

June 20, 2011

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, at 5:30 p.m., on the 20th day of June, 2011, after full compliance with the convening of said meeting, with the following members present:

LENORE CARROLL, Land Use Commission District 1  
LAWRENCE DAVID, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT: TROY DARBY, Land Use Commission District 2  
JOHNNY PEEL, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, prayer was led by Mayor Duncan followed by the reciting of the Pledge of Allegiance led by Mrs. Carroll.

The Chairman asked if there were any changes to the minutes of the previous meeting. With no changes being made, motion was made by Mr. David seconded by Mrs. Carroll that the minutes stand as written. Motion carried.

The Chairman asked if there were any changes to the agenda. With no changes made, motion was made by Mr. David seconded by Mrs. Carroll that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution accepting Preliminary Plans from A-Team Home Buyers, LLC, for a subdivision located on the corner of Rushing Road and East Burton Street. Don Ash, developer, addressed the Council and stated that he would like to build patio homes. The residents on Rushing Road had concerns over the people in this subdivision driving down (shell road) Rushing Road. It would cause too much dust. He then stated that the subdivision will have a road leading into the subdivision (Sheila Drive) and there will be no need

for them to travel on Rushing Road. There will be another road (Katelyn Lane) running east and west that will lead into Rushing Road. He doesn't see where the residents of the subdivision would drive down Rushing Road when they could drive on a paved road.

Mayor Duncan stated that the homes on lots 17 & 18 will not be able to have -0- lot lines because of fiber optic lines on Burton Street. Mr. Ash stated that he will be 10 feet from property line on these two lots.

Mr. Lawrence asked Mr. Ash why he wanted to built patio homes. Mr. Ash stated that it would cut down on the yard space. Mr. Lawrence stated that the City is currently working on a master plan and until this master plan is complete he feels that Mr. Ash should meet the 5' setbacks on each side of the home rather than -0- lot line on the south side of each home. Mr. Ash stated that it would be fine with him to meet the setbacks. Motion was then made by Mr. David seconded by Mrs. Carroll that the following amendment be made:

- 5 foot setback shall be met on side of each lot  
*(eliminating the -0- lot line)*

Motion carried.

Motion was then made by Mr. David seconded by Mrs. Carroll that the following amendment be made:

- Pamela Drive shall be changed to Katelyn Lane.

Motion carried.

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

## RESOLUTION

Resolution accepting the subdividing of lots in accordance with III, Part 1, Section 1, (6) (e) of the Land Use Ordinance to A-Team Home Buyers, LLC, 2307 East Burton Street (corner of Rushing Road and East Burton) to allow for Old Spanish Trails Subdivision.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept the subdividing of lots to A-Team Home Buyers, LLC, 2307 East Burton Street (corner of Rushing Road and East Burton) to allow for Old Spanish Trails Subdivision.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Darby, Mr. Peel

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of June, 2011.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

6/20/11

5:43 P.M.