

January 18, 2022

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, held immediately after the Board of Zoning Adjustment meeting at 5:30 p.m., on the 18th day of January 2022, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT PHYLLIS WILSON, Land Use Commission District 2
 VERONICA ALLISON, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, motion was made by Mrs. Carroll seconded by Ms. Baudoin that the minutes from the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Ms. Baudoin that items #3 and #4 be removed from the agenda. *(Items were removed since the zoning signs that were placed on the property had blown away and signs weren't posted for the 10-day period).*

Motion was then made by Mrs. Carroll seconded by Ms. Baudoin that the agenda stand as amended. Motion carried unanimously.

The first item on the agenda is an Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

- a. To extend temporary housing in a recreational vehicle at 413 West Elizabeth Street, in accordance with Ordinance No. 1693.
- b. To extend temporary housing in a recreational vehicle at 110 Garden Street, in accordance with Ordinance No. 1693.

- c. To extend temporary housing in a recreational vehicle at 2313 Royal Oak Lane, in accordance with Ordinance No. 1693.
- d. To extend temporary housing in a recreational vehicle at 208 Roberta Circle, in accordance with Ordinance No. 1693.

At this time motion was made by Mrs. Carroll seconded by Ms. Baudoin that items #1A, #1B and #1C be voted on separately from item #1D.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Ms. Baudoin that items #1A, #1B and #1C be granted a 6-month extension.

Motion carried unanimously.

Motion was then made by Ms. Baudoin seconded by Mrs. Carroll that item #1D be adopted to-wit:

Motion failed unanimously.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a rezone to Michael Fontenot, parcel south of 33 Center Avenue, from Residential to Mixed Residential to allow for a duplex. Tammy Fontenot, owner, stated that housing is critical in this area. They have plans for the duplex and they are nice. She owns a small landscaping business so the duplex will have landscaping. We have other rentals and are very much on aesthetics. Mrs. Carroll stated that this whole neighborhood is zoned residential, and this would be a spot zone.

Lauri Marinovich addressed the Commission and stated that she's not totally against the rezone as long as it comes with restrictions. Our neighborhood has become a sea of concrete.

There are vehicles parked everywhere and it's caused great concern. She stated a few conditions she'd like placed on the property if the rezone passes:

1. At least 2 parking spaces per bedroom
2. Build something that doesn't look like a duplex
3. Landscape

Robert Lynn addressed the Commission and stated that they fought for zoning in 2003 to keep our neighborhood residential.

Mrs. Fontenot stated that they owned the home to the north of this property and when they sold it, they had so many people that wanted to buy it because it was different. This duplex would be different also.

After discussion, motion was made by Mrs. Carroll seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION GRANTING A REZONE TO MICHAEL FONTENOT, PARCEL SOUTH OF 33 CENTER AVENUE, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO ALLOW FOR A DUPLEX.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Ms. Baudoin, Mr. Brazzell

ABSENT: Mrs. Wilson, Mrs. Allison

And the said resolution failed on this 18th day of January, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

Before the meeting was adjourned, Lillian Nelson, 2313 Royal Oak Lane, addressed the Commission regarding the loud music at 2317 Royal Oak Lane. She's made many complaints, and nothing has been done. Mr. Brazzell stated that this was the Land Use Commission, she'd

need to report this to the City Council. *(She then submitted the Police reports to the Clerk to enter into the record).*

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

1/18/22

6:15 P.M.