

September 15, 2014

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 15th day of August, 2014, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
SANDRA VINCENT, Land Use Commission District 2  
LAWRENCE DAVID, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - 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 Mr. Lawrence followed by the reciting of the Pledge of Allegiance led by Mrs. Vincent.

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

Motion was then made by Mr. David seconded by Mrs. Vincent that item #5 be amended as follows:

Resolution granting a variance to David & Larvenia Celestine, 932 Alice Street, to allow for accessory structure to be located 7 inches from rear property line rather than the required 5 feet.

Motion carried.

Motion was then made by Mr. David seconded by Mrs. Vincent that item #14 be removed from the agenda:

Resolution granting a variance to G&D Russell Properties, LLC, 1709 Maplewood Drive, to allow for 11 parking spaces rather than the required 13 spaces.

Motion carried.

Motion was made by Mr. David seconded by Mrs. Carroll that the agenda stand as changed. Motion carried.

The first item on the agenda is a resolution amending Article III, Part 1 of the Land Use Ordinance of the City of Sulphur to provide for Section 3 which authorizes the Sulphur Board of Zoning Adjustment and Related Matters. Tim Jackson, addressed the Commission and stated that the next three items deal with the State Legislation that created the Board of Zoning Adjustment and allowing the Land Use Commissioners to be on this Board. After discussion, motion was made by Mrs. Carroll seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution amending Article III, Part I of the Land Use Ordinance of the City of Sulphur to provide for Section 3 which authorizes the Sulphur Board of Zoning Adjustment and related matters.

Whereas, the City of Sulphur is updating its land use ordinance; and

Whereas, state law provides for the appointment of a Board of Adjustment by local municipalities under Louisiana Revised Statutes 33:4727; and

Whereas, the City of Sulphur, desiring to establish the structure and functions of this Board without increasing the number of appointive personnel, introduced enabling legislation in the 2014 legislative session; and

Whereas, Act 78 of the 2014 Louisiana Legislature allows the City of Sulphur to authorize the Land Use Commission of the City of Sulphur to exercise all of the powers, duties and responsibilities which may be exercised under the provisions of Louisiana Revised Statutes 33:4727 by a board of adjustment

BE IT RECOMMENDED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article III, Part 1, by adding Section 3, Board of Zoning Adjustments.

1. *Membership.* As per Act 78 of the 2014 Louisiana Legislature, the members of the Board of Adjustments shall be the same as the City of Sulphur Land Use Commission.

2. *Chairman and Vice Chair.* The Chairman and Vice-Chairman of the Board shall be elected by the members of the Board in May of each year to serve for a term of one (1) year. The Chair and Vice Chair need not be the same as the Land Use Commission.
3. *Powers and Duties.* The Land Use Commission of the City of Sulphur when serving as the zoning board, shall exercise all of the powers and duties conferred by Louisiana R.S. 33:4727 and Act 78 of the 2014 LA legislature. The Commission in its capacity as the board of adjustments and appeals shall be known as the “Board of Zoning Adjustments”, or “Board of Adjustments”, also designated "the Board" herein.
  - a. The members of the Commission, when serving as the Board, shall exercise all of the powers and duties conferred by Louisiana R.S. 33:4727 and in accordance may determine and vary the application of these land use regulations in harmony with the general purpose and intent of the regulations and the goals and policies of the City of Sulphur comprehensive plan and in accordance with general and specific rules provided herein.
  - b. In passing upon appeals, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Land Use Ordinance
  - c. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any of the provisions of this land use regulations.
4. *Secretary/Assistant Secretary.* The secretary and the assistant secretary of the Land Use and Planning commission shall be appointed by the City Council for the City of Sulphur. The Board shall keep minutes of each meeting, separate from the minutes of the Land Use Commission.
  - a. The board shall keep minutes of its proceedings showing the vote of each member upon each question, or, if absent or failure to vote, indicating the fact and shall keep records of its examinations and other official actions, all of which shall be filed immediately in the office of the board and shall be public record.
  - b. All testimony, objections thereto and rulings thereon, shall be recorded by the board.
5. *Quorum and Necessary Vote.* No business shall be transacted by the Board without a quorum which shall consist of at least three (3) members, the concurring vote of at least three (3) members shall be necessary for the Commission to take any action.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution amending Article II, Section 2 of the Land Use Ordinance of the City of Sulphur to provide for additional definitions. Motion was made by Mrs. Carroll seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article II, Section 2 of the Land Use Ordinance of the City of Sulphur to provide for additional definitions.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article II, Section 2 of the Land Use Ordinance of the City of Sulphur to add the following definitions to Article II, Section 2 of the Land Use Ordinance:

*Board of Adjustment* - The term "Board of Adjustment" shall mean the Sulphur Board of Zoning Adjustments created under LA.R.S. 33:4727 et seq., which shall have the powers provided for by Louisiana law and as may be provided for in the ordinance, Zoning of the City of Sulphur Code of Ordinances.

*Variance* – A permission to deviate from the height, bulk, setback, parking or other dimensional requirements established by this code, when because of special circumstances applicable to the property, strict application of the provisions herein deprive such property of privileges enjoyed by other property in the vicinity that is under the identical zoning.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution amending Article III, Part 2, Section 4 of the Land Use Ordinance of the City of Sulphur – Variances and Special Exceptions. Motion was made by Mrs. Carroll seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article III, Part 2, Section 4 of the Land Use Ordinance of the City of Sulphur – Variances and Special Exceptions.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article III, Part 2, Section 4 of the Land Use Ordinance of the City of Sulphur – Variances and Special Exceptions to read as follows:

*Variances*

1. *When Allowed* – The Board of Adjustment shall have the authority to grant variances from the terms of this Ordinance, subject to terms and conditions fixed by the Board, where literal enforcement of the provisions of this Ordinance will result in practical difficulties or unnecessary hardship, if in granting such variance the general intent and purpose of this Zoning Ordinance will be preserved.
2. *Application and Fees*
  - a. All applications for variance shall be filed in writing with the Planning and Zoning Administrator.
3. *Review by Planning and Zoning Administrator* – The Planning and Zoning Administrator may refer the application to other affected or interested agencies for review and comment.
4. *Public Hearing and Decision by Board of Adjustment*
  - a. Following notice and a public hearing as required by Article III, Part 2, Section 1 of this Ordinance, the Board of Adjustment shall allow, allow with conditions, or deny the proposed variance request, the Board of Adjustment shall consider relevant comments of all interested parties and the review criteria in Article III, Part II, Section 4.5.
  - b. The Board may attach any condition to the permit necessary to protect the health, safety and welfare of the community and minimize adverse impacts on adjacent properties.
5. *Review Criteria* - No variance shall be authorized unless the Board of Adjustment finds that all of the following conditions exist:
  - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

- b. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
  - c. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
  - d. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.
  - e. The variance, if granted, will not alter the essential character of the locality.
  - f. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
  - g. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).
  - h. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.
6. *Appeal* – A final decision by the Board of Adjustment on a variance may be appealed to the 14th Judicial District Court within thirty (30) days of the Board of Adjustment decision.
7. *Expiration* – A variance runs with the land and does not expire unless the Board of Adjustment or the 14th Judicial District Court assigns an expiration date as a condition.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting an extension to a variance for Betty LeJeune, 218 E. Brimstone Street, to allow her to continue to live in RV until the purchase of a mobile home. Mrs. Carroll stated that Ms. LeJeune has an injured hip and has had 5 deaths in her family and it hasn't been a good year for her. She went last week to look at purchasing a mobile

home. She's asking for another 6 month extension. Motion was then made by Mrs. Vincent seconded by Mrs. Carroll that the following resolution be adopted to-wit:

### RESOLUTION

Resolution granting an extension to a variance for Betty LeJeune (Wilks), 218 E. Brimstone Street, to allow her to continue to live in RV until the purchase of a mobile home.

WHEREAS, Land Use Commission granted a variance on December 17, 2012 with Council ratifying action on January 14, 2013 to allow Betty Wilks to live in Recreational Vehicle temporarily until mobile home was purchased; and

WHEREAS, on August 19, 2013 Land Use Commission extended the variance with Council ratifying action on September 9, 2013; and

WHEREAS, another extension is needed to continue to live in RV until March 1, 2015 with the following stipulations:

1. Expiration of date (renewable) be the earlier of
  - a. March 1, 2015
  - b. Beneficial Occupancy of a separate structure on same parcel
  - c. Occupant of the recreational vehicle no longer being the applicant.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the extension of a variance to Betty LeJeune (Wilks), 218 East Brimstone Street, to allow her to live in recreational vehicle until mobile home is purchased with the above stipulations.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a variance to David & Larvenia Celestine, 932 Alice Street, to allow accessory structure to be located 7 inches from rear property

line rather than the required 5 feet. Mrs. Celestine addressed the Commission and stated that she thought her husband had gotten the dimensions right when he put the structure there but he didn't. Mr. Berry stated that she needs a 7" variance. She's located 4'5" from the rear property line. After discussion, motion was made by Mrs. Carroll seconded by Mrs. Vincent that the following amendment be made:

Amendment – change “7 inches” to “4 foot 5 inches”

Motion carried.

Keith Berry, Building Official, stated that the drainage is bad in this area. They poured concrete where the drainage was already bad. He will need a drainage plan from them. Mrs. Celestine stated that there has always been a drainage problem in this area. It's low and it holds water. The problem will exist whether they put the accessory structure or not. They dug a trench on the property to allow the water to drain. Mr. Lawrence stated that he thinks it would be best to table these two items until she can address the drainage problem. Motion was then made by Mrs. Vincent seconded by Mrs. Carroll that the following resolution be tabled until October 20<sup>th</sup> Land Use meeting:

Resolution granting a variance to David & Larvenia Celestine, 932 Alice Street, to allow accessory structure to be located 4 foot 5 inches from rear property line rather than the required 5 feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was tabled until October 20, 2014 on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman



The next item on the agenda is a resolution granting a variance to David & Larvenia Celestine, 932 Alice Street, to allow for 2 accessory structures without a dwelling. Motion was made by Mrs. Vincent seconded by Mrs. Carroll that the following resolution be tabled until the October 20, 2014 Land Use meeting:

Resolution granting a variance to David & Larvenia Celestine, 932 Alice Street, to allow for 2 accessory structures without a dwelling.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was tabled until October 20, 2014 on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from Residential to Mixed Residential to Redmarque Construction, LLC, to allow for duplexes on the 6 acre tract of property at south end of South Post Oak Road (adjacent to I-10). Marcus Trahan, developer, stated that there are mixed uses all in this neighborhood. Mrs. Blanchard, Land Use Secretary, stated that a petition opposing this development was turned in but some of the signatures didn't match the GIS mapping. Mr. Trahan stated that he will put up an 8 foot fence all across the north boundary. Some of the residents of the neighborhood (Linda Hanson, Nancy Hair, Aaron LeFleur) addressed the Commission with the following concerns:

1. Sulphur does need more housing but this property would be better used as single family dwelling
2. There is a group home in this neighborhood and it has brought down the property value in this area.
3. The Developer chipped up a bunch of trees and the mulch has a horrible smell.

4. There are palmettos growing everywhere on this property which means its probably wetlands.

Mr. Trahan stated that even though he builds single family dwellings he will still rent them. After discussion, motion was made by Mr. David seconded by Mrs. Vincent that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a rezone to Marcus Trahan (Redmarque Construction LLC), 6 acre tract of property at south end of South Post Oak Road, adjacent to I-10, from Residential to Mixed Residential to allow for duplexes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Marcus Trahan (Redmarque Construction LLC), 6 acre tract of property at south end of South Post Oak Road, adjacent to I-10, from Residential to Mixed Residential to allow for duplexes for the following described property:

BEGINNING 1163.4 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, THENCE SOUTH 166.2 FEET, THENCE EAST 1337.2 FEET, MORE OR LESS, TO THE EAST LINE OF FORTY, THENCE NORTH 166.3 FEET, THENCE WEST 1337.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING, TOGETHER WITH ALL IMPROVEMENTS.

WHEREAS, improvements on the property shall include the following stipulations:

1. An 8' privacy fence on the north side of property with proper buffering
2. A No Objection letter from Gravity Drainage District No. 5
3. Duplexes only shall be built with this rezone.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence

ABSENT: Mr. Peel

And the said resolution failed on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting an exception to Joseph Hardy, 413 Cypress Street, to allow for 4 apartments in a Business district. Mrs. Vincent and Jerry Key both addressed the Commission and showed concern with the drainage on Pecan Street. They asked that Mr. Hardy turn in a drainage plan that drains towards Cypress Street and not Pecan Street. Mr. Hardy stated that he already submitted his drainage plan. Mr. Berry, Building Official, stated that he did receive the drainage plans and is in the process of reviewing it. Mrs. Vincent also stated that an 8 foot fence had to be placed on the south side of the property. After discussion, motion was made by Mrs. Vincent seconded by Mrs. Carroll that the following amendment be made:

- No windows, above first floor, shall be on the south end of any buildings on property.

Motion carried.

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

#### RESOLUTION

Resolution granting an exception to Joseph Hardy, 413 Cypress Street, to allow for four apartments 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 Joseph Hardy, 413 Cypress Street, to allow for four apartments in a Business District for the following described property:

LOT 2 BLK 1 PECAN GROVE

BE IT FURTHER RESOLVED that said exception is to allow for four apartments in a Business District with the following stipulation:

1. Develop a site plan and drainage plan and have it approved as part of the Permit process.
2. Water and sewer connections located at road.
3. An 8 foot wood or masonry fence shall be located on the south side of property with a 6 foot buffer.
4. No windows, above first floor, shall be on the south end of any buildings on property.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution adopting Preliminary Plat for Belle Savanne Phase I which will include dedication of right-of-way for Carlyss Drive Extension. Mr. Redd, City Attorney, stated that Calcasieu Parish Police Jury accepted the Preliminary Plat on the project then the City annexed the property a few months later. Through the financing process for this project they requested that the Carlyss Drive extension be dedicated. To make things cleaner the City will accept Preliminary Plat with the dedication wording on the plat map since it wasn't on the plat when the Parish accepted it. Motion was made by Mr. David seconded by Mrs.

Carroll that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution adopting Preliminary Plat from Bel Commercial LLC for Belle Savanne Phase I for property located across from Carlyss Drive and east side of Hwy. 1256 which will include dedication of right-of-way for Carlyss Drive Extension.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby adopt Preliminary Plat from Bel Commercial, LLC, for Belle Savanne Phase I for property located across from Carlyss Drive and east side of Hwy. 1256 which will include

dedication of right-of-way for Carlyss Drive Extension, all in accordance with Chapter 18 of the Code of Ordinances for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 35.909 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°06'01" EAST A DISTANCE OF 49.97' TO THE POINT OF BEGINNING (P.O.B.)

THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEING OF SOUTH 44°06'22" EAST;

THENCE SOUTH 89°06'02" EAST A DISTANCE OF 125.00 FEET;  
THENCE NORTH 00°53'58" EAST A DISTANCE OF 426.57 FEET;  
THENCE SOUTH 89°33'21" EAST A DISTANCE OF 2437.22 FEET;  
THENCE SOUTH 00°35'22" WEST A DISTANCE OF 565.47 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 163.55 FEET;  
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 40.50 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 970.00 FEET;  
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 440.76 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 970.00 FEET;  
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 440.76 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 65.00 FEET;  
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 110.00 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 85.38 FEET;  
THENCE NORTH 00°53'58" WEST A DISTANCE OF 110.00 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 65.00 FEET;  
THENCE NORTH 00°53'58" EAST A DISTANCE OF 440.76 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 730.00 FEET;  
THENCE SOUTH 86°44'02" WEST A DISTANCE OF 91.52 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 270.00 FEET;  
THENCE NORTH 00°53'58" WEST A DISTANCE OF 86.60 FEET;  
THENCE NORTH 89°06'02" WEST A DISTANCE OF 125.00 FEET;  
THENCE ALONG A CURVE TO THE LEFT HAVE A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°53'58" WEST;  
THENCE NORTH 00°53'58' EAST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING (P.O.B).

A vote was then called with the results as follows:

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

NAYS: None  
ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

*(At this time Mr. Redd stated that since item #9 was adopted item #10 did not need to be voted on)*

The next item on the agenda is a resolution adopting the dedication of right-of-way for Carlyss Drive extension. The following resolution failed since there wasn't a motion or second:

Resolution adopting the Dedication of Right-of-Way for Carlyss Drive extension.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby adopt the Dedication of Right-of-Way for Carlyss Drive extension.

And the said resolution died for lack of motion on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution amending the previously adopted Preliminary Plat from June 16, 2014, for Belle Savanne Apartment Homes, L.L.C. to include the dedication of right-of-way for Carlyss Drive Extension. Motion was made by Mrs. Vincent seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending the previously adopted Preliminary Plat from June 16, 2014, for Belle Savanne Apartment Homes, L.L.C. to include the dedication of right-of-way for Carlyss Drive Extension.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend the previously adopted Preliminary Plat from June 16, 2014, for Belle Savanne Apartment Homes, L.L.C. to include the dedication of right-of-way for Carlyss Drive.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution approving off-premise billboard to be located at 299 South Cities Service Hwy. for Mazen Hijazi. Mayor Dunan stated that Land Use and Council had talked about allowing billboards in corridors of the City. John Gregory, owner of billboards, stated that this will be a permanent digital sign and LED on both sides. Motion was made by Mrs. Vincent seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution approving an off-premise billboard to be located at 299 South Cities Service Hwy. for Mazen Hijazi.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby approve an off-premise billboard to be located at 299 South Cities Service Hwy. for Mazen Hijazi for the following described property:

A CERTAIN TRACT OR PARCEL OF GROUND BEING MORE PARTICULARLY DESCRIBED AS A SURVEY OF TRACT IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF NE/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF NE/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE NORTH 00°21' EAST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF NE/4) 400.0 FEET; THENCE NORTH 89°31' EAST 828.1 FEET; THENCE SOUTH 00°21' WEST 400.0 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF NE/4); THENCE SOUTH 89°31' WEST 830.7 FEET TO THE POINT OF COMMENCEMENT.

BE IT FURTHER RESOLVED that if said resolution is adopted applicant shall meet all permitting criteria.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution approving off-premise billboard to be located on North Beglis Parkway, across from Allstar Pontiac Body Shop for Powerhouse Commercial Construction. Mr. Gregory stated that this sign will be the same as the sign previously voted on. The dimensions may be a little bit different. Motion was made by Mrs. Vincent seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution approving an off-premise billboard to be located at North Beglis Parkway, across from Allstar Body Shop, for Powerhouse Commercial Construction.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby approve an off-premise billboard to be located at North Beglis Parkway, across from Allstar Body Shop, for Powerhouse Commercial Construction for the following described property:

THE SOUTH 1/3 OF THE EAST HALF (E/2) OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF NW/4) OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE SOUTH 330 FEET; THENCE EAST 264 FEET; THENCE NORTH 330 FEET; THENCE WEST 264 FEET TO THE POINT OF BEGINNING.

AND



THE SOUTH HALF (S/2) OF THE WEST HALF (W/2) OF THE FOLLOWING:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST  
QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER (SW/4 OF NW/4 OF NE/4) OF SECTION 35, TOWNSHIP 9 SOUTH,  
RANGE 10 WEST, THENCE SOUTH 330 FEET; THENCE EAST 264 FEET;  
THENCE NORTH 330 FEET; THENCE WEST 264 FEET LESS 30 FEET FOR  
ROAD RIGHT OF WAY OFF WEST SIDE.

TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON

BE IT FURTHER RESOLVED that if said resolution is adopted applicant shall meet all  
permitting criteria.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of September, 2014.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
GERRIT LAWRENCE, Chairman

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

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
GERRIT LAWRENCE, Chairman

9/15/14

6:45 P.M.