

September 18, 2023

The Land Use Commission and the Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, LA, held at 5:30 p.m., on the 18th day of September, 2023, after full compliance with the convening of said meeting with the following members present:

TROY DARBY, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - LENORE CARROLL, Land Use Commission District 1

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

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

Motion was then made by Ms. Baudoin seconded by Mr. Brazzell that item #2 on the Land Use agenda be removed:

Resolution temporarily suspending Appendix B, Article IV, Part III, Section 7 of the Code of Ordinances of the City of Sulphur the issuance of any permits in the Interstate 10 North Frontage Road Overlay District.

Motion carried unanimously.

Motion was then made by Mrs. Allison seconded by Mr. Brazzell that the agenda stand as amended.

Motion carried unanimously.

The first item on the Land Use agenda is a resolution granting a rezone from Business to Commercial to DGP Properties, LLC, 822 North Beglis Parkway, to allow for a bar. Mr. Darby

stated that his only concern was parking. Mr. Abrahams, Land Use Administrator, stated that the parking is based off the square footage of the building. Motion was then made by Mr. Brazzell seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to DGP Properties, 822 North Beglis Parkway, from Business to Commercial to allow for a bar.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to DGP Properties, 822 North Beglis Parkway, from Business to Commercial to allow for a bar for the following described property:

COM @ NWC OF NW/4 SE/4 SECT 26.9.10; TH E 78.31 FT; TH S 825.05 FT ALG E SIDE OF STATE HIGHWAY 27 AND S ROW LINE OF LOUIS ALLEMAND RD BEING POB; TH N 89 DEGS E 249.42 FT; TH S 264.30 FT; TH N 88 DEGS W 250 FT (MEASURES 249.79 FT); TH N 259.09 FT TO POB

BE IT FURTHER RESOLVED, that in accordance with Article IV, Part 2, Section 8 of the Land Use Ordinance of the City of Sulphur the following bufferyard shall apply:

Section 8. Bufferyards.

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 bufferyard is to remain free, clear and open of any obstruction.

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.

Upon approval of 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 rezone.

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.

BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to DGP Properties, 822 North Beglis Parkway, from Business to Commercial to allow for a bar.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 18th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Vice-Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Vice-Chairman

9/18/23
5:35 P.M.