

December 16, 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 16th day of December, 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

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. David.

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. Lawrence 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 presentation by Tim Jackson on Article I (General Provisions), Article III (Districts) and Article V (Definitions) of the City of Sulphur Comprehensive Zoning Ordinance. Mr. Jackson addressed the Commission and stated that this was just a status report on Articles I, III and V of the new Comprehensive Zoning Ordinance. Article I is the General Provisions. This is standard language that is usually found in zoning ordinances. Article III is the Purpose and Intent of Use Districts. There are 12 proposed Districts and this Article describes each district. It gives intent and purpose of each district. Article V is the definitions section. Some of the definitions have illustrations for a better understanding for

Administration and the general public. Meetings have started with administration on other sections. The zoning map will be the last part of this whole process since it's the hardest part. Mr. Darby asked about the Board of Zoning Adjustments. Mr. Bruce stated that this section of the ordinance has to be voted on by state legislation which Mr. Danahay and Mr. Johns are currently working on. Mr. Jackson told the Commission to review the three Articles and let him know of any questions.

The next item on the agenda is a resolution accepting final plat from Lance Hernandez for property located on the corner of Eveland Avenue and Maplewood Drive. Motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat for the subdividing of lots for Lance Hernandez, 4800 Maplewood Drive, to allow for a single family dwelling on the east lot.

WHEREAS, an application has been submitted by Lance Hernandez to subdivide property into two lots for the following described property to-wit:

LOT H OF BLOCK THIRTY-TWO (32), MAPLEWOOD SUBDIVISION,
SULPHUR

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat for the subdividing of lots for Lance Hernandez, 4800 Maplewood Drive, to allow for a single family dwelling on the east lot.

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 16th day of December, 2013.

ATTEST:

ARLENE BLANCHARD, Clerk

TROY DARBY, Chairman

The next item on the agenda is a resolution accepting final plat from RR Company of America, LLC to subdivide lots located at 329 North Cities Service Hwy. Mr. Warren, representative, addressed the Commission and stated that the lot east of the shopping center is sold (orange parcel on map). The stipulations that are in the ordinance for emergency vehicles are fine. We are subdividing all three lots for future growth. There is a service alley behind the current shopping center for the parcel south of the current shopping center (yellow parcel on map). Property owners wanted to buy enough property from Wal-Mart for two curb cuts but when it was time to sign paperwork Wal-Mart changed their mind and would only sell property for one curb cut. All properties will connect in some way. All curb cuts will have to be approved by DOTD. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from RR Company of America, LLC, 329 Cities Service Hwy.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from RR Company of America, LLC, 329 Cities Service Hwy with the following stipulations:

1. Means of access to the southwest parcel (Tract III, 1.67 Acres) must be guaranteed.
2. Means of access must accommodate emergency vehicle traffic.
3. Means of access for utilities servicing the southwest parcel must be assured.

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 16th day of December, 2013.

ATTEST:

ARLENE BLANCHARD, Clerk

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

12/16/13
6:00 P.M.