

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. "Budd" Cloutier, O.D.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

MAY 20, 2021, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana
(Temperature Screening and Face Masks Required)

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of April 15, 2021

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision; Geraldine L. Miller & Gezelda Williams, applicants

G. NEW BUSINESS:

1. Parking Plan:
Construction of 77 additional parking spaces, Synergy Bank; 210 Synergy Center Boulevard, Lot 1, Block 1, Synergy Center Subdivision; Onshore Construction Company, LLC, applicant
2. Preliminary Hearing:
Rezone from OL (Open Land) to C-3 (Neighborhood Commercial) 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; 108 & 109 Fleur De Lis Drive; Terrebonne Parish Consolidated Government, applicant; and call for a Public Hearing on Thursday, June 17, 2021 at 6:00 p.m.

H. STAFF REPORT

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 15, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 20, 2021 INVOICES AND THE TREASURER'S REPORT OF APRIL 2021

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remaining)
Approval Requested: Process D, Minor Subdivision
Location: 4166 West Main Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Eartha St. Amant
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Variance Request: Variance from the required 25' public road frontage
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6451, 6453, 6473, 6475, 6481 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Andrée Casey
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Variance Request: Variance from the commercial fire hydrant requirements, 190' in lieu of the required 150'
d) Consider Approval of Said Application
4. a) Subdivision: Trinity Commercial Park, Addendum No. 3
Approval Requested: Process D, Minor Subdivision
Location: Easternmost End of Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts 2-A & 2-B, A Redivision of Tract belonging to Benoit Premium Threading, LLC
Approval Requested: Process D, Minor Subdivision
Location: Southwest Corner of Prospect Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Benoit Premium Threading, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subd.
Approval Requested: Process D, Minor Subdivision
Location: 6333 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: DAS Technology Solutions,
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

3. a) Subdivision: Revised Tracts 1 and 2, A Redivision of Property belonging to Joseph C. Landry, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 395 Highridge Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Joseph C. Landry, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E)
Approval Requested: Process D, Minor Subdivision
Location: 133 & 137 Brunet Street, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Earl Cato
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Variance Request: Variance from the 25' frontage on a public road
 - d) Consider Approval of Said Application
5. a) Subdivision: Garden Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: CAVLAND Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Pasture Lane Subdivision, Phase 1
Approval Requested: Process C, Major Subdivision, Phase 1, Conceptual
Location: 100 Pasture Court, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cavco Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Consider Approval of Said Application
7. a) Subdivision: Benjamin Estates, Phases 1 & 2
Approval Requested: Process C, Major Subdivision, Conceptual & Preliminary
Location: 141 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Duplantis Properties, L.L.C.
Surveyor: Acadia Land Surveying, LLC / Duplantis Design Group, P.C.
 - b) Public Hearing
 - c) Consider Approval of Said Application
8. a) Subdivision: Division of Tract C into Tract C-1 and Tract C-2 belonging to Briarpatch, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 907 East Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Terrebonne Parish Consolidated Government
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Revised Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, A Redivision of Lot 4 and Portions of Lots 3 and 5 of Hollywood Industrial Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Lot Line Revision of Property belonging to Gwen Boquet Rogers, et al, Section 56, T18S-R19E, Terrebonne Parish, LA
4. Lot Line Shift between Property belonging to John & Paulette Jackson and Chester J. LeCompte, Section 2, T16S-R16E, Terrebonne Parish, LA
5. Tracts "A" & "B", A Redivision of Property belonging to Estate of John Gustave Verret, et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
6. Revised Lots 20 & 22, A Redivision of Lots 19 thru 22, Block 1 of Chauvin-Carlos Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 2, Lot 3, & Lot 4 of Chester Smith Subdivision belonging to the Estate of Eddie J. Lirette, Jr., Section 48, T18S-R19E, Terrebonne Parish, LA
8. Lot Line Shift between Lots 4 & 5 of Block 2, Hotard Subdivision with the Front and Adjacent Portions of Tract "B" of the Redivision of Property belonging to Barbara H. Foret, et al, Section 11, T17S-R18E, Terrebonne Parish, LA
9. Revision of Property Lines between Cavco Investments, LLC and Natchez Joseph Morice, III, Section 79, T15S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF APRIL 15, 2021

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of April 15, 2021 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. at the Municipal Auditorium with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him. The Chairman, Mr. Kyle Faulk, was out due to a work commitment.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk, Chairman and Mr. Barry Soudelier. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. APPROVAL OF THE MINUTES:
1. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of March 18, 2021.”
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Planning Approval:
- a) The Vice-Chairman called to order the next item under New Business for an application by Heritage Baptist Church for a proposed church in an R-1 (Single-Family Residential) zoning district, 1887 Prospect Boulevard, Lot 20-A, Block 7, Addendum No. 3, Roberta Grove Subdivision.
- (1) The Vice-Chairman recognized Pastor Richard way, 4725 Grand Caillou Road, who discussed the request to build a church at the Prospect location.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Planning Approval request.
- (3) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the request for Planning Approval for the proposed placement of a church, Heritage Baptist Church, in an R-1 (Single-Family Residential) zoning district at 1887 Prospect Boulevard, Lot 29-A, Block 7, Addendum No. 3, Roberta Grove Subdivision.”
- The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Geraldine L. Miller and Gezelda Williams to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision for Thursday, May 20, 2021 at 6:00 p.m.”
- The Vice-Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Vice-Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Rogers moved, seconded by Dr. Cloutier: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:06 p.m."

The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk and Mr. Soudelier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

Robbie Liner, Vice-Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF APRIL 15, 2021.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

ZLU 21/3
Dist. 1/COH

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission***

*P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141*

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 3/29/21

GERALDINE LYONS MILLER & BEZELDA WILLIAMS
Applicant's Name

P.O. BOX 826 HOUMA LA 70361
Address City State Zip

985-872-2169 cell 688-6332 DEREK MILLER
Telephone Number (Home) (Work)

OWNERS 50/50
Interest in Ownership (Owner, etc.)

110 BANKS AVE, HOUMA, LA, 70363
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOT 47 BLOCK B MECHANICVILLE SUBD.

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

GERALDINE LYONS MILLER (50%)
GEZELDA WILLIAMS (50%)

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00; Maximum Charge - \$100.00

I (We) own 0.23 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Mrs. Gezelda Lyons Williams Gerald Lyons Miller
 Signature of Owner or Authorized Agent

110 Banks Ave

Requested Rezone from R-1 to R-2

1. Reason for the Amendment: Change in Conditions

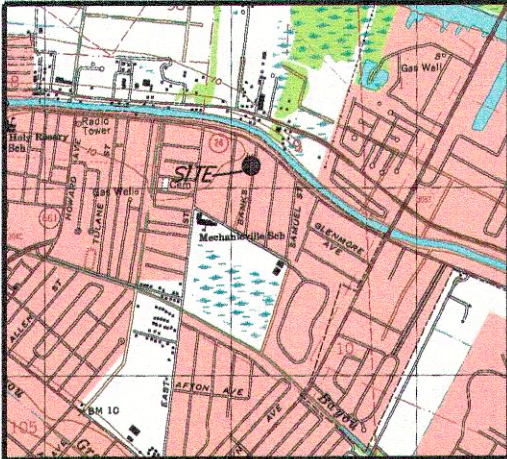
The proposed rezone is the result of a change in conditions. Over the past few decades, numerous properties in the Mechanicville Subdivision have either undergone similar rezonings or have legal, non-conforming structures on them – in particular mobile homes. For many residents, mobile homes are the only affordable housing option. In 2020, TPCG Staff at the request of the Councilman and based on a recommendation by the Zoning and Land Use Commission submitted an application to rezone all of the R-1 lots within Mechanicville to R-2. At the ZLUC public hearing, several residents spoke in opposition and ZLUC recommended that the application be denied and let proposed rezones happen on a case by case basis. This is the first application since that time.

2. The adjacent property located at 112 Banks Ave is currently zoned R-2 so the proposed rezone is exempt from the minimum size requirement.

3. There is an unpermitted mobile home on the property. The applicant was made aware of the need for a mobile home permit, and subsequently applied for one. It was at this time that the applicant was made aware of the current zoning and that mobile homes were prohibited in R-1. The applicant was prepared to submit this application, but it was decided to wait since TPCG was preparing one (mentioned above). There is an open, active mobile home permit in the system. Upon receiving approval of the requested rezone, the applicant will then submit to the Board of Adjustment for a Special Exception to allow for placement of the mobile home and issuance of the permit.

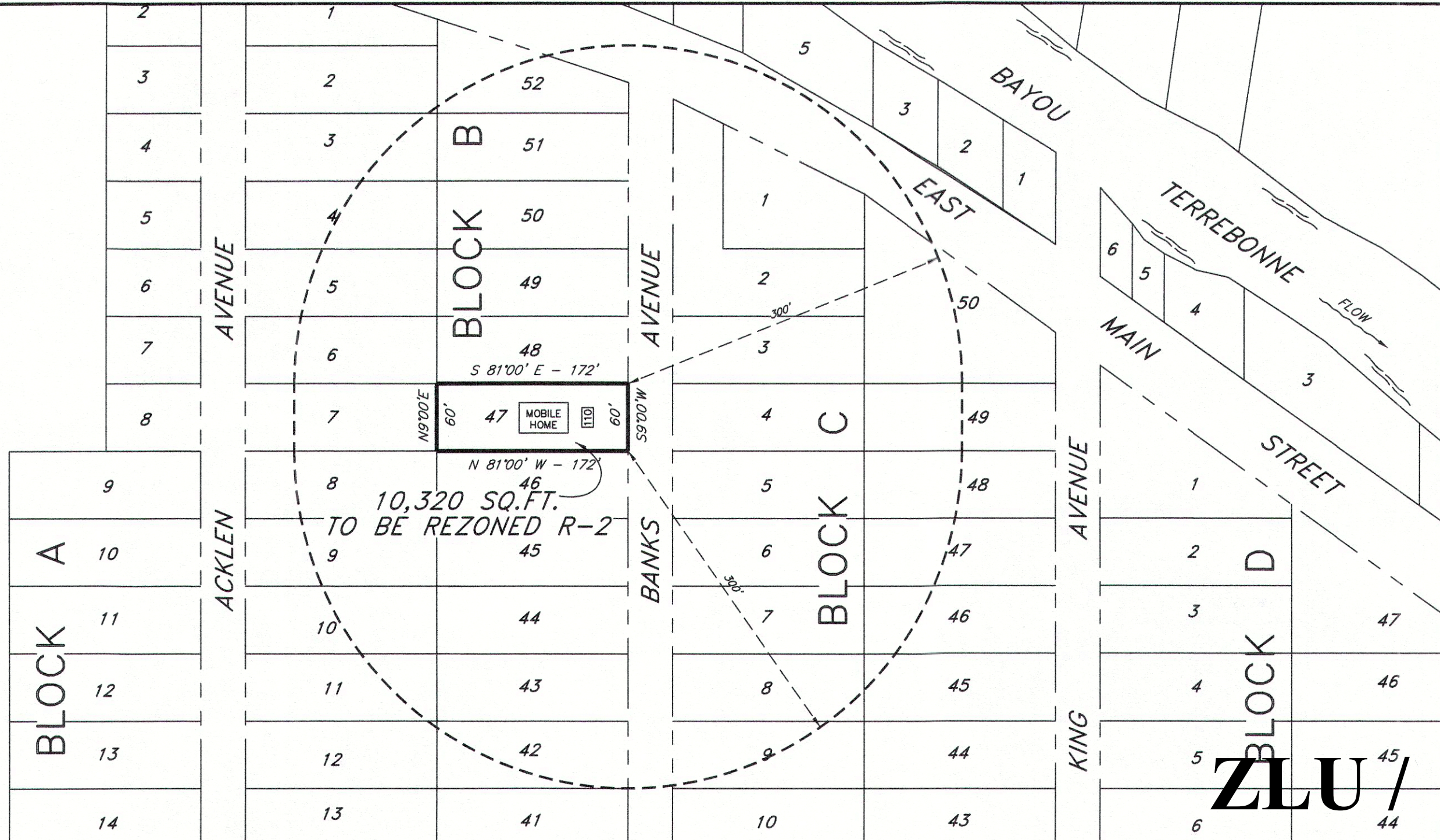
4. The public need is that for many mobile homes are the only form of affordable housing.

5. The amendment would not seem to negatively effect the surrounding properties since many of them have mobile homes that are either a permitted use (mix of zoning districts) or are considered legal, non-conforming.



VICINITY MAP

SHARON BREAU
DOWELL



10,320 SQ.FT.
TO BE REZONED R-2

ZLU / F.1

PLAN SHOWING LOT 47 OF BLOCK B
IN MECHANICSVILLE SUBDIVISION
PREPARED FOR REZONING FROM R-1 TO R-2
LOCATED IN SECTION 9, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MARCH 25, 2021

SCALE: 1" = 100'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST., HOUMA, LA. 985-879-2782



THIS PLAT BASED ON MAP RECORDED UNDER ENTRY NO. 658572 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

LEGEND:
● INDICATES 5/8" IRON ROD SET
○ INDICATES 3/4" IRON PIPE FOUND

**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

**Zoning & Land Use Commission
Application**

Name: Onshore Construction Company LLC
Address: 127 Lincoln Lane Thibodaux LA 70301
Phone: 985-449-0391

Application For: Planning Approval \$10.00/application Home Occupation \$10.00/application
 Parking Plan \$50.00/plan Special Plan \$10.00/application

The premises affected are situated at 210 Synergy Center Blvd in a Bayou Care Zoning District. The legal description of the property involved in this application is: Lot 1 Block 1 Synergy Center Subdivision

Has any previous application been filed in connection with these premises? Yes No (BUILDING PERMIT)
Applicant's interest in the premises affected: Parking Lot
Approximate cost of work involved: \$234,000.00
Explanation of property use: Additional Parking area for employees and customers
Plot Plan attached: Yes No Drainage Plan attached: Yes No
Ground Floor Plan and Elevations attached: Yes No
Address of adjacent property owners:

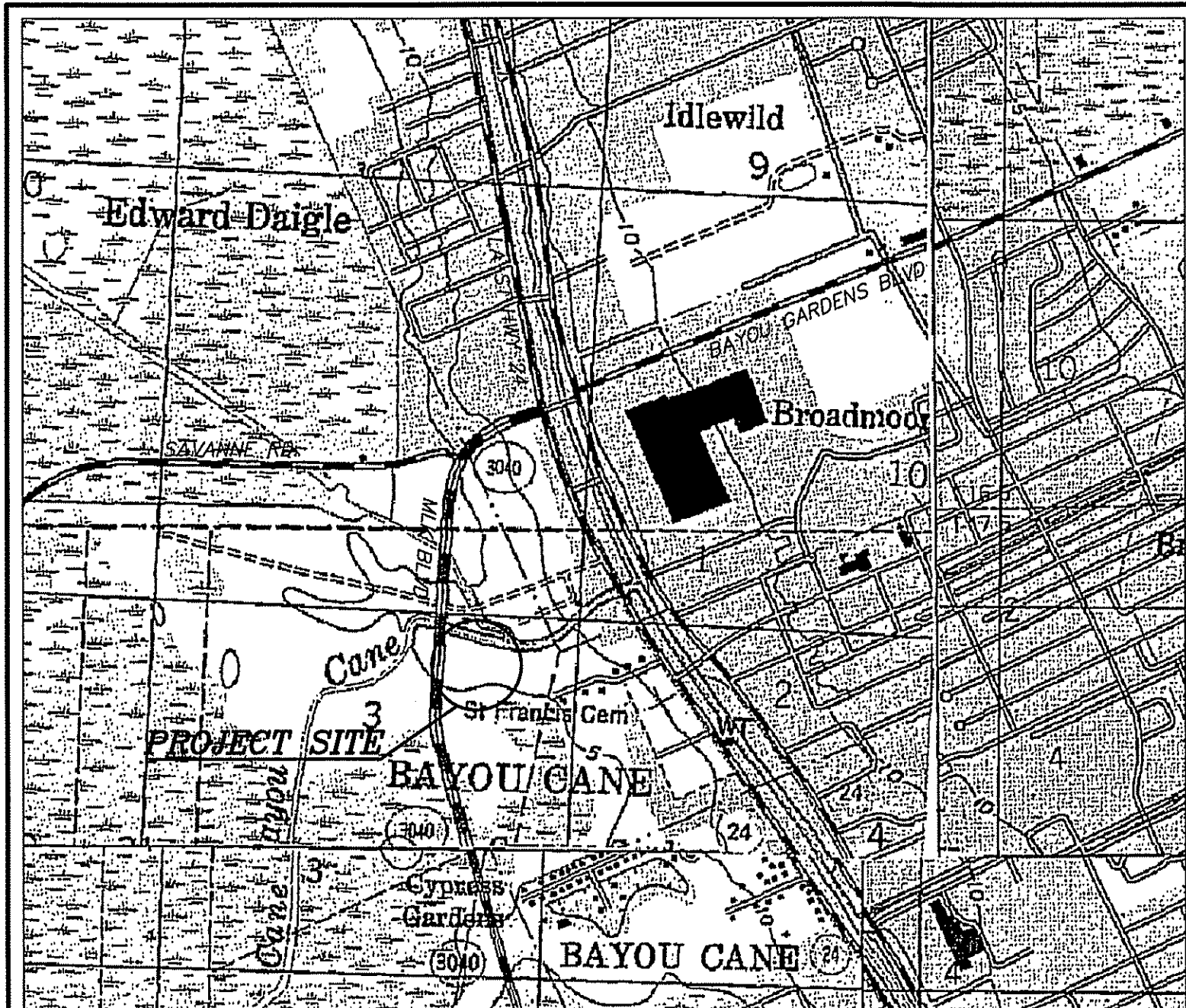
1. TPCG
156 Synergy Center Blvd
Houma, LA 70360
2. Nguyen Group LLC
189 Synergy Center Blvd
Houma, LA 70360
3. RP Realty LLC
1876 Martin Luther King Blvd
Houma, LA 70360

[Signature]
Signature of Applicant or Agent
985-449-0391
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.
[Signature]
Signature of Applicant or Agent
5/10/21
Date

Revised 3/30/06

PROJECT NO.	PARISH	SHEET NO.
21-20	TERREBONNE	C3.1.A

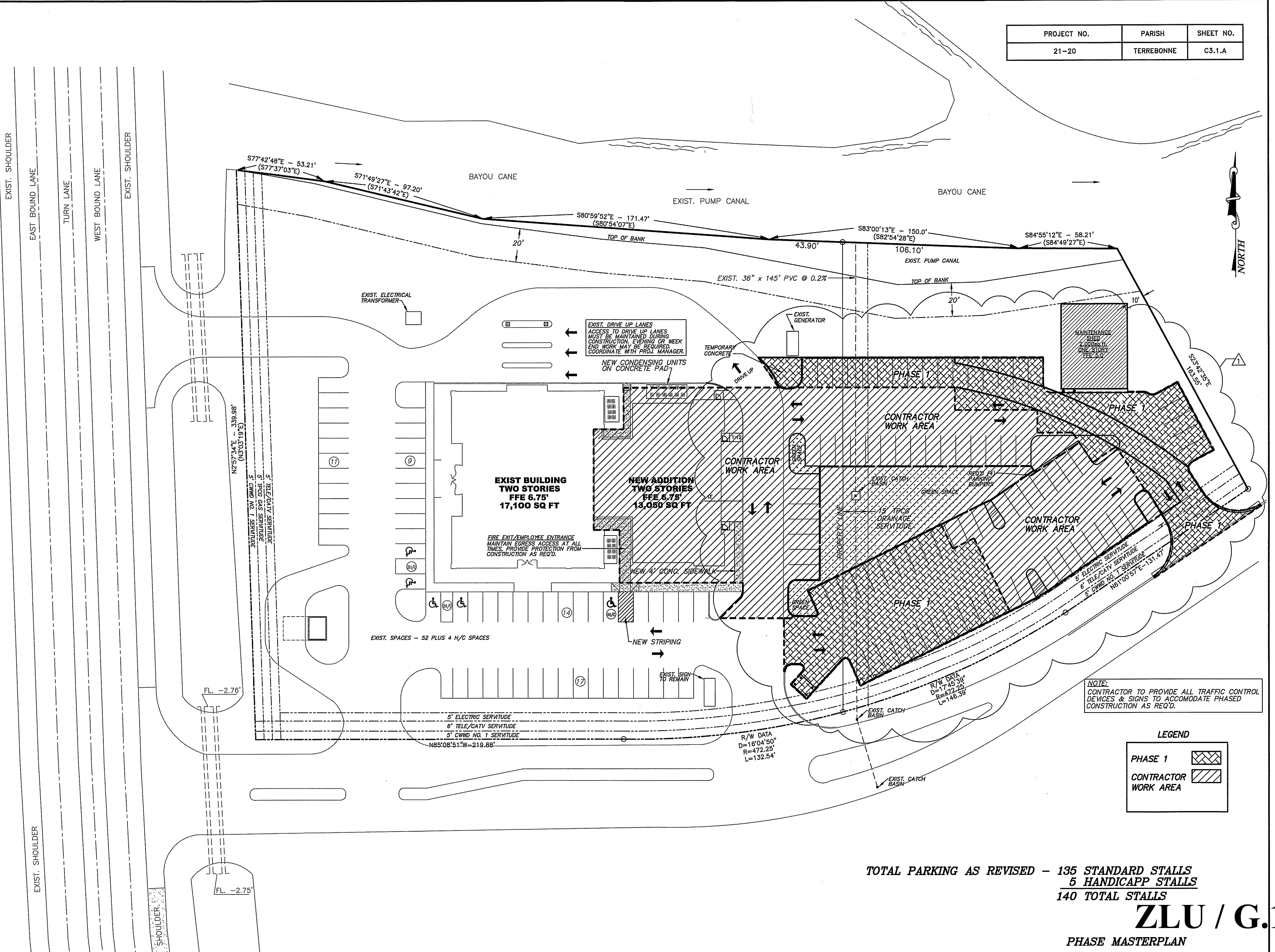


VICINITY MAP

MARTIN LUTHER KING BLVD.
LA. ST. HWY. 3040

LEGEND:

- ⊕ FD. 1/2" IRON PIPE
- ⊙ EXISTING POWER POLE
- ⊠ EXISTING LDOT MONUMENT
- (N66°23'19"E) REFERENCED MAP BEARINGS
- 3/4" IRON RODS TO BE SET UPON PLANNING COMMISSION APPROVAL
- ⊙ INDICATES CENTERLINE ROADWAY
- ⊙ EXISTING LIGHT STANDARD
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED LIGHT STANDARD
- 999 911 ADDRESSES
- ⊙ BM BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- ⊙ GRASS / LANDSCAPE AREA



NOTE:
CONTRACTOR TO PROVIDE ALL TRAFFIC CONTROL DEVICES & SIGNS TO ACCOMMODATE PHASED CONSTRUCTION AS REQ'D.

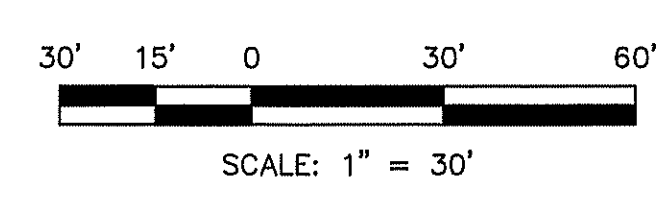
LEGEND

PHASE 1	
CONTRACTOR WORK AREA	

TOTAL PARKING AS REVISED - 135 STANDARD STALLS
5 HANDICAPP STALLS
140 TOTAL STALLS

ZLU / G.1

PHASE MASTERPLAN



C3.1.A

PROPOSED MAIN OFFICE ADDITION AND INTERIOR RENOVATION FOR SYNERGY BANK SECTION 3, T17S - R17E TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
LOUISIANA REGISTERED PROFESSIONAL ENGINEERS
HOUMA, LOUISIANA

DATE	REVISION	BY	JOB #	21-20	CAD #	2120-PHASE_MP	FILE #
4MAR21	REVISIONS TO PARKING LOT	LAT					
2/6/20	CD PRESENTATION	LAT					
		APPROVED BY:					

DRAWN: DAB
CHK'D: F.E.M. III
SCALE: 1" = 30'
DATE: 1MAR21

PROJECT NO.	PARISH	SHEET NO.
21-20	TERREBONNE	C4.1

- DESIGN CRITERIA - SUBSURFACE DRAINAGE**
- 25 YEAR STORM
 - Q = CIA
 - N = 0.012 (R.C. PIPE)
 - C = 0.50 (DEVELOPED LAND)
 - COMPUTER PROGRAM HYDR 6020 (STORM SEWER DESIGN)

LEGEND

- DENOTES WATERSHED BOUNDARY
- - - DENOTES SUB-DRAINAGE AREA
- DENOTES PROPOSED DRAIN PIPE
- ⊠ DENOTES PROPOSED CATCH BASIN
- DENOTES EXISTING DRAIN PIPE AND CATCH BASINS TO REMAIN
- ⊙ DENOTES DRAINAGE STRUCTURE NUMBER
- ⊙ DENOTES CATCH BASIN NUMBER
- DA 12 DENOTES DRAINAGE AREA
- DENOTES FLOW PATTERNS
- ⊕ NEW DOWNSPOUTS
- X 5.0' EXISTING GRADES
- +5.60' PROPOSED GRADES
- * ADJUST TO MATCH FINAL GRADING

ELECTRICITY
 ENERGY
 1619 SOUTH BURNSIDE
 GONZALES, LA 70337
 ATTN: TUNDRA NUÑEZ
 PH: (225) 392-4915

TELEPHONE
 AT&T
 5565 HWY. 311
 HOUMA, LA 70360
 ATTN: KENT CUDRY
 PH: (985) 580-7165

CABLE TV
 COM COAST
 104 Lolo Road
 HOUMA, LA 70363
 ATTN: JOHNATHAN BOGLE
 PH: (985) 637-2888

WATER
 CONSOLIDATED WATERWORKS DISTRICT NO. 1
 P.O. BOX 630
 HOUMA, LA 70361
 ATTN: JACOB PROSPERIE
 PH: (985) 879-2495

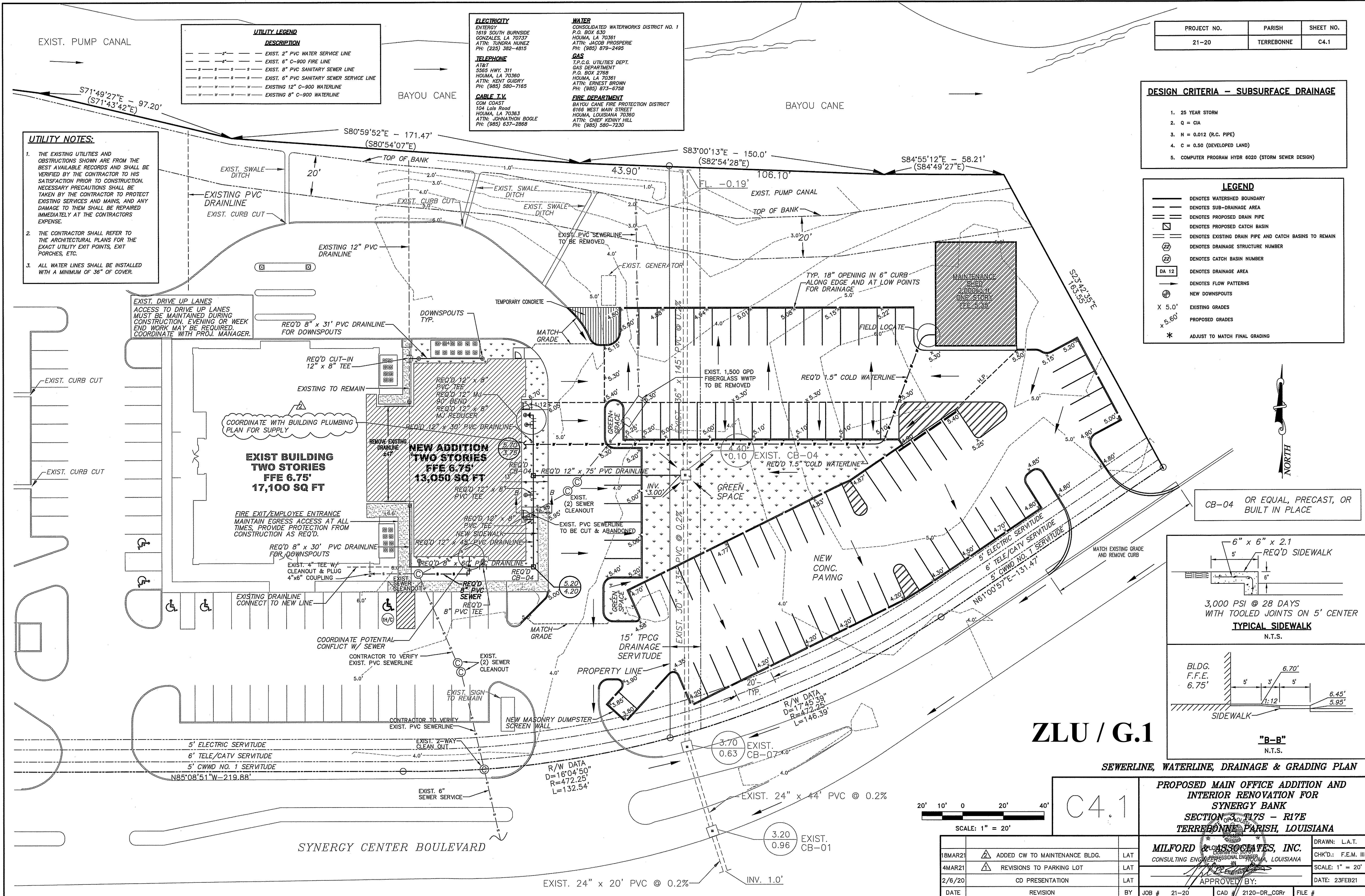
GAS
 T.P.C.G. UTILITIES DEPT.
 GAS DEPARTMENT
 P.O. BOX 2769
 HOUMA, LA 70361
 ATTN: ERNEST BROWN
 PH: (985) 873-6758

FIRE DEPARTMENT
 BAYOU CANE FIRE PROTECTION DISTRICT
 6166 WEST MAIN STREET
 HOUMA, LOUISIANA 70360
 ATTN: CHIEF KENNY HILL
 PH: (985) 580-7230

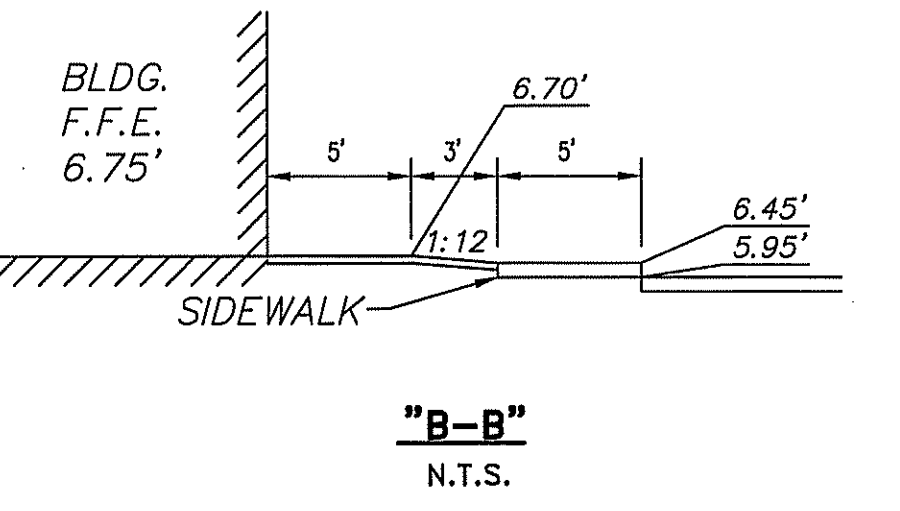
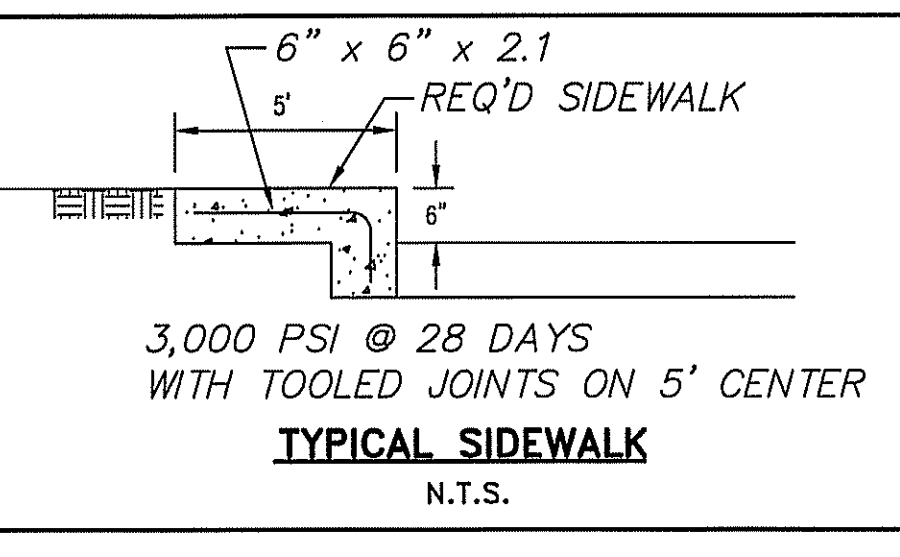
UTILITY LEGEND

DESCRIPTION	SYMBOL
EXIST. 2" PVC WATER SERVICE LINE	---
EXIST. 8" C-900 FIRE LINE	- - -
EXIST. 8" PVC SANITARY SEWER LINE	---
EXIST. 8" PVC SANITARY SEWER SERVICE LINE	---
EXISTING 12" C-900 WATERLINE	---
EXISTING 8" C-900 WATERLINE	---

- UTILITY NOTES:**
- THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT UTILITY EXIT POINTS, EXIT PORCHES, ETC.
 - ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER.

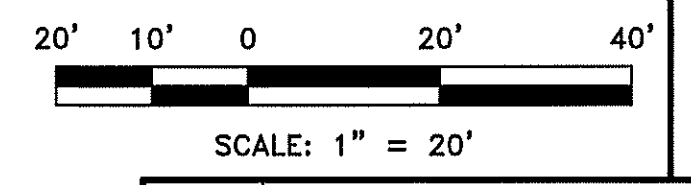


CB-04 OR EQUAL, PRECAST, OR BUILT IN PLACE



ZLU / G.1

SEWERLINE, WATERLINE, DRAINAGE & GRADING PLAN



C4.1

PROPOSED MAIN OFFICE ADDITION AND INTERIOR RENOVATION FOR SYNERGY BANK SECTION 3, 17S - R17E TERREBONNE PARISH, LOUISIANA

18MAR21	ADDED CW TO MAINTENANCE BLDG.	LAT	MILFORD & ASSOCIATES, INC.	DRAWN: L.A.T.
4MAR21	REVISIONS TO PARKING LOT	LAT	CONSULTING ENGINEERS IN TERREBONNE, LOUISIANA	CHK'D: F.E.M. III
2/6/20	CD PRESENTATION	LAT	APPROVED BY: [Signature]	SCALE: 1" = 20'
DATE	REVISION	BY	JOB # 21-20	DATE: 23FEB21
			CAD 2120-DR_CGR	FILE #

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, June 17, 2021

@ 6:00 p.m.

ZLU/G.2

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission***

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 5/3/21

TPCG
Applicant's Name

8026 MAIN ST., STE 202 HOUMA, LA 70360
Address City State Zip

(985) 873-6569
Telephone Number (Home) (Work)

0%
Interest in Ownership (Owner, etc.)

SEE ATTACHED
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

807, 815, 831, 901, & 907 East St; 108 & 109 Brees Drive; 108 & 109 Fleur De Lis Drive

Zoning Classification Request:

From: OL To: C-3

Previous Zoning History: _____ No Yes

If Yes, Date of Last Application: JUNE 2012 OL TO C-2 (WITHDRAWN)

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

X _____ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

X _____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

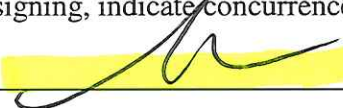
1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

BRIARPATCH, INC (SEE ATTACHED)

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

 Carmen Waitz

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):
-

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres


Minimum Charge - \$25.00;

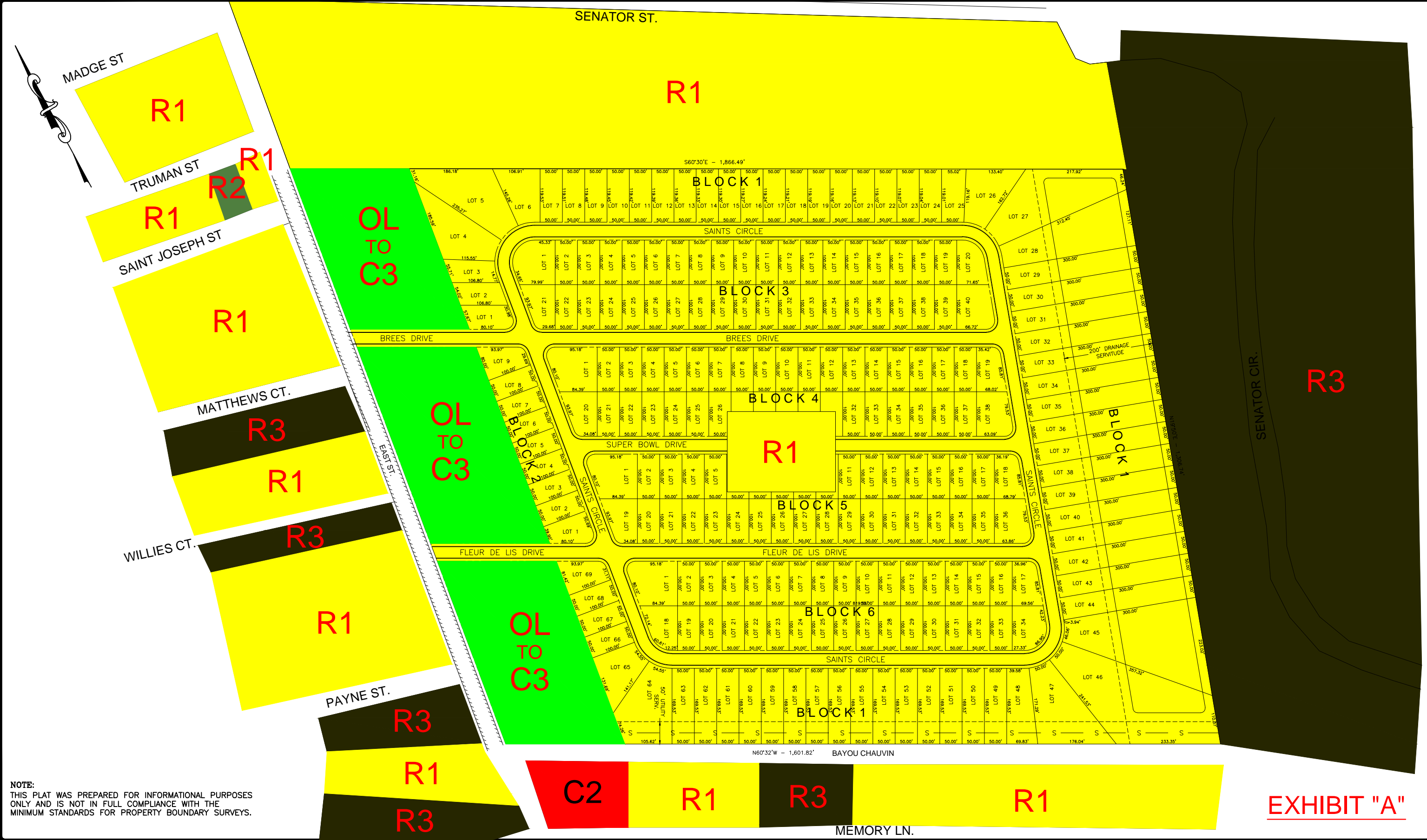
Maximum Charge - \$100.00

I (We) own 7.5 acres. A sum of \$46⁰⁰ dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent

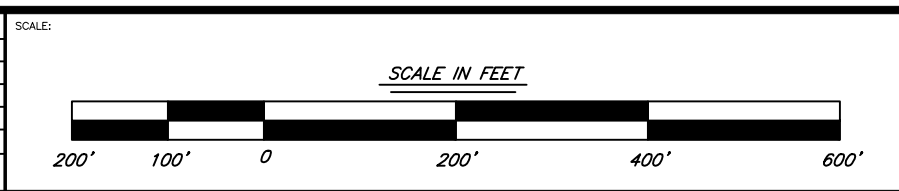


NOTE:
THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "A"

PROJECT NO: 10-047
DIRECTORY: 2010/10-047
FILE: ZONING PLAT 9-6-12
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY



DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: APRIL 21, 2021	PROJECT: 10-047	

OWNER: BRIARPATCH, INC.

PROJECT: **ZLU / G.2**

TITLE: REQUEST FOR ZONING CHANGE

SHEET **2**