

June 17, 2024

The Land Use Commission 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 17th day of June, 2024, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
TROY DARBY, Land Use Commission District 2
EDDIE LEBLANC, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - VERONICA ALLISON, Land Use Commission District 3

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

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

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

The first item on the agenda is a resolution repealing Resolution that rezoned property located at 1000 Lafargue Street from Mixed Residential to Commercial and authorize the rezone to Business. Pastor Shawn addressed the Commission and stated that he's opened this ministry/gym in 2015. They were using the old Kroger building on Napoleon Street, but the city purchased it and then they could no longer use it. They were unable to resume since COVID hit then the hurricanes. It started out with ministry just for men but then they opened it up to women. They need their own place now. It is free to the community. Some of the young people do not want to go to church but they will come here. They hold ministry first, then they open the gym. They do have insurance on the building. They didn't realize all the legality when they opened. Mr. LeBlanc showed concerned about the parking. Mrs. Jeter, owner of gym business, stated

that Carl Vincent said they could use his lot on the NW corner of Foreman Avenue and South Huntington Street. It's a vacant lot. Mr. Darby asked Mr. Loftin, City Attorney, what if Mr. Vincent sells the property how do we protect the city. Mr. Loftin stated there are two ways:

1. Require them to get something in writing from Mr. Vincent.
2. If Mr. Vincent would cease to allow them to park there, they would be required be provide an alternative solution.

Mrs. Jeter stated that most of the cars are there on Sunday afternoons. The women's session is at 2:30 and the men's session is at 4:30. After discussion, motion was made by Mr. LeBlanc seconded by Mr. Brazzell that the following amendment be made:

- Contingent upon adequate parking consistent with the current use of Carl Vincent's lot (NW corner of Foreman Avenue and South Huntington Street).

Motion carried unanimously.

Motion was then made by Mr. LeBlanc seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

RESOLUTION REPEALING THE RESOLUTION THAT REZONED PROPERTY LOCATED AT 1000 LAFARGUE STREET FROM MIXED RESIDENTIAL TO COMMERCIAL AND AUTHORIZE THE REZONE TO BUSINESS.

WHEREAS, on May 19, 2008, the Land Use Commission adopted said Resolution which granted a rezone from Mixed Residential to Commercial for 1000 Lafargue Street; and

WHEREAS, property owner is requesting that said property be rezoned to Business and is contingent upon adequate parking consistent with the current use of Carl Vincent's lot (NW corner of Foreman Avenue and South Huntington Street).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby repeal Resolution that was adopted on May 19, 2008, which rezoned 1000 Lafargue Street from Mixed Residential to Commercial and authorize said property to be rezoned to Business and is contingent upon adequate parking consistent with the current use of Carl Vincent's lot (NW corner of Foreman Avenue and South Huntington Street).

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 17th day of June, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone from Mixed Residential to Business to Carl Vincent, 120 Avenue B. Mr. Darby stated that he spoke with Mr. Vincent, and he said he had no immediate plans for this property. He just wanted it to blend in better with the surrounding area and make Huntington Street business zone. Motion was made by Mrs. Carroll seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A REZONE TO CARL VINCENT, 120 AVENUE B,
FROM MIXED RESIDENTIAL TO BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Vincent, 120 Avenue B, from Mixed Residential to Business for the following described property:

COM SW COR BLK 3 JT HENNING ADD TH N 59 FT E 109 FT ETC

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 FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Vincent, 120 Avenue B, from Mixed Residential to Business.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 17th day of June, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone from Mixed Residential to Business to Carl Vincent, lot located on the northwest corner of Avenue B and South Huntington Street. Motion was made by Mrs. Carroll seconded by Mr. LeBlanc that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A REZONE TO CARL VINCENT, PROPERTY LOCATED ON THE NORTHWEST CORNER OF AVENUE B AND SOUTH HUNTINGTON STREET FROM MIXED RESIDENTIAL TO BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Vincent, property located on the northwest corner of Avenue B and South Huntington Street from Mixed Residential to Business for the following described property:

E 100 FT OF S 59 FT BLK 3 JT HENNING SUB DESC AS – COM SE COR LOT OF LEO DOMINGUE IN BLK 3 JT HENNING ADD S 59 FT W 100 FT ETC.

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 FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Vincent, property located on the northwest corner of Avenue B and South Huntington Street from Mixed Residential to Business

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 17th day of June, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

6/17/24
5:42 P.M.