

May 20, 2013

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 May, 2013, 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  
JOHNNY PEEL, Land Use Commission District 3  
LAWRENCE DAVID, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

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

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

The Chairman then asked if there were any changes to the agenda. Motion was made by Mr. Lawrence seconded by Mr. Peel that item #9 be amended to read as follows:

9. Resolution rescinding Resolution adopted on March 18, 2013 which enlarged and extended the boundaries of the City of Sulphur for the annexation of Olen Clark for property located at 3898 East Hwy. 90.

Motion carried.

The first item on the agenda is a resolution electing a Chairman/Vice-Chairman for Land Use Commission. Motion was made by Mr. Peel seconded by Mrs. Carroll that the following resolution be adopted to-wit:

## RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Troy Darby as Chairman and Gerrit Lawrence as Vice-Chairman for the Land Use Commission of the City of Sulphur.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is Tim Jackson to give presentation of revised outline #1 of Comprehensive Zoning Ordinance (see attached power-point presentation).

The next item on the agenda is a resolution granting the subdividing of lots to Gerald Wayne Hollier, Cities Service Hwy. (parking lot of old Wal-Mart), to allow for a restaurant.

Motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

## RESOLUTION

Resolution accepting final plat for the subdividing of lots for Gerald Wayne Hollier, Cities Service Hwy. (parking lot of old Wal-Mart) to allow for a restaurant.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat for the subdividing of lots for Gerald Wayne Hollier, Cities Service Hwy. (parking lot of old Wal-Mart) to allow for a restaurant.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone to Scott Broussard, 361 North Post Oak Road, from Mixed Residential to Commercial to allow to market property for future business. Mr. Lawrence stated that all the property to the north and south of this address has previously been zoned Commercial. Motion was made by Mr. Peel seconded by Mr.

Lawrence that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a rezone from Mixed Residential District to Commercial District to Scott Broussard, 361 North Post Oak Road, to allow to market property for future business.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to from Mixed Residential District to Commercial District to Scott Broussard, 361 North Post Oak Road, to allow to market property for future business with the following stipulations:

- a. 6' privacy fence along east property lines
- b. Maintain 6' wide buffer yard along east property lines
- c. Develop a drainage plan and have it approved as part of the Permit process
- d. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.
- e. The following uses are excluded from the list of Permitted Uses: Kennels, Hotels and Motels, Institutions, Bars, Entertainment and Restaurants.
- f. The following use is excluded from the list of Permitted Uses and is permitted only by Exception: Light Manufacturing.
- g. Light Manufacturing uses, granted by exception, may only be those which generate no discernable, adverse, off site impact such as noises.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting the subdividing of lots to Calcasieu Association for Retarded Citizens (CARC), 3909 Maplewood Drive, to allow for duplexes.

Bennett McNeil, CARC, addressed the Commission and stated that they had got an exception from the Land Use and City Council a few years ago but just now being able to start the project because of HUD requirements. There is a house that is currently there that has been remodeled and it will stay there. A person that is disabled lives in it. Plans are to be build duplexes for the disabled. Mr. Bruce stated that once the subdivision is granted then the Permit Department will make sure all setbacks are met. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution accepting final plat for the subdividing of lots for Calcasieu Association for Retarded Citizens (CARC), 3909 Maplewood Drive, to allow for duplexes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat for the subdividing of lots for Calcasieu Association for Retarded Citizens (CARC), 3909 Maplewood Drive, to allow for duplexes with the following stipulations:

1. An access easement should be described on the plat, providing access to the existing development east of the newly created parcel.
2. Any improvements within the access easement should be private and excluded from City operations or maintenance.
3. A satisfactory drainage plan should be developed.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting an exception to Darren and Beth Menard, 250 Roddam Street, to allow for 2 duplexes in a Business District. Mr. Menard addressed the Commission and stated that he would like to build two duplexes. There is a house on the property but it will be moved off before the second duplex is started. Motion was made by Mr. David seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an exception to Darren and Beth Menard, 250 Roddam Street, to allow for 2 duplexes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an exception to Darren and Beth Menard, 250 Roddam Street, to allow for 2 duplexes with the following stipulations:

1. 6' privacy fence be installed along the east and north property line, which abuts a residential land use (see Buffer yards – Article IV, Part 2, Section 8).
2. Maintain 6' wide buffer yard along that portion of the north and east property lines that abut residential land uses.
3. Develop a drainage plan and have it approved as part of the Permit process.
4. Non portable containers for solid waste (dumpsters as opposed to carts) shall be located along the western or northern edge of the property, no closer than fifteen feet to adjacent property of residential use.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting an exception to Randy Alston, 306 West Parish Road, to allow for 6 log cabins in a Business District. Mr. Alston stated that he wants to build 6 more log cabins directly across from the 8 that are there now. He will build an approved road for fire truck. Motion was made by Mr. Lawrence seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an exception to Randy Alston, 306 West Parish Road, to allow for log cabins in a Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an exception to Randy Alston, 306 West Parish Road, to allow for log cabins in a Business District with the following stipulations:

1. Develop a drainage plan and have it approved as part of the Permit process.
2. Develop a conceptual development plan. Said plan shall indicate the proposed building limits relative to the drainage canal along the north line of the development. This plan shall be submitted to and approved by Gravity Drainage District No. 5, Calcasieu Parish prior to the release of any building permit.
3. Containers for solid waste (dumpsters) shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone to Henry Marshall and Shelley Alston, 1315 Brandi Street, from Mixed Residential to Business District, to allow for a hair salon. Mrs. Marshall addressed the Commission and stated that she had two choices for her hair shop:

1. Keep her current mobile home and buy a metal building for her shop to be located on the north side of the mobile home.
2. Buy a larger mobile home and put the hair shop in one of the bedrooms.

Mr. Lawrence stated that if the hair shop is put inside the mobile home then she doesn't need to rezone; only a Home Business application would need to be approved by Administration. If the Commission rezones this address then that is considered spot zoning. Mr. Darby stated that it's a tough task to rezone this address. Mrs. Blanchard, Secretary, stated that if she applies for the Home Business the hair shop couldn't be more than 10% of the total square footage of the mobile home. Mrs. Marshall stated that she would apply for the Home Business then. Motion was then made by Mr. Peel seconded by Mr. Lawrence that the following resolution be approved:

Resolution granting a rezone from Mixed Residential District to Business District to Henry Marshall and Shelley Alston, 1315 Brandi Street, to allow for a hair salon.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to from Mixed Residential District to Business District to Henry Marshall and Shelley Alston, 1315 Brandi Street, to allow for a hair salon.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

ABSENT: None

And the said resolution failed on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution rescinding Resolution adopted on March 18, 2013 which enlarged and extended the boundaries of the City of Sulphur for the annexation of Olen Clark for property located at 3898 East Hwy. 90. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution rescinding Resolution adopted on March 18, 2013 which enlarged and extended the boundaries of the City of Sulphur for the annexation of Olen Clark for property located at 3898 East Hwy. 90.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby rescind Resolution adopted on March 18, 2013 which enlarged and extended the boundaries of the City of Sulphur for the annexation of Olen Clark for property located at 3898 East Hwy. 90 for the following property description:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SOLOMON RYAN SUBDIVISION; THENCE NORTH 00°31'26" EAST, A DISTANCE OF CALL 658.1, MEASURED 659.3 TO THE SOUTH RIGHT OF WAY OF US HIGHWAY 90; THENCE SOUTH 89°26'23" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 90. A DISTANCE OF 215.7 FEET; THENCE SOUTH 00°23'29" WEST, A DISTANCE OF 211.3 FEET; THENCE SOUTH 89°34'00" EAST, A DISTANCE OF CALL 215.6 FEET, MEASURED 215.2 FEET; THENCE SOUTH 00°31'26" WEST, A DISTANCE OF CALL 448.3, MEASURED 449.4 FEET; THENCE NORTH 89°18'45" WEST. A DISTANCE OF 431.4 FEET TO THE POINT OF BEGINNING, CONTAINING 5.49 ACRES MORE OR LESS.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None



And the said resolution was declared duly adopted on this 20<sup>th</sup> day of May, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, 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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LAWRENCE DAVID, Chairman

5/20/13

6:25 P.M.