

August 21, 2017

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 21st day of August, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
PHYLLIS WILSON, Land Use Commission District 2
MIKE MOORE, Land Use Commission District 3
BILL McMULLEN, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

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. McMullen. Motion was then made by Mr. Lawrence seconded by Mrs. Wilson that the minutes of the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution granting the zoning of property to City of Sulphur for property located off Gradney Street to Industrial. Mayor Duncan stated that when the Parish updated our mapping they noticed this parcel wasn't zone. He recommended that this be zoned Industrial since the water plant is located here. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution zoning property to Industrial for the City of Sulphur for property located off Gradney Street.

WHEREAS, at the time City Council adopted zoning in 2003, said parcel failed to be zoned.

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 zone property for the City of Sulphur to Industrial for the following described property to wit:

ALL THAT PORTION SE NW 36.9.10 LYING N OF R/W LA W RR 6 ACS

LESS AND EXCEPT:

COM INTERSECTION OF E LINE SW NW 36.9.10 AND N LINE SOUTHERN PACIFIC R/W TH W 200 FT N 174 FT ET.

If City Council does hereby approve this Zoning the City 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 Zoning.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mrs. Wilson, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of August, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone from Mixed Residential to Industrial to the City of Sulphur for property located off Gradney Street. Mayor Duncan stated that this parcel needs to be zoned like the parcel to the east of this one in case we need to expand the water plant in the future. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone from Mixed Residential to Industrial to the City of Sulphur for property located off Gradney Street.

WHEREAS, the Land Use Commission of the City of Sulphur, Louisiana, hereby grants a rezone from Mixed Residential to Industrial for the following described property to wit:

COM INTERSECTION OF E LINE SW NW 36.9.10 AND N LINE
SOUTHERN PACIFIC R/W TH W 200 FT N 174 FT ET.

If City Council does hereby approve this Rezoning the City 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 Rezone.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mrs. Wilson, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of August, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution accepting petition for annexation from Bel Commercial, LLC, for property located west of Wright Road, south of Sabine. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting petition from Bel Commercial, LLC, for the annexation of 44.98 acres located west of Wright Road, south of Sabine.

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, and 33:171 of the Louisiana Revised Statutes, the Land Use Commission is revising the official Land Use map and accepting annexation petition for the following described property:

SOUTH SABINE DIVERSION – SECTION 15, T10S-R10W: SE NE

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA, CONTAINING 44.98 ACRES AND BEING MORE FULLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE ROADWAY CENTERLINES OF WRIGHT ROAD AND RAVIA ROAD, SAID POINT BEING THE POINT OF COMMENCEMENT;

THENCE PROCEED ALONG A BEARING OF SOUTH 15°31'03" WEST FOR A DISTANCE OF 30.91 FEET TO A POINT OF OINT BEING THE POINT OF BEGINNING;

THENCE PROCEED ALONG A BEARING OF NORTH 88°23'50" WEST FOR A DISTANCE OF 1326.07 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF NORTH 01°03'10" EAST FOR A DISTANCE OF 1464.70 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF NORTH 89°47'16" EAST FOR A DISTANCE OF 1312.61 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF SOUTH 00°29'00" WEST FOR A DISTANE OF 1506.99 FEET TO A POINT, (5/8" IRON ROD),

SAID POINT BEING THE POINT OF BEGINNING.

WHEREAS, said property, currently zoned as Agricultural land use district by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Residential.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Bel Commercial, LLC, for the annexation of 44.98 acres located west of Wright Road, south of Sabine.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mrs. Wilson, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of August, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution extending and enlarging the boundaries of the City of Sulphur for the annexation of property owned by Bel Commercial, LLC located west of Wright Road and south of Sabine. Motion was made by Mr. Lawrence seconded by Mr.

McMullen that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR BEL COMMERCIAL, LLC, PROPERTY LOCATED WEST OF WRIGHT ROAD, SOUTH OF SABINE.

WHEREAS, the City of Sulphur has received a petition from Bel Commercial for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described as lying on the west side of Wright Road, south of Sabine; and

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a Public Hearing will be held in accordance with State law and will be duly advertised with Public Notice to enlarge and extend the boundaries to include said property. At time of Public Hearing a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property, currently zoned as Agriculture land use district by the Parish; and

WHEREAS, property owner wishes to have property zoned Residential.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

SOUTH SABINE DIVERSION – SECTION 15, T10S-R10W: SE NE

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 15,
TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR,
CALCASIEU PARISH, LOUISIANA, CONTAINING 44.98 ACRES AND
BEING MORE FULLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE ROADWAY CENTERLINES OF WRIGHT ROAD
AND RAVIA ROAD, SAID POINT BEING THE POINT OF
COMMENCEMENT;

THENCE PROCEED ALONG A BEARING OF SOUTH 15°31'03" WEST FOR
A DISTANCE OF 30.91 FEET TO A POINT OF OINT BEING THE POINT OF
BEGINNING;

THENCE PROCEED ALONG A BEARING OF NORTH 88°23'50" WEST FOR
A DISTANCE OF 1326.07 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF NORTH 01°03'10" EAST FOR
A DISTANCE OF 1464.70 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF NORTH 89°47'16" EAST FOR
A DISTANCE OF 1312.61 FEET TO A POINT, (5/8" IRON ROD);

THENCE PROCEED ALONG A BEARING OF SOUTH 00°29'00" WEST FOR
A DISTANE OF 1506.99 FEET TO A POINT, (5/8" IRON ROD),

SAID POINT BEING THE POINT OF BEGINNING.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mrs. Wilson, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of August, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution accepting final plat from Roger Glen
Grimball, Jr. DDS, LLC, for property located on Maplewood Drive, east of Midsouth Bank and

CVS Pharmacy. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from Roger Glen Grimbball, Jr. DDS, LLC, for property located on Maplewood Drive.

WHEREAS, in accordance with Appendix B, Article III, Part 1, Section 1 (6) (c) and Chapter 18 of the Code of Ordinances of the City of Sulphur, application has been received from Roger Glen Grimbball, Jr. DDS, LLC, to accept final plat and make revisions to the Land Use Map for property located on Maplewood Drive, east of 1500 Beglis Parkway for property described as follows:

DESCRIPTION OF RECORD:

LOT B OF RESUBDIVISION OF AN UNDESIGNATED TRACT OF LAND IN SEC. 2-T10S-R10W IN LOTS A & B, SULPHUR, SOUTHWESTERN LAND DISTRICT, CALCASIEU PARISH, LOUISIANA, FILED FOR RECORD MARCH 29, 2007 IN PLAT BOOK 16, PAGE 174 UNDER FILE NO. 2803944 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION TO PLAT OF SURVEY, FILED JUNE 16, 2001 UNDER FILE NO. 2966370 OF THE RECORDS OF CALCASIEU PARISH, LOUISIANA.

TOGETHER WITH RIGHTS CONTAINED IN AGREEMENT PROVIDING ACCESS EASEMENT, RESTRICTIVE COVENANT AND PREDIAL SERVITUDE DATED JUNE 11, 2010 BY AND BETWEEN SCP 2006-C23-168 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ROGER GLEN GRIMBALL, JR., DDS, LLC AND LOUISIANA CVS PHARMACY, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, RECORDED JUNE 16, 2010 UNDER FILE NUMBER 2966378 IN THE CONVEYANCE RECORDS OF CALCASIEU PARISH, LOUISIANA.

SURVEYOR'S DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.842 ACRES, MORE OR LESS, SITUATED IN SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, THENCE EAST (RECORD) FOR A DISTANCE OF 50.00 FEET (RECORD) TO A POINT; THENCE SOUTH 00

DEGREES 35 MINUTES 47 SECONDS WEST (RECORD SOUTH), PASSING OVER A FOUND 5/8 INCH ROD AT A DISTANCE OF 45.04 FEET, AND CONTINUE FOR A TOTAL DISTANCE OF 180.00 FEET (RECORD) TO A POINT, FROM WHENCE A FOUND 3/5 INCH ROD BEARS NORTH 89 DEGREES 20 MINUTES 04 SECONDS WEST A DISTANCE OF 0.07 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 04 SECONDS EAST (RECORD NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST) FOR A DISTANCE OF 150.00 FEET (RECORD) TO A POINT; THENCE NORTH 00 DEGREES 40 MINUTES 59 SECONDS EAST (RECORD NORTH 00 DEGREES 18 MINUTES 20 SECONDS WEST) FOR A DISTANCE 135.00 FEET (RECORD) TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF MAPLEWOOD DRIVE, FROM WHENCE A FOUND PUNCH MARK BEAR, NORTH 00 DEGREES 40 MINUTES 59 SECONDS EAST A DISTANCE OF 0.19 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 54 SECONDS EAST (RECORD NORTH 89 DEGREES 41 MINUTES 40 SECONDS EAST) ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLEWOOD DRIVE FOR A DISTANCE OF 67.59 FEET (RECORD) TO A FOUND PUNCH MARK AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 11 MINUTES 36 SECONDS EAST (RECORD NORTH 89 DEGREES 41 MINUTES 40 SECONDS EAST) ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLEWOOD DRIVE FOR A DISTANCE OF 219.23 FEET (RECORD 219.31 FEET) TO A FOUND "X" CHISELED IN CONCRETE; THENCE, LEAVING THE SOUTH RIGHT OF WAY LINE OF MAPLEWOOD DRIVE, AND RUN SOUTH 00 DEGREES 42 MINUTES 56 SECONDS WEST (RECORD SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST) FOR A DISTANCE OF 396.63 FEET (RECORD 396.95 FEET) TO A SET 1/2 INCH IRON ROD; THENCE SOUTH 89 DEGREES 16 MINUTES 17 SECONDS EAST (RECORD NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST) FOR A DISTANCE OF 100.00 FEET (RECORD) TO A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 00 DEGREES 43 MINUTES 53 SECONDS WEST (RECORD SOUTH 00 DEGREES 18 MINUTES 20 SECONDS EAST) FOR A DISTANCE OF 30.79 FEET (RECORD) TO A FOUND 5/8 INCH IRON ROD; THENCE NORTH 89 DEGREES 19 MINUTES 05 SECONDS WEST (RECORD SOUTH 89 DEGREES 41 MINUTES 40 SECONDS WEST) FOR A DISTANCE OF 244.15 FEET (RECORD) TO A SET 1/2 INCH ROD; THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST (RECORD NORTH 00 DEGREES 18 MINUTES 20 SECONDS WEST) FOR A DISTANCE OF 158.75 FEET (RECORD) TO A SET 1/2 INCH IRON ROD; THENCE NORTH 29 DEGREES 05 MINUTES 57 SECONDS WEST (RECORD NORTH 30 DEGREES 18 MINUTES 31 SECONDS WEST) FOR A DISTANCE OF 149.15 FEET (RECORD) TO A FOUND 1/4 INCH IRON ROD; THENCE NORTH 00 DEGREES 37 MINUTES 49 SECONDS EAST (RECORD NORTH 00 DEGREES 18 MINUTES 20 SECONDS WEST) FOR A DISTANCE OF 140.00 FEET (RECORD) TO THE POB; CONTAINING AN AREA OF 80,226 SQUARE FEET OR 1.842 ACRES, MORE OR LESS.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final plat 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; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this final plat, 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; and

WHEREAS, if City Council does hereby accept this final plat and the owner of such 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; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of final plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept the final plat from Roger Glen Grimball, Jr., DDS, LLC and revise the Land Use Map for property located to the east of 1500 Beglis Parkway.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mrs. Wilson, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of August, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution rescinding Resolution that granted a rezone to Dyrell Stokes for property located at 310 Patton Street, from Residential to Business to allow for a vintage retail business which was adopted November 17, 2014 by Land Use Commission. Mayor Duncan stated that when this property was rezoned the property description included the property all the way to Southgate Street and it shouldn't have. Owner requested that it be

rezoned back to Residential since the vintage retail shop never opened. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution rescinding Resolution that granted a rezone to Dyrell Stokes for property located at 310 Patton Street, from Residential to Business to allow for a vintage retail business which was adopted November 17, 2014 by Land Use Commission.

WHEREAS, applicant wishes to rescind the previously adopted rezone resolution and revert back to residential for property described as follows:

LOT 6 BLK 1, W ½ LOT B AND E 236 FT LOT C SOUTH ACRES SUB

WHEREAS, owner of said property shall be responsible for the recordation 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 rescinding of resolution.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby rescind Resolution that granted a rezone to Dyrell Stokes for property located at 310 Patton Street, from Residential to Business to allow for a vintage retail business which was adopted November 17, 2014 by Land Use Commission.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mrs. Wilson, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of August, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

8/21/17

5:45 P.M.