

NOTICE.....The Land Use meetings will temporarily be held at 1551 East Napoleon Street.

AGENDA
LAND USE COMMISSION MEETING
MONDAY, AUGUST 19, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, AUGUST 19, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

1. Resolution granting a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a new mobile home.
2. Resolution granting a rezone to Joshua Baden from Residential to Business for property located at 2209 Carr Lane to allow for Freedom Plumbing, LLC.
3. Resolution granting an Exception to Chris Pelloquin and Amber Richard for a Home Business daycare for property located at 316 Beauregard Avenue.

ADJOURNMENT

****(Anyone addressing the Land Use Commission will be limited to speak for 3 minutes only)

If you are not satisfied with the outcome of the Land Use decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it to 14th Judicial District Court.

***The next regular Land Use Commission meeting will be held on Monday, September 16, 2024, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

Resolution granting a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a new mobile home.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a new mobile home for the following described property:

LOT 11 EARL PERKINS SUB.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 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.

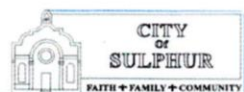
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2024.

TROY DARBY, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 6/27/24

\$50.00 Fee (Non-Refundable)

pd-
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME _____ **DATE** _____

PROPERTY OWNER INFORMATION

Name of Property Owner: Deway + Jessie Burnworth
(Owner must provide proof of ownership such as property tax record or recorded deed) 70663
Mailing Address: 3082 Angeles Loop City: Sulphur State: LA. Email: Burnworth Deway @ Gmail
Physical Address: 3082 Angeles Loop City: Sulphur State: LA.
Phone Number (H): 337-563-1638 (W): 337-707-7543 (C): _____

PROPERTY INFORMATION

Location Address: 1515 Weekly Rd Sulphur LA. 70663
Present Zoned Classification: Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

Lot 11 Earl Perkins Sub.

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☐ NO ☒
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL DB

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From Residential To Mixed Residential
Purpose of Request: To move new mobile home on property

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Jessie R. Burnworth Date: 6-27-24

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			



Lot is empty



RESOLUTION

Resolution granting a rezone to Joshua Baden from Residential to Business for property located at 2209 Carr Lane to allow for Freedom Plumbing, LLC.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Joshua Baden from Residential to Business for property located at 2209 Carr Lane to allow for Freedom Plumbing, LLC, for the following described property:

W 72 FT OF-COM 30 FT W AND 30 FT S OF NE COR SE SEC 35.9.10, TH S 116.34 FT, W 178.7 FT ETC PART J & W INVESTMENTS

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 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.

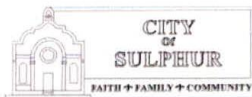
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Joshua Baden from Residential to Business for property located at 2209 Carr Lane to allow for Freedom Plumbing, LLC.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2024.

TROY DARBY, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

7-30-24

\$50.00 Fee (Non-Refundable)

pd.

(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME

Joshua Baden

DATE

7/24/24

PROPERTY OWNER INFORMATION

Name of Property Owner

Joshua Baden

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address:

P.O. Box 296

City:

Sulphur

State:

LA

Email:

Freedomplumbingla@gmail.com

Physical Address:

2209 Carr Ln

City:

Sulphur

State:

LA

Phone Number (H)

888-6019

(W)

(C)

318 613-0036

PROPERTY INFORMATION

Location Address:

2209 Carr Ln

Present Zoned Classification:

Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

See attached for

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES NO

YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

INITIAL

9AB

REQUEST INFORMATION

☒ REZONE

☐ EXCEPTION

☐ SUBDIVISION

☐ BILLBOARD

☐ PRE. PLAT

☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From

Residential

To

Commercial Business

Purpose of Request:

Looking to Future Home of Freedom Plumbing LLC

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature:

Joshua A Baden

Date:

7/24/24

1. Is site located within the City Limits?

Yes

No

N/A

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

4. Will the location be served by a fire protection?

5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

6. Is property within a designated flood hazard area?

Flood zone classification X bfe _____ ft.







RESOLUTION

Resolution granting an Exception to Chris Pelloquin and Amber Richard for a Home Business daycare for property located at 316 Beauregard Avenue.

WHEREAS, in accordance with Article IV, Part 2, Section 6 (4) of the Land Use Ordinance of the City of Sulphur, the following is required:

- (4) Home Occupations Permitted as Exceptions by Land Use Commission and City Council.
 - (a) Recreational instruction, day care facilities and fine arts and crafts instruction, provided:
 - (1) Applicant must obtain all applicable permits and licenses required by state regulatory agencies.
 - (2) Hours of operation, except for day care, shall be limited to 9:00 a.m.—4:30 p.m., Monday through Friday.
 - (3) All parking shall be off-street parking, on a paved driveway.
 - (4) The home occupation shall be conducted entirely within the enclosed principal structure or within a surrounding wall or fence.
 - (5) Outdoor storage of equipment or material is limited to that normally supporting a residential outdoor activity being conducted on the premises.
 - (6) For day care facilities, no more than six (6) children are on the premises at any time, not including those related to the caregiver.
 - (7) All use limitations in (5) "Use Limitations", below, not modified in this section, (4)(a), shall be met.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Chris Pelloquin and Amber Richard for a Home Business daycare for property located at 316 Beauregard Avenue for the following described property:

LOT 5 AND S 15 FT LOT 4 BLK 9 MAPLEWOOD SUB

This exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said 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 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.

Upon approval of this exception the owner 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 exception 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 an Exception to Chris Pelloquin and Amber Richard for a Home Business daycare for property located at 316 Beauregard Avenue.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2024.

TROY DARBY, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

Home Business/Occupation Application

Purpose. The regulations are designed to protect and maintain the residential character of established neighborhoods while recognizing that particular professional and limited business activities are traditionally carried on in the home and are compatible with the long term of integrity of a residential neighborhood.

Name: Chris Pelloquin / Amber Richard pelicanmgt86@gmail.com

Address: 316 Beauregard Ave, Sulphur, LA 70663

Phone: 337 802 9667 / 337 607 7754

Email: pelicanmgt86@gmail.com

Name of Business: Pelloquin Management LLC dba Mi-Mi's Playhouse

Type of Business: Daycare Services

Describe Business in detail: Care for and tend to the needs of children under 5 years of age while parents are at work in a safe environment.

Where will supplies/equipment be stored: Areas inaccessible to the children.

If supplies are not stored within the home, they will be totally enclosed in the backyard:

☐

In an accessory building

☐

Behind a wall or fence

Owner must complete this section if applicant does not own the above address

Name: _____

Address: _____

Phone: _____

Signature: _____

Please check the following stating that you fully understand the use limitations:

Particular Home Occupations Permitted. Permitted home occupations are:

- (a) Homebound employment of a physically, mentally, or emotionally handicapped person who is unable to work away from home by reason of his disability;
- (b) Office facilities for salesmen, sales representatives, or authorized agents of firms or companies;
- (c) Studio or office of an artist, musician, photographer, craftsman, writer, tailor, seamstress, accountant, architect, beautician, broker, doctor, engineer, lawyer, insurance agent, realtor or member of similar profession or similar person provided that the existence of the home occupation will not increase the number of average daily automobile trips generated by the residence in which the home occupation is located;
- (d) Outdoor activities which have no discernable off-site impact and are conducted in a backyard and are totally enclosed within an accessory building, wall or fence and are clearly subordinate to the principal structure.

☒ This Home Business application is in addition to any other application at this same address. The impacts from the combined Home Businesses shall not exceed the limitations placed by Ordinance on Home Business use in a residential dwelling unit (more than one business).

☒ The home occupation shall be conducted entirely within the enclosed principal structure and shall not be visible from any residential structure or a public way.

☒ The home occupation shall not occupy more than ten (10) percent of the floor area of the dwelling unit.

2365 Sq. ft of home 200 Sq. ft of office

☒ There shall be no outdoor storage of equipment or materials used in the home occupation.

☒ No mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.

☒ No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.

☒ No more than one employee shall be permitted other than a resident of the dwelling.

☒ No sign shall advertise the presence or conduct of the home occupation, other than a non-illuminated name plate, which does not exceed two square feet in size.

☒ The home occupation will not increase the number of average daily automobile trips generated by the residence in which the home occupation is located.

☒ All business activities conducted upon the premises are conducted within the dwelling by a member or members of the immediate family by blood or marriage residing in the dwelling and such business activities are incidental and secondary to the use of the dwelling for dwelling purposes. The dwelling used for the home occupation must be the principal residence of the resident conducting the home occupation, evidenced by voter registration or driver's license registration at that location.

☒ No commercial vehicle exceeding one and one-half (1 1/2) tons rating shall be parked upon any residentially zoned lot or parcel except while in the process of making a pickup or delivery. Not more than one (1) commercial vehicle associated with the home occupation (a vehicle registered in the name of a business or used in the conduct of a business) may be parked upon a residentially zoned lot or parcel. This restriction shall not apply to automobiles, in which case the limit shall be two (2).

☒ Applicant certifies that the property does not hold any restrictions or covenants that would be in conflict with said request.

☒ Do you currently have any pending violation with any ordinance of the City of Sulphur ☐ YES ☒ NO

Signature [Signature] Date 7/15/24

For Office Use Only

☐

Approved

☐

Not Approved

Approved by _____ Date Approved _____

Land Use Administrator _____ Date Approved _____

This section is only filled out if you want to do the following outside of your primary structure. This activity is only permitted by an Exception and shall be voted on by Land Use Commission and City Council:

Recreational instruction, day care facilities and fine arts and crafts instruction, provided:

- ☒ Applicant must obtain all applicable permits and licenses required by state regulatory agencies.
- ☒ Hours of operation, except for day care, shall be limited to 9:00 a.m. – 4:30 p.m., Monday through Friday.
- ☒ All parking shall be off street parking, on a paved driveway.
- ☒ The home occupation shall be conducted entirely within the enclosed principal structure or within a surrounding wall or fence.
- ☒ Outdoor storage of equipment or material is limited to that normally supporting a residential outdoor activity being conducted on the premises.
- ☒ For day care facilities, no more than six children are on the premises at any time, not including those related to the caregiver.

Signature *[Signature]*

Date 7/11/24

For Office Use Only

Recommended by Land Use Commission ☐ Yes ☐ No Date _____

Approved by City Council ☐ Yes ☐ No Date _____

