

September 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 September, 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

ABSENT, Phyllis Wilson, 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 Mrs. Carroll that the following item be added to the agenda:

(Since this was Mr. David's last meeting a Chairman and Vice-Chairman had to be elected)

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission.

This item was being added to the agenda since the agenda was already published.

With no comment from the public, motion carried.

Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the agenda be adopted as amended. Motion carried.

The first item on the agenda is a resolution electing a Chairman and Vice-Chairman for the Land Use Commission. Motion was made by Mrs. Carroll seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Gerrit Lawrence as Chairman and Mike Moore as Vice-Chairman for the Land Use Commission of the City of Sulphur.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

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

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting an Exception to Mikel and Katherine McKinney, 203 South Crocker Street, to allow for residential living in a Business District. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an Exception to Mikel and Katherine McKinney, 203 South Crocker Street, to allow for residential living in a Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Mikel and Katherine McKinney, 203 South Crocker Street, to allow for residential living in a Business District in accordance with Article IV, Part 2, Section 4 (3) of the Land Use ordinance for the following property description:

LOTS 1, 2, 5, 6, 9, 10 OF BLK O SUL OTS

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

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

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a Rezone with Exception from Residential to Business to Mark Adams, 224 South Cities Service Hwy. Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a Rezone with Exception from Residential District to Business District to Mark Adams, 224 South Cities Service Hwy.

WHEREAS, Mark Adams has submitted application to Rezone with an Exception from Residential District to Business District.

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 with an Exception to Mark Adams, 224 South Cities Service Hwy for the following described property to wit:

LOT 21 BLK 1 INDIAN HILLS NO. 2 AND ELY/2 OF BORROW PIT ADJ
SAID LOT W/SIDE

ABANDONED SERVITUDE DESC AS: COM SE COR SE NW 6.10.9 N 11
DEGS W 274.39 FT W 61.97 FT TO PT OF BEG TH N 87.98 FT E 44.60 FT S
87.99 FT W 46.97 FT TO PT OF BEG – CONTG .0925 ACS M/L.

This Rezone with Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Rezone with Exception 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 with Exception, 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 with Exception 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 with Exception 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: Mrs. Wilson

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

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting the subdividing of lots for Bel Commercial LLC, for property located on the southeast corner of Hwy. 1256 and Carlyss Blvd. (proposed supermarket). Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting the subdividing of lots for Bel Commercial LLC, for property located on the southeast corner of Hwy. 1256 and Carlyss Blvd. (proposed Supermarket).

WHEREAS, the plat has been presented and examined for compliance in accordance with Chapter 18, Section 24 (j) (4) of the Code of Ordinances of the City of Sulphur; and

WHEREAS, said lot will conform to Article IV, Part 3, Section 5 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana; and

WHEREAS, application has been received from Bel Commercial LLC, to subdivide property which conforms to Article IV, Part 3, Section 5 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana for the property described as follows:

That certain tract of land situated in Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, containing 5.940 acres and being more fully described as follows:

Commencing at the intersection of the centerlines for Carlyss Drive Extension and Ruth Street (LA HWY 1256), said point being the Point of Commencement (P.O.C.), proceed along the centerline of Ruth Street (LA HWY 27) a bearing of South 00°53'58" West a distance of 85.03 feet to a point; thence proceed along a bearing of South 89°06'02" East a distance of 48.86 feet to a point on the easterly right of way of Ruth Street (LA HWY 1256), said point hereinafter to be known as the Point Of Beginning (P.O.B.);

Thence proceed along the right of way flare a bearing of North 22°05'06" East a distance of 37.57 feet to a point on the southerly right of way of Carlyss Drive Extension;
Thence proceed along the southerly right of way of Carlyss Drive Extension a bearing of South 89°06'02" East a distance of 385.42 feet to a point;
thence proceed along a bearing of South 00°53'58" West a distance of 649.05 feet to a point;
thence proceed along a bearing of North 89°06'02" West a distance of 399.00 feet to a point on the easterly right of way of Ruth Street (LA HWY 1256);
thence proceed along the easterly right of way of Ruth Street (LA HWY 1256) a bearing of North 00°53'58" East a distance of 614.02 feet to the Point of Beginning (P.O.B.).

This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision 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 subdivision, 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 subdivision the owner of this subdivision 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 subdivision.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this subdivision 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: Mrs. Wilson

And the said resolution was declared duly adopted on this 19th day of September, 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

9/19/16
5:50 P.M.