

March 18, 2019

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, immediately following the Board of Zoning Adjustment meeting at 5:30 p.m., on the 18th day of March, 2019, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
MIKE MOORE, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4

ABSENT: PHYLLIS WILSON, Land Use Commission District 2
JONATHAN BRAZZELL, Land Use Commission of District 5

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

Motion was then made by Mr. Moore seconded by Mrs. Baudoin that item #1 be removed from the agenda. Motion carried unanimously.

Motion was then made by Mr. Moore seconded by Mrs. Baudoin that item #2 be amended as follows:

- Amend applicant name from SMW Project, Inc. to Shannon Properties, LLC

Motion was then made by Mr. Moore seconded by Mrs. Baudoin that the agenda stand as amended. Motion carried unanimously.

The first item on the agenda is resolution granting a rezone to Shannon Properties, LLC, from Mixed Residential to Business, 701 East Napoleon Street (southeast portion) to allow for

ice and water distribution to area businesses. Motion was made by Mr. Moore seconded by Mrs. Baudoin that the property description be amended as follows:

Lot 9 of Blk A of George Lock Subdivision

Motion carried unanimously.

Motion was then made by Mr. Moore seconded by Mrs. Baudoin that the following stipulation be made:

Ingress/Egress for 18-wheelers shall be kept off Elm Street

Motion carried unanimously.

Motion was then made by Mr. Moore seconded by Mrs. Baudoin that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution granting a rezone to Shannon Properties, LLC, from Mixed Residential to Business 701 East Napoleon Street, to allow for ice and water distribution to area businesses.

WHEREAS, Shannon Properties, LLC, has submitted application to rezone from Mixed Residential to Business District with the following stipulation:

Ingress/Egress for 18-wheelers shall be kept off Elm Street

NOW THEREFORE, BE IT RESOLVED BY THE LAND USE COMMISSION OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a Rezone to Shannon Properties, LLC, from Mixed Residential to Business District for the following described property to wit:

Lot 9 of Blk A of George Lock Subdivision

This Rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Rezone 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 Rezone, 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 Rezone the owner of this rezone 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 re-zone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Rezone shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Land Use Commission of the City of Sulphur, Louisiana, does hereby grant a rezone to Shannon Properties, LLC, from Mixed Residential to Business for property located at 701 East Napoleon Street, to allow for ice and water distribution to area businesses.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mrs. Baudoin
NAYS: None
ABSENT: Mrs. Wilson, Mr. Brazzell

And the above resolution was declared duly adopted on this 18th day of March, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

3/18/19
5:50 P.M.