

September 17, 2018

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 17th day of September 2018, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
PHYLLIS WILSON, Land Use Commission District 2
MIKE MOORE, Land Use Commission District 3
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - BILL McMULLEN, Land Use Commission District 4

After the meeting was called to order and the roll called with the above results, prayer was led by Mrs. Carroll followed by the reciting of the Pledge of Allegiance led by Mr. Moore.

Motion was then made by Mrs. Wilson seconded by Mr. Moore that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution granting a rezone to Ray Credeur, 206 and 206 ½ Pelican Street, from Mixed Residential to Commercial to allow for welding and aluminum fabrication. After much discussion, motion was made by Mrs. Wilson seconded by Mr. Moore to Call the Question. Mr. Moore then withdrew his motion. Motion then died for lack of second.

After much more discussion, motion was made by Mrs. Wilson seconded by Mr. Brazzell to Call the Question.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mr. Brazzell
NAYS: Mr. Moore

ABSENT: Mr. McMullen

And the Call the Question was declared duly adopted on this 17th day of September, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

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

RESOLUTION

Resolution granting a rezone to Ray Credeur, 206 and 206 ½ Pelican Street, from Mixed Residential to Commercial to allow for welding & aluminum fabrication.

WHEREAS, Ray Credeur has submitted application to Rezone from Mixed Residential District to Commercial District; and

WHEREAS, in accordance with Article IV, Part II, Section 8 of the Land Use Ordinance the following buffer shall be installed:

Section 8. - Bufferyards.

Whenever an existing residential use is bounded by a less restricted use, the proposed use will install a six (6) foot tall buffer constructed of wood or brick masonry. Furthermore, a twenty (20) foot buffer width will also be maintained that will be void of any parking apron, construction, accessory use, etc. The bufferyard is to remain free, clear and open of any obstruction.

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 Ray Credeur, 206 and 206 ½ from Mixed Residential to Commercial for the following described property to wit:

COM 330 FT E AND 110 FT S 0 NW COR NE SW 36.9.10 E 150 FT S 150 FT ETC.

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.

A vote was then called with the results as follows:

YEAS: Mr. Moore

NAYS: Mr. Brazzell, Mrs. Carroll, Mrs. Wilson

ABSENT: Mr. McMullen

And the above resolution failed on this 17th day of September, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution amending Article IV, Part 2 – Special Uses, Section 2 of the Land Use Ordinance of the City of Sulphur – Development Standards (building materials on façade). After discussion, motion was made by Mr. Moore seconded by Mrs.

Wilson that the following amendment be made:

- (a) *Residential/Mixed Residential/Business/Commercial Districts.* The front exterior elevation ~~on all street sides and fifteen feet (15')~~ of the adjacent sides of the primary structure shall have an exterior surface of brick, stone, architectural block, fiber cement siding (such as “Hardie board”), stucco, glass, wood or vinyl siding.

Motion carried unanimously.

And the above amendment was declared duly adopted on this 17th day of September, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

After discussion, motion was made by Mrs. Wilson seconded by Mr. Moore to Call the Question.

A vote was then called with the results as follows:

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

And the Call the Question was declared duly adopted on this 17th day of September, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

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

RESOLUTION

RESOLUTION AMENDING ARTICLE IV, PART 2 – SPECIAL USES,
SECTION 2 OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR
–DEVELOPMENT STANDARDS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 2-Special Uses, Section 2 of the Land Use Ordinance of the City of Sulphur to read as follows:

Section 2. – Development Standards.

(8) Building Materials.

- (a) *Residential/Mixed Residential/Business/Commercial Districts.* The front exterior elevation of the primary structure shall have an exterior surface of brick, stone, architectural block, fiber cement siding (such as “Hardie board”), stucco, glass, wood or vinyl siding.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mr. Moore, Mr. Brazzell

NAYS: None

ABSENT: Mr. McMullen

And the resolution was declared duly adopted on this 17th day of September, 2018.

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

9/17/18
6:30 P.M.