

March 18, 2024

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, LA, held at 5:30 p.m., on the 18th day of March, 2024, after full compliance with the convening of said meeting with the following members present:

TROY DARBY, Land Use Commission District 2  
EDDIE LEBLANC, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT – LENORE CARROLL, Land Use Commission District 1  
VERONICA ALLISON, 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. Darby followed by the reciting of the Pledge of Allegiance led by Mr. Darby.

Motion was then made by Mr. Brazzell seconded by Mr. LeBlanc that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. Brazzell seconded by Mr. LeBlanc that the agenda stand as written. Motion carried unanimously.

At this time Mr. Darby welcomed the new member Mr. LeBlanc to the Land Use Commission.

The first item on the agenda is a resolution granting a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street. Mr. Darby stated that the applicant, Mr. Hardy, wasn't in attendance at the meeting to answer questions. Mr. Bill LeBlanc, Roberta Drive, suggested that this item be tabled until Mr. Hardy could make the meeting to answer questions. Mr. Eddie LeBlanc agreed that Mr. Hardy needed to be at the meeting to answer questions since his application did not say what his intentions were. Also, the type of surface that he will put on this property needs to be discussed. He's required to have a 6-foot-tall privacy fence on the north side of the property with a 20-foot buffer. He also stated that there's a stipulation in the resolution that

there not be any access on Texas Street. Should we have the same fence/buffer requirements on the Texas Street side? Mr. Abrahams stated that it could be required to have a 6-foot-tall privacy fence on the north and east side but not have the 20-foot buffer. It's a corner lot so he'll have to meet the sight triangle requirements for a corner lot which will take up more of the property. He'll be limited to what he can put on this property.

Mr. Brazzell stated that this rezone does agree with our Master Plan. The Master Plan shows this area to be a business corridor. Mr. Darby stated that instead of the 20-foot buffer on the north and east side, maybe it could be 5-10 foot. At this time motion was made by Mr. Brazzell seconded by Mr. LeBlanc that the resolution below be tabled to the April 15, 2024, Land Use meeting:

Resolution granting a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared tabled to the April 15, 2024, Land Use meeting on this 18th day of March, 2024.

ATTEST:

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AUSTIN ABRAHAM, Secretary

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TROY DARBY, Vice-Chairman

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

ATTEST:

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AUSTIN ABRAHAM, Secretary

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TROY DARBY, Vice-Chairman

3/18/24 6:15 P.M.