

July 18, 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 18th day of July, 2016, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
MIKE MOORE, Land Use Commission District 3
LAWRENCE DAVID, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

VACANT SEAT, Land Use Commission District 2

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 Mr. Moore. Motion was then made by Mr. Lawrence seconded by Mr. Moore that the minutes of the previous meeting stand as written. Motion carried.

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

The first item on the agenda is a resolution amending Resolution considered May 16, 2016 to include the property description that was erroneously left out for the rezone located at 226 and 228 South Cities Service Hwy. Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Resolution considered May 16, 2016 to include the property description that was erroneously left out for the rezone located at 226 and 228 South Cities Service Hwy.

WHEREAS, Ellis Hassien submitted application for a rezone from Business to Commercial for property located at 226 and 228 South Cities Service Hwy.; and

WHEREAS, City Council adopted Ordinance No. 1384, M-C Series on June 13, 2016 which granted said rezone; and

WHEREAS, property description for 228 South Cities Service (Lots 18 and 19) were erroneously left out.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Resolution that was considered on Monday, May 16, 2016 to include the following property description:

LOTS 18, 19 BLK 1 INDIAN HILLS ANO 2 AND ABUTTING DRG DITCH
ON W 061009-0942-1 X0180E 0000 061009-0942-1 X0190E 0000
ABANDONED SERVITUDE DESC AS: COM SE COR SE NW 6.10.9 W 62.43
FT W 56.84 FT TO PT OF BEG TH N 180.55 FT E 50.02 FT S 140.06 FT
PROCEED S 29.22 FT S 45 DEGR W 16.04 FT W 41.84 FT TO PT OF BEG
CONTG .214 ACS M/L REF1-ASSESSED WD 4-72 REF2-ABANDONED
SERVITUDE B 2979 P 717-02

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: (District 2 – Vacant Seat)

And the said resolution was declared duly adopted on this 18th day of July, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a rezone from Mixed Residential to Business to Cornerstone Christian Fellowship, located at 501 East Burton Street. Ms. Toups, representing the applicant, addressed the Commission and stated that they would like to rezone the property for a funeral home. They would remodel the building and there's plenty of parking. Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Cornerstone Christian Fellowship, from Mixed Residential to Business located at 501 East Burton Street.

WHEREAS, Cornerstone Christian Fellowship has submitted application to rezone from Mixed Residential to Business to allow for a funeral home; and

NOW THEREFORE, BE IT RESOLVED BY THE LAND USE COMMISSION OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a Rezone to Cornerstone Christian Fellowship from Mixed Residential to Business to allow for a funeral home for the following described property to wit:

LOTS 1, 2, 3 & 4 BLK 17 DOIRON ADD
LOTS 3 & 4 BLK 10 DOIRON SUB NWNE

This Rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this Rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

If City Council does hereby approve this rezone the owner of this Rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this re-zone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Rezone shall be withdrawn and considered null and void.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: (District 2 – Vacant Seat)

And the said resolution was declared duly adopted on this 18th day of July, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution accepting final plat from Belle Savanne Development, LLC, for Belle Savanne Phase 1B, property located at the intersection of McNair Road and Hwy. 1256. Mr. Beaulieu, representing applicant, addressed the Commission and stated that the City did final inspection last week and developed a punch list. All items on the punch list will be satisfied prior to recording with Clerk of Court. Mr. Daigle stated that they are monitoring one area. The punch list will be satisfied prior to Council meeting. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from Belle Savanne Development, LLC, for Belle Savanne Phase 1B, property located at the intersection of McNair Road and Hwy. 1256.

WHEREAS, Belle Savanne Development, LLC has submitted a final plat for Belle Savanne Phase 1B; and

WHEREAS, variances listed on attached plat map were approved with adoption of Cooperative Endeavor Agreement between the City of Sulphur, Parish of Calcasieu and Bel Commercial Limited Liability Company and Belle Savanne Development, LLC, on March 18, 2014; and

WHEREAS, said examination reflects that the final plat submitted by Belle Savanne Development, LLC complies with Chapter 18 of the Code of Ordinances and Article III, Part 1, Section 1, (6) (c) and (e) of the Land Use Ordinance for the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from Belle Savanne Development, LLC, for Belle Savanne Phase 1B for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10,
TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR,
CALCASIEU PARISH, LOUISIANA, CONTAINING 15.44 ACRES AND
BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES
FOR MCNAIR ROAD AND LA 1256 SAID POINT BEING THE POINT OF

COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'59" WEST A DISTANCE OF 24.24 FEET; THENCE SOUTH 89°33'21" EAST A DISTANCE OF 1496.67 FEET TO SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

THENCE SOUTH 89°33'21" EAST A DISTANCE OF 1140.36 FEET;
THENCE SOUTH 00°35'22" WEST A DISTANCE OF 565.47 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 163.55 FEET;
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 40.47 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 970.00 FEET;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 110.00 FEET;
THENCE SOUTH 89°06'02" EAST A DISTANCE OF 9.97 FEET;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 320.00 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 19.82 FEET;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 166.87 FEET;
SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: (District 2 – Vacant Seat)

And the said resolution was declared duly adopted on this 18th day of July, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution accepting preliminary plat for Maple Creek Subdivision, property located south of Driftwood Street. Gary Bertrand, resident of neighborhood, addressed the Commission and asked if the plans were the same plans as submitted a few years ago. They were also concerned about the width of Driftwood Street. The road is too narrow when cars are turning onto Driftwood. When the buses drive down this road there's no room for any other vehicle. We currently do not have drainage problems and hope that it stays this way. What about a secondary entrance? Mrs. Blanchard, Secretary, stated that on the plat the applicant is asking for a 20' front setback rather than 30'. She also told Mr. Bertrand that

he could come by City Hall and view the plat map. (The applicant did not attend the meeting to answer questions). Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting preliminary plat from Guidry Land Development, LLC for Maple Creek Subdivision located south of Driftwood Street.

WHEREAS, Guidry Land Development, LLC has submitted a final plat for Maple Creek Subdivision; and

WHEREAS, said examination reflects that the preliminary plat submitted by Guidry Land Development, LLC complies with Chapter 18 of the Code of Ordinances for the City of Sulphur; and

WHEREAS, applicant requests a variance for front setback to be 20 feet rather than the required 30 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept preliminary plat from Guidry Land Development, LLC for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 36.89 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WESTERLY CORNER OF SAID TRACT OF LAND, ALSO KNOWN AS THE POINT OF COMMENCEMENT (POC) AND THE POINT OF BEGINNING (POB).

THENCE SOUTH 89°48'36" EAST A DISTANCE OF 1329.70 FEET;
THENCE SOUTH 00°11'24" WEST A DISTANCE OF 823.61 FEET;
THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2141.80 FEET, AN ARC DISTANCE OF 823.66 FEET, A CHORD BEARING OF SOUTH 50°49'38" WEST AND A CHORD DISTANCE OF 818.59 FEET;
THENCE NORTH 89°22'13" WEST A DISTANCE OF 710.29 FEET;
THENCE NORTH 00°46'00" EAST A DISTANCE OF 1337.40 FEET TO THE POINT OF BEGINNING (POB).

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mr. David, Mr. Lawrence
NAYS: None
ABSENT: (District 2 – Vacant Seat)

And the said resolution was declared duly adopted on this 18th day of July, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution amending Article IV, Part II, Section 8 of the Land Use Ordinance – Bufferyards. Motion was made by Mr. Lawrence seconded by Mrs.

Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part II, Section 8 of the Land Use Ordinance – Bufferyards.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part II, Section 8 of the Land Use Ordinance of the City of Sulphur read as follows:

Section 8. – Buffer yards.

Whenever an existing residential use is bounded by a less restricted use, the proposed use will install a six (6) foot tall buffer constructed of wood or brick masonry. Furthermore, a twenty (20) foot buffer width will also be maintained that will be void of any parking apron, construction, accessory use, etc. The buffer yard is to remain free, clear and open of any obstruction. When any existing residential use abuts an industrial district or use, the proposed use in the industrial district will provide a minimum of twenty-five (25) feet in width between itself and the said residential use.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mr. David, Mr. Lawrence
NAYS: None
ABSENT: (District 2 – Vacant Seat)

And the said resolution was declared duly adopted on this 18th day of July, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

7/18/16
5:48 P.M.