr. David that the minutes from the previous meeting stand as written. Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. David that the agenda stand as written. Motion carried.

The only item on the agenda is a resolution granting a Rezone with Exception to Harry Fontenot Sr., Todd Lamb, Tiger Estates Community, LLC, 1211 Franklin Street, from Mixed Residential to Mobile Home District to allow for the extension of a non-conforming mobile home park. Mr. Lamb addressed the Commission and stated that he will add 5-7 manufactured houses on parcels. He has spent \$1.7 million after the purchase of the park. The blacktop will extend all the way to Franklin Street (Lucy Lane on his map). He'll maybe put a cul-de-sac just before you get to Franklin Street. He has spent \$150,000 on fixing existing driveways and will

put rebar on all driveways. He also stated that he currently owns 9 other manufactured housing communities. He has bulldozed 3 mobile homes so far and is making park much nicer. Lewis Coates can vouch that Sulphur police department doesn't get that many calls on the park anymore. After discussion, motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a Rezone with Exception to Harry Fontenot Sr., Todd Lamb, Tiger Estates Community, LLC, 1211 Franklin Street, from Mixed Residential to Mobile Home District to allow for the extension of a non-conforming mobile home park.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a Rezone with Exception to Harry Fontenot Sr., Todd Lamb, Tiger Estates Community, LLC, 1211 Franklin Street, from Mixed Residential to Mobile Home District to allow for the extension of a non-conforming mobile home park for the following property description:

1211 Franklin Street

Parcel 01033603 – Courtney Place Subdivision, Lot 0004, Section 33, Township 09, Range 10

Parcel 01343242 – No Sub, Block 140, Lot 0007, Section 33, Township 09, Range 10, Tract 140-0007

Parcel 00988812 – No Sub, Block 140, Lot 0007, Section 33, Township 09, Range 10, Tract 140-0007

BE IT FURTHER RESOLVED that in accordance with Article IV, Part III, Section 3 Mobile Home District, the following development standards shall be exempt from said Rezone:

1. All mobile home parks shall have a common recreational area provided in a single parcel at a ratio of 300 sq. ft. per unit. This area is to be retained for common area for playground, recreation, open space and other greenery and/or vegetation retention.
2. Each mobile home park shall provide for a retention area for recreational and accessory vehicles (campers, utility trailers, motor homes, boats etc.) The retention area shall be a common space provided in a single parcel at a ratio of 150 sq. ft. per unit.

BE IT FURTHEREST RESOLVED that a travel trailer or motor home shall not be used as a primary or rental domicile in accordance with Article IV, Part III, Section 3 (13) of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Levens

And the said resolution was declared duly adopted on this 19th day of January, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

1/19/16

5:47 P.M.