

March 16, 2009

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place at City Hall, Sulphur, Louisiana, at 5:30 p.m., on the 16th day of March, 2009, after full compliance with the convening of said meeting, with the following members present:

TROY DARBY, Land Use Commission of District 2  
JOHNNY PEEL, Land Use Commission of District 3  
LAWRENCE DAVID, Land Use Commission of District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT: EARL DORMAN, Land Use Commission of District 1

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Peel and the Pledge of Allegiance was led by Mr. David.

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

The first item on the agenda is a resolution granting a variance to Linda and Tommie Reon, 1021 Alvin Street, to allow for an extension to an existing awning to be located 4' from property line rather than the required 30 feet. *(In accordance with Article IV, Part 2, Section 2 (5) of the Land Use Ordinance this awning does comply with the 50% rule)*. Linda Reon addressed the Commission and stated that they need to extend their awning so they can park their car under it. It will not be forty-foot wide like the existing awning. We are adding six more feet to the existing awning and it will be seventeen feet from the street. Mr. Darby stated that variances, such as this one, will be

addressed case by case. This variance is conducive to the neighborhood. This type of variance probably wouldn't be granted on Maplewood Drive or Cypress Street. Mr. Bruce, Land Use Administrator, agreed with Mr. Darby and stated that this recommendation was based on neighborhood compatibility. Mrs. Reon then asked that this item be placed on the May City Council agenda rather than the April since they will be out of town and she wants to attend the meeting. Motion was made by Mr. Peel seconded by Mr. Darby that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a variance to Linda and Tommie Reon, 1021 Alvin Street, to allow for an extension to an existing awning to be located 4 feet from property line rather than the required 30 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Linda and Tommie Reon, 1021 Alvin Street, to allow for an extension to an existing awning to be located 4 feet from the property line instead of the required 30 feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Dorman

And the said resolution was declared duly adopted on this 16<sup>th</sup> day of March, 2009.

ATTEST:

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ARLENE BLANCHARD, Clerk

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to Pinu Patel, vacant property on north side of Garrett Drive, from Mixed Residential District to Commercial District to allow for a hotel. Greg Gillard, Garrett Drive, addressed the Commission and stated that this hotel will be directly across the street from him and he hasn't seen any

plans. Mr. Darby stated that this hotel is against the future plans for the City. This is not part of their long range plans. He wants to protect homeowners and home value. Mr. Lawrence stated that the City is working on a Comprehensive Plan and this rezone is not part of it. We are trying to grow in the right direction.

James Morris, Garrett Drive, addressed the Commission and stated that the City needs to research the history of this property. This property was a City dump at one time. The potholes are so bad down this road from 18-wheelers making deliveries to Taco Bell and Wendy's. They continuously tear up this road. Some holes are two feet deep. Mr. David stated that the City doesn't want more than one-story buildings next to residential neighborhoods. There is a 3-story building on Cypress Street that abuts a residential neighborhood. It towers over the neighbors backyards. These are the kind of things that we do not want happening.

Mr. Morris also stated that everyday he has to pick up trash in his yard from Wendy's, Taco Bell and Econolodge. Mr. Bruce stated that he will get Public Works to drive down Garrett Drive to evaluate it.

Steve Reagan, Garrett Drive, stated that he hopes only a home will be built on this lot rather than a commercial building. He has had to replace five mailboxes within the last three years because 18-wheelers knock them over.

After discussion, motion was made by Mr. Darby seconded by Mr. Peel that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a rezone to Pinu Patel, vacant property on north side of Garrett Drive, from Mixed Residential District to Commercial District to allow for a hotel.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Mixed Residential District to Commercial District to Pinu Patel, vacant property on north side of Garrett Drive, to allow for a hotel.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: Mr. Dorman

And the said resolution failed on this 16<sup>th</sup> day of March, 2009.

ATTEST:

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ARLENE BLANCHARD, Clerk

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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

3/16/09  
5:55 P.M.