

November 17, 2025

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 501 Willow Street, Sulphur, LA, held at 5:30 p.m., on the 17th day of November, 2025, 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
VERONICA ALLISON, Land Use Commission District 3
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - EDDIE LEBLANC, Land Use Commission District 4

After the meeting was called to order and the roll called with the above results, motion was made by Mrs. Carroll seconded by Mrs. Allison that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution granting an exception to Sophia Mount, 779 Invader Street, to allow for living in a Business District. Mrs. Mount, Maple Street, Lake Charles, addressed the Commission and stated that she's putting a new mobile home on this lot. There's a fence around part of the property, so she'll put the rest of the fence up that's on the side of her sister's home. There was once a mobile home on this lot about 20 years ago and it was rental property that her dad owned. Mr. Darby stated that a mobile home fits in this area. Motion was made by Mr. Darby seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO SOPHIA MOUNT, 779 INVADER 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, living in a Business District is not a permitted use unless granted an Exception by the Land Use Commission and City Council; and

WHEREAS, applicant is requesting an Exception to allow to move a mobile home onto the lot for the following described property:

COMMENCING 500.95 FEET NORTH AND 142.60 WEST FROM THE
SOUTHEAST CORNER OF LOT 45 OF SECOND SULPHUR FARMS
SUBDIVISION; THENCE PROCEED EAST 200 FEET; THENCE PROCEED
SOUTH 134.13 FEET; THENCE PROCEED WEST 200 FEET; THENCE
PROCEED NORTH 134.83 TO THE POINT OF COMMENCEMENT.

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Sophia Mount, 779 Invader Street, to allow for living in a Business District.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. LeBlanc

And the said resolution was declared duly adopted on this 17th day of November, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting an exception to Angela Duncan, 99 Avent Street, to allow for remodeling of a non-conforming structure that is damaged more than 50%. Angel Duncan, Melanie Drive, stated that this building needs reconstruction. The hurricane did some of the damage, but it's mainly just an old building. She doesn't want to demolish it because she'll lose the sq. ft. since it's non-conforming. She wants to use it for her own personal storage. The building is approximately 32x84. Mr. Abrahams, Land Use Administrator, stated that she'll have to meet all fire code requirements as well as building code requirements. Motion was made by Mr. Darby seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO ANGELA DUNCAN, 99 AVENT STREET, TO ALLOW FOR REMODELING OF A NON-CONFORMING STRUCTURE THAT IS DAMAGED MORE THAN 50%.

WHEREAS, in accordance with Appendix B Article IV, Part 2, Section 4 (2) (e) of the Land Use Ordinance of the City of Sulphur, if a structure is damaged more than 50%, the structure shall be terminated unless an Exception is granted; and

WHEREAS, applicant is requesting an Exception to allow for the structure to be remodeled and brought up to code for the following described property:

COM 551 FT W OF SE COR SE SW SEC 31.9.9, TH N 180 FT, W 100 FT ETC
SUBJ TO 30 FT RD R/W ALONG S/S, AND LESS S 5 FT TO CITY FOR
PARC 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 Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Angela Duncan, 99 Advent Street, to allow for remodeling of a non-conforming structure that is damaged more than 50%.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. LeBlanc

And the said resolution was declared duly adopted on this 17th day of November, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution adopting procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA). Motion was made by Mr. Darby seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

Resolution adopting policy and procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby adopt policy and procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. LeBlanc

And the said resolution was declared duly adopted on this 17th day of November, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

11/17/25
5:45 P.M.