

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

AGENDA
LAND USE COMMISSION MEETING
MONDAY, DECEMBER 16, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, DECEMBER 16, 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 an Exception to Ann Marie Pego, 309 East Thomas Street, to allow for a living in a Business District.
2. Resolution granting an Exception to Carolyn Chitty, 4001 Maplewood Drive, to allow for living in a Business District.

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 Tuesday, January 21, 2025, 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 AN EXCEPTION TO ANN MARIE PEGO, 309 EAST THOMAS STREET, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Ann Marie Pego, 309 East Thomas Street, to allow for living in a Business District for the following described property:

ALL OF LOT 8 BLK 1 LYING S OF THOMAS STREET AND A PORTION OF THE E/2 OF BLK 2 ALL IN GEORGE HILLEBRANDT 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This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

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.

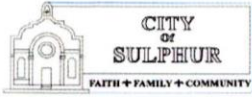
BE IT RESOLVED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Ann Marie Pego, 309 East Thomas Street, to allow for living in a Business District.

APPROVED AND ADOPTED by
Land Use Commission 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

11-4-24

\$50.00 Fee (Non-Refundable)

pd. 11-4-24

(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

Ann M. Pego

DATE

Nov. 4, 2024

PROPERTY OWNER INFORMATION

Name of Property Owner

Ann Marie Pego

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

Mailing Address:

601 S. Irwin St.

City:

Sulphur

State:

LA

Email:

ann.keever@yahoo.com

Physical Address:

601 S. Irwin St.

City:

Sulphur

State:

LA

Phone Number (H)

(W)

(C)

337-496-9219

PROPERTY INFORMATION

Location Address:

309 E. Thomas St. Sulphur LA.

Present Zoned Classification:

Business

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

All of lot 8 BLK 1 lying S of Thomas St. and a portion of the E/2 of BLK 2 all in George Hillebrandt 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

AP

REQUEST INFORMATION

☐ REZONE

☒ EXCEPTION

☐ SUBDIVISION

☐ BILLBOARD

☐ PRE. PLAT

☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From

To

Purpose of Request:

To Allow A mobile home in A business district

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:

Ann M. Pego

Date:

11-4-2024

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?

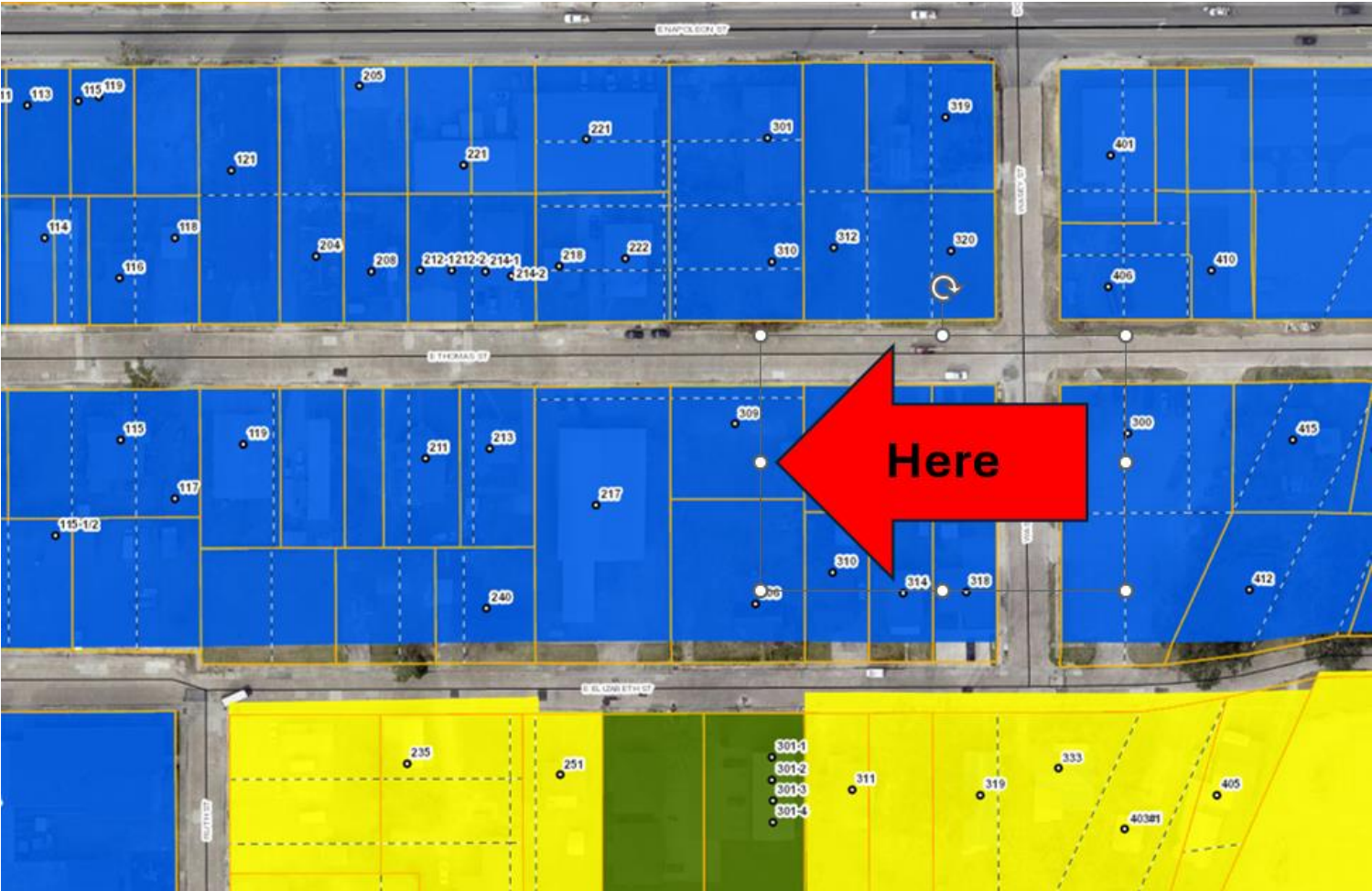
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

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 _____ bfe _____ ft.









RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO CAROLYN CHITTY, 4001
MAPLEWOOD DRIVE, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Carolyn Chitty, 4001 Maplewood Drive, to allow for living in a Business District for the following described property:

THE NORTH 115 FT OF LOT 33 BLK 1 HOLLYWOOD, LESS PARC TO
CITY TO WIDEN STREET

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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

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.

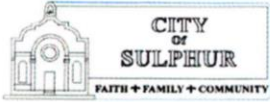
BE IT RESOLVED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Carolyn Chitty, 4001 Maplewood Drive, to allow for living in a Business District.

APPROVED AND ADOPTED by
Land Use Commission 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

12/2/24

\$50.00 Fee (Non-Refundable)

(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 Carolyn Chitty DATE 12-2-24

PROPERTY OWNER INFORMATION

Name of Property Owner Carolyn Chitty

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

Mailing Address: 4005 maplewood City: Sulphur State: LA Email: carolyn@limitedofficesupplies.com

Physical Address: SAME City: _____ State: _____

Phone Number (H) _____ (W) 337-625-2442 (C) 337-912-1901

PROPERTY INFORMATION

Location Address: 4001 maplewood Dr

Present Zoned Classification: Business

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

See attached

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 CC

REQUEST INFORMATION

☐ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION _____

Zoning Change: From _____ To _____

Purpose of Request: To allow for living in a business district.

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: C. Chitty Date: 12-2-24

	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.			



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams 
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 12/6/2024
Re: **4001 Maplewood Drive** - Exception Request

Comments: **Application:**

Carolyn Chitty has requested an exception for the property located in a Business District pursuant to Article IV, Part 3, Section 4(3)(a) of the Land Use Ordinance (Ordinance).

Situation:

The applicant has possible tenants and is requesting the exception to allow for living in a Business District.

Findings:

The following findings are offered for your consideration:

1. The Application appears substantially complete.
2. The considered area is bordered by **developed land**.
3. The considered area is bordered by land zoned **Business and Residential**.
4. In accordance with Article IV, Part 3, Section 4(3)(a) of the Ordinance an exception may be granted by the Land Use Commission and City Council to all uses permitted in Residential District, Mixed Residential District and Mobile Home District.

Recommendations:

No objection to the requested exception.

