

June 17, 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 17th day of June, 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. Peel followed by the reciting of the Pledge of Allegiance led by Mr. Lawrence.

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

The first item on the agenda is a resolution adopting revised outline (a) of the Comprehensive Zoning Ordinance. John Bruce, Director of Public Works, addressed the Commission and stated that this outline shows the level of detail. There were many public meetings held and comments were received. This resolution is just to show that everyone agrees with the intent of the ordinance, it's not regulatory, it's just a general scope. Tim Jackson, Planner, addressed the Commission and stated that one of the biggest issues was to establish the number of districts the City wanted. Currently there are 6 districts but it's now increased to 14.

These aren't set in stone. Details need to be ironed out. Another main concern is the Board of Zoning Adjustment. The "Mandeville" option is the one everyone showed interest in. This will have to be amended by State Legislators next April, 2014. After discussion, motion was made by Mr. David seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution adopting the revised outline (a) of the Comprehensive Zoning Ordinance.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby adopt the revised outline (a) of the Comprehensive Zoning Ordinance (see attached).

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 17th day of June, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution accepting preliminary plat from Lee Marsalise for Maplewood Estates Phase III. Mr. Pritchett, Janice Drive, addressed the Commission and stated that he has a major drainage issue. The north end of Janice floods. He flooded twice. Water has gone into his garage 2 inches twice. It is the responsibility of the Developer to develop a drainage plan not harm existing drainage.

Mr. Bruce, Director of Public Works, gave a recap of this project; over a year ago the Commission adopted this same preliminary plat. The only change to the map is stated as follows: "in lieu of a detention pond, improvements to the existing downstream drainage system may be considered". They are also requesting a variance for the right-of-way radius in turning circles to

be 35' rather than the required 68'. He also stated that the first step a developer has to do is turn in the (1) Preliminary Plat (2) Construction drawings (3) Final plat – the subdivision will not be accepted if drainage isn't done correct. There was discussion from the Commission to make the Developer fix the existing drainage problem in Phase II. Mr. Redd, City Attorney, stated that he doesn't think the City can make the Developer fix the existing drainage prior to starting his next phase.

Fred Ellender, Jody Drive, addressed the Commission and stated that they never issued a drainage plan up front. Why can't they do construction plans that will benefit the whole subdivision? Thomas Bourgeois, Sherry Drive, stated that he was part of a group that met with the Developer several times and in all the meetings that were held the same 3 issues came forward: (1) drainage (2) Streets shouldn't go through to Prater (3) Don't shrink size of homes. Janice, Sherry and Jody Streets are all major concerns with flooding. Mr. Marsalise has gone way out of his way not to address the flooding problem. After discussion, motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be tabled until the next Land Use Commission meeting (*there wasn't anyone at the meeting to represent the subdivision*).

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 tabled on this 17th day of June, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution accepting petition from property owners Jones-Boyer LLC, John B Scofield, Diane Denison, Redd Family LLC, for the annexation of property located at the SE corner of Beglis Parkway and I-10 Interchange. Lee Boyer, one of the developers, addressed the Commission and stated that there are 13 acres for the park. This will be a quality RV park. They have retained an expert for the design. This expert has designed many RV parks. Mr. Darby stated that if this property is annexed the City still has to adopt regulations for an RV park. Mr. Bruce stated that the Land Use Commission and City Council will need to amend the Land Use ordinance to provide for regulations for an RV park prior to Developer starting project.

Danny Taylor, Golden Road, addressed the Commission and stated that he lives in a restricted subdivision across the street from this proposed RV park. No one in his subdivision want this RV park. People won't feel safe with this type of environment. Mr. Boyer stated that there is no design for the park yet. The ingress/egress will be on Patton Street. Eric Upton, Ashley Street, addressed the Commission and stated that he is also opposed. No one knows what their plans are. A first class park would be welcome but nothing less. This RV park will lower the property value of homes all around this area. It will be detrimental to our subdivision. Rich Lee, Fatima Street, addressed the Commission and asked how many bays will be in the park. He also stated that there are different calibers of RV parks. Mr. Boyer stated that they do not have plans yet. They have hired Rick Stockwell from either Oregon or Washington. This will not be anything like the living quarters being proposed by Chenault. This RV park will be designed for tourist as well as local workers. He assures the City it will be done the right way. Mr. Bruce stated that once the Council adopts the regulations for an RV park and the Developers aren't satisfied with the regulations then there is an escape clause that will allow them to de-

annex. Mr. Lee stated that there are people all over hunting for property for projects like this. What will happen with all these properties in 5-10 years when all the construction is done? After discussion, motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting petition from Jones-Boyer LLC, John B Scofield, Diane Denison, Redd Family LLC, for the annexation of property located at the SE corner of Beglis Parkway and I-10 Interchange.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Jones-Boyer LLC, John B Scofield, Diane Denison, Redd Family LLC, for the annexation of property located at the SE corner of Beglis Parkway and I-10 Interchange for an RV park.

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 17th day of June, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Jones-Boyer LLC, John B Scofield, Diane Denison, Redd Family LLC, for an RV park located at the SE corner of Beglis Parkway and I-10 Interchange. Motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION OF JONES-BOYER LLC, JOHN B SCOFIELD, DIANE DENISON, REDD FAMILY LLC PROPERTY.

WHEREAS, the City of Sulphur has received a petition from Jones-Boyer LLC, John B Scofield, Diane Denison, Redd Family LLC, (Developer) for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described as lying on the SE corner of Beglis Parkway and I-10 Interchange; and

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a Public Hearing will be held in accordance with State law and will be duly advertised with Public Notice to enlarge and extend the boundaries to include said property. At time of Public Hearing a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property will be zoned Commercial District for an RV park; and

WHEREAS, this request is being received in advance of development standards for a commercial RV park; and

WHEREAS, the City of Sulphur requires protection relative to orderly development as provided in adopted development standards; and

WHEREAS, the Developer requires consideration of the impact of development standards on the development.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, the governing authority thereof, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

COM 30 FT N OF SE COR SW SE SEC 2.10.10 W 935.4 FT N 160 FT W 125 FT M/L TO E R/W LINE ARIZONA ST N 20 FT M/L E 1060 FT M/L TO E LINE OF SW SE S 180 FT M/L TO COM – (CONTG 3.94 ACS) – LESS .286 ACS FOR PARC #4-6 ARIZONA ST INTER. (SUL) RT I-10 3.65 ACS REF1-B 2410 P 755-93 REF2-LOUISE G JONES ET AL B 2528 P 229-95 REF3-B 2784 P 652 B 2817 P 16-99 REF4-BOYER, JAMES G ET AL B 3010 P 326-03

COM 190 FT N OF SE COR OF SW SE 2.10.10, TH W 1094.40 FT, NELY 750.21 FT, E ALONG S R/W LINE I-10 HWY 1035.37 FT, S 754.50 FT TO COM, LESS S 20 FT (16.27 ACS) LESS 7.494 ACS FOR PAR #2-2 ARIZONA ST INTERCHANGE (SUL) RT I-10 (8.776 ACS) – 1.10 ACS REF1-REDSO

LAND AND DEVELOPMENT COMPANY INC CH B 90 P 662, B 1746 P 420-92

COM WHERE E/L SW SE SEC 2.10.10 INTERSECTS S R/W LINE I-10 HWY, TH S 734.5 FT, W ALONG AVERAGE HIGH BANK OF A BORROW PIT 1060 FT M/L TO E R/W LINE ARIZONA ST, N 730 FT M/L TO S R/W I-10 HWY, E 1035.4 FT TO COM (16.27 ACS), LESS 7.494 ACS FOR PARC #2-2 ARIZONA ST INTER (SUL) RT I-10 4.39 ACS REF1-LOUISE G JONES ET AL B 2223 P 46-91 REF2-B 2410 P 755-93 REF3-B 2784 P 652 B 2817 P 16-99 REF4-BOYER, JAMES G ET AL B 3010 P 326-04;

And that the Developer may request the annexation to be rescinded within 45 days of the adoption of the Development Standards for an RV park;

And should said request be received, the City Council binds itself to rescinding the annexation.

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 17th day of June, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

6/17/13

6:35 P.M.