



CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

Kevin D. Guidry
President
Guy Brame
Vice-President

Brian Abshire
Francis Andrepont
Judd Bares
Calvin Collins
Les Farnum
Tony Guillory
Chris E. Landry
Shalon Latour
Shelly Mayo
Hal McMillin
Dennis Scott
Sandy Treme
Kevin White

AGENDA

REGULAR MEETING

Thursday, November 16, 2017

5:30 PM

1. Call to order by President Guidry.
2. Invocation and Pledge of Allegiance. (Mr. Guillory)
3. Roll Call.
4. **Take appropriate action** on applications for liquor and beer permits.
5. Consideration of approving payment of all current invoices, and advise regarding monthly budget-to-actual comparisons on the general fund and other financial statement major funds.
6. Consideration of approving the minutes of the Regular Meeting of the Police Jury dated October 19, 2017.
7. Consideration of approving the Parishwide Drainage Liaison Committee Report dated November 13, 2017, related to proposed revisions to Chapter 26 of the Code of Ordinances of Calcasieu Parish, Louisiana, pertaining to drainage standards. (Mr. Scott)

AGENDA NOTE: The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted to recommend that the proposed revisions to Chapter 26 of the Code of Ordinances, Calcasieu Parish, Louisiana, pertaining to drainage standards be denied (3-for and 4-against).]

8. Consideration of approving the Budget Committee Report dated November 16, 2017. (Mr. White)

9. Consideration of adopting a resolution approving issuance by Recreation District No. One of Ward Three of Calcasieu Parish, Louisiana, of not to exceed \$9,010,000 General Obligation Refunding Bonds, Series 2017, and providing for other matters with respect thereto.
10. Consideration of adopting a resolution approving the request of the Board of Commissioners of Ward Five Fire Protection District No. One of Calcasieu Parish, Louisiana, and establishing a per diem to be paid to each commissioner in the amount of \$100.00 for each meeting attended, not to exceed two meetings per calendar month, in accordance with LSA — R.S. 40:1498.
11. Consideration of adopting a resolution approving the recommendation of the terms of the Industrial Tax Exemption contract between the State of Louisiana, the Louisiana Department of Economic Development, and Phillips 66, with respect to its manufacturing plant located in Westlake, Louisiana.

AGENDA NOTE: On November 1, 2017, the designees from the Calcasieu Parish Taxing Authorities reviewed the request and unanimously recommended that an Industrial Tax Exemption incentive be offered to Phillips 66 for the above-cited project.

12. **Take appropriate action** on a request by JDAD, LLC, to rezone from General Commercial (C-2) to Light Industrial (I-1) to allow industrial development (distillery) at 5721 Common Street in Ward Three (RZ-0917-0030). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development; 2) that a Drainage Impact Analysis (DIA) be required, unless appropriate waivers are granted by the Division of Engineering; 3) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties; 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 5) that a landscape plan must be provided and approved prior to permitting; 6) that the screening and approved landscaping must be installed prior to issuance of a Certificate of Occupancy; 7) that permitting is subject to approval of the Louisiana Department of Transportation and Development; and 8) that the use be limited to a distillery.]

13. **Take appropriate action** on a request by Debra Ardoin Poole to rezone from Agricultural (A-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (1 recreational vehicle space and 1 manufactured home space) at 1720 Lewis Street in Ward Four (RZ-0917-0031). (District 13, Mr. Andrepont)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director,

or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that RV “park model” types are prohibited; 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; and 5) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering.]

14. **Take appropriate action** on a request by Charles Viccellio, et al, to rezone from General Commercial (C-2) to Light Industrial (I-1) to allow commercial development (automobile repair, body shop) at 6109 Common Street in Ward Three (RZ-0917-0032). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan and elevations on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a landscape plan must be provided and approved prior to permitting; 5) that the screening and approved landscaping must be installed prior to issuance of a Certificate of Occupancy; 6) that a six foot privacy fence (i.e. wooden slats or metal hurricane-type with slats) be installed along the north, east, and south property lines; 7) that any storage is located in the rear and is not permitted outside of the fenced area of the property; 8) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and 9) that permitting is subject to approval of the Louisiana Department of Transportation and Development.]

15. **Take appropriate action** on a request by Charles Abshire to rezone from Mixed Residential (R-2) to Light Industrial (I-1) to allow light industrial development (machine shop) at 323 Leger Road in Ward Three (RZ-0917-0033). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; and 3) that a 6' privacy fence be installed according to the proposed fencing plan.]

16. **Take appropriate action** on a request by Stephen Carnahan, et al, to rezone from Agricultural (A-1), Manufactured Home Park (R-MHP), Light Commercial (C-1), and General Commercial (C-2) to Light Industrial (I-1) to allow industrial development (storage yard) at 161 East Dave Dugas Road in Ward Four (RZ-1017-0034). (District 12, Mr. Bares)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted 5-for and 1-against to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development; and 6) that the hours of operation be from daylight to dusk.]

17. **Take appropriate action** on a request by North Bay Properties, LLC, to rezone from Light Industrial (I-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (144 recreational vehicle spaces and 10 manufactured home spaces) at 2926 Highway 90 West in Ward Four (RZ-1017-0035). (District 13, Mr. Andrepont)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that no blinking/flashing signs be installed; 4) that RV “park model” types are prohibited; 5) that natural screening be maintained and that a 6’ privacy fence be installed along the west, east, and north property lines in accordance with the proposed fencing plan; 6) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; 7) that permitting is subject to approval of the Louisiana Department of Transportation and Development and Louisiana Department of Health and Hospitals; and 8) that local development permit be obtained within one year of zoning approval or the zoning will revert to the original zoning of Agricultural (A-1).]

18. **Take appropriate action** on a request by Gulf Mobile Home Park, LLC, to amend Ordinance No. 6925 (RZ-0517-0008) stipulation 1) that the development must adhere to the site plan (11 recreational vehicle spaces) to allow a revised site plan (13 recreational vehicle spaces) in the 1800 Block of Red Davis McCollister Road in Ward Three (RZ-1017-0041). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that a landscape plan must be provided and approved prior to permitting; 3) that the approved landscaping must be installed prior to any final electrical

approval; and 4) that stipulations 2-5 of Ordinance No. 6925 remain in effect.]

19. **Take appropriate action** on a request by FMN Enterprises, Inc., to rezone from Mixed Residential (R-2) to Light Commercial (C-1) to allow commercial development (convenience store) at 2719 Glenlea Road in Ward Three (RZ-1017-0038). (District 8, Mr. Brame)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be denied. Should the Police Jury grant the request, the Board recommends the following stipulations: 1) that the development adheres to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; and 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering.]

20. Consideration of approving the recommendations of the Director of the Division of Planning and Development in reference to the Adjudicated Property Sale conducted on October 31, 2017, on the following cases, and adopting an ordinance with respect to each piece of property, where applicable:

(A) 307 Phillips Road, Westlake – Danny Taylor for \$25,000.00;
(AP04-998-17, TA 125881) (District 14, Mr. McMillin)

(B) 506 Contour Drive, Lake Charles – Marvin Williams for \$32,000.00;
(AP03-834-15, TA 328855A) (District 6, Mr. Scott)

(C) 506 Contour Drive, Lake Charles – Marvin Williams for \$12,300.00; and
(AP03-724-13, TA 328855) (District 6, Mr. Scott)

(D) Babineaux Road, Sulphur – Jeff McKinney for \$100.00.
(AP04-001-17, TA 1346948) (District 15, Mr. Farnum)

21. Consideration of adopting ordinances allowing for disposition of the Police Jury's interest in and donation to the City of Lake Charles, for each of the following adjudicated properties, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto:

(A) Assessment No. 00456845 - 2133 Brooks Street;

(B) Assessment No. 00370630 - Medora Street (No Municipal Address);

(C) Assessment No. 00598186 - 301 Goos Boulevard;

(D) Assessment No. 00446483 - 2429 Dewey Street;

(E) Assessment No. 00404136 - 521 Adams Street; and

(F) Assessment No. 00573124 - 1501 Winterhalter Street.

22. Consideration of adopting an ordinance authorizing the purchase of property located at 2309 Timberlane Drive, Sulphur, through funding received from the FEMA Flood Mitigation Assistance (FMA) grant program to mitigate future flood losses of this repetitive loss structure and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 15, Les Farnum)

AGENDA NOTE: The buyout will be 100% funded with FEMA FMA funds. The Parish will purchase the property for the appraised value of \$175,000 plus all costs related to the appraisal, demolition, and closing.

23. **Take appropriate action** on bids received by the Parish Purchasing Agent on November 8, 2017, for Mosquito Control chemicals (annuals) with unit prices effective from January 1, 2018, until December 31, 2018.
24. Consideration of authorizing the Parish Purchasing Agent to advertise for bids for the *Calcasieu Correctional Center Security Door and Computer Upgrade Project* (DB-2017-FM-168).
25. Adjourn.

To: Calcasieu Parish Police Jury
From: Carolyn Rashall - License Coordinator
Date: November 16, 2017

The following have submitted applications for liquor and beer renewals for 2018 subject to your approval:

WARD I

The Whiskey Bluff, LLC
Wayne Hardin - Member
THE WHISKEY BLUFF
1525 Hwy 171 N
Lake Charles, LA 70611 Liquor & Beer 135.00
(Kevin White's District)

DG Louisiana, LLC
John Garratt - Manager
DOLLAR GENERAL #9340
645 Hwy 171 N
Lake Charles, LA 70611 Liquor & Beer (Pkg) 75.00
(Calvin Collins' District)

DG Louisiana, LLC
John Garratt - Manager
DOLLAR GENERAL #15811
3327 Hwy 171 N
Lake Charles, LA 70611 Liquor & Beer (Pkg) 75.00
(Kevin White's District)

WARD III

Four Corners Market, Inc.
Charles Kleckley - President
FOUR CORNERS MARKET
2602 Hwy 14 E
Lake Charles, LA 70607 Beer (Pkg) 25.00
(Kevin Guidry's District)

PHA Enterprises, Inc.
Paramjit Singh - President
K & R QUICK CHECK
5929 Common Street
Lake Charles, LA 70605 Liquor & Beer (Pkg) 75.00
(Dennis Scott's District)

Assemblage Capital, LC
 Wayne Holman - Member
LAVOGLIA RISTORANTE ITALIANO
 5656-B-2 Nelson Road
 Lake Charles, LA 70605 Liquor & Beer 135.00
(Guy Brame's District)

Calcasieu Parish Police Jury
 Jared LeBlue - Burton Operations Manager
BURTON COMPLEX
 7001 Gulf Hwy
 Lake Charles, LA 70607 Liquor & Beer 0.00
(Chris Landry's District)

DG Louisiana, LLC
 John Garratt - Manager
DOLLAR GENERAL #6342
 2319 Country Club Road
 Lake Charles, LA 70605 Liquor & Beer (Pkg) 75.00
(Guy Brame's District)

DG Louisiana, LLC
 John Garratt - Manager
DOLLAR GENERAL #8777
 5725 Hwy 14
 Lake Charles, LA 70607 Liquor & Beer (Pkg) 75.00
(Kevin Guidry's District)

WARD IV

JBE Development, LLC
 Charles Kleckley - Member
FISHERMAN'S HEADQUARTERS
 5340 Hwy 27 S
 Sulphur, LA 70665 Liquor & Beer (Pkg) 75.00
(Judd Bares' District)

Lacie A. Perkins d/b/a
THIB'S GROCERY & DELI
 1164 W Dave Dugas Road
 Sulphur, LA 70665 Liquor & Beer (Pkg) 75.00
(Judd Bares' District)

Glenn's Mart Grill & Deli, Inc.
 Glenn Cormier - President
CAJUN DELI USA C-STORE
 2701-A Beglis Pkwy
 Sulphur, LA 70665 Liquor & Beer (Pkg) 75.00
(Les Farnum's District)

He's Not Here Lounge, LLC
 Katie Gayle - Member
HE'S NOT HERE
 741 W Dave Dugas Road
 Sulphur, LA 70665 Liquor & Beer 135.00
(Judd Bares' District)

Bayou Landing of Carlyss, LLC

Anis Maredia - Member

BAYOU LANDING

7621 Hwy 27 S

Sulphur, LA 70665

(Judd Bares District)

Liquor & Beer (Pkg)

75.00

DG Louisiana, LLC

John Garratt - Manager

DOLLAR GENERAL #6117

4859 Hwy 27 S

Sulphur, LA 70663

(Judd Bares' District)

Liquor & Beer (Pkg)

75.00

WARD V

Starks VFW Memorial Post #4759

Harold Poole - Commander

STARKE MEMORIAL POST 4759

4402 Hwy 12

Starks, LA 70661

(Sandy Treme's District)

Liquor & Beer

135.00

DG Louisiana, LLC

John Garratt - Manager

DOLLAR GENERAL #9536

4249 Hwy 12

Starks, LA 70661

(Sandy Treme's District)

Liquor & Beer (Pkg)

75.00

WARD VII

Vinton Hookah Lounge, LLC

Randy Earl Chappell - Member

ANGELS

2363-A Hwy 109 S

Vinton, LA 70668

(Judd Bares' District)

Liquor & Beer

135.00

WARD VIII

Mansehra Company, Inc.

Nadeem Abbasi - President

LANDRY'S QUICK SERVE

6594 Hwy 3059

Lake Charles, LA 70615

(Shalon Latour's District)

Liquor & Beer (Pkg)

75.00

DG Louisiana, LLC

John Garratt - Manager

DOLLAR GENERAL #13099

6408 Hwy 3059

Iowa, LA 70647

(Shalon Latour's District)

Liquor & Beer (Pkg)

75.00

Page 4 (liquor and beer permits continued)

DG Louisiana, LLC

John Garratt - Manager

DOLLAR GENERAL #13528

6285 Hwy 90 E

Lake Charles, LA 70615

(Tony Guillory's District)

Liquor & Beer (Pkg)

75.00

TOTAL REMITTANCE:

1,750.00

FOR 2017 10

	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL

010 GENERAL FUND						

R0101 PROGRAM REVENUES						

R0101 43170	FEMA GRANT DISASTERS	0	0	14,407.64	.00	-14,407.64 100.0%*
R0101 43401	STATE GRANT - CIVIL DE	42,624	42,624	42,624.00	.00	.00 100.0%*
R0101 43402	STATE GRANT - EMS	5,000	5,000	5,043.50	.00	-43.50 100.9%*
R0101 43700	GRT-CITY OF L.C.-CIVIL	7,000	7,000	7,000.00	.00	.00 100.0%*
R0101 43705	GRANT - WARD 4 MARSHAL	118,000	118,000	50,377.58	.00	67,622.42 42.7%*
R0101 43720	JSA - CITY OF LC - GO	47,300	47,300	24,317.50	.00	22,982.50 51.4%*
R0101 44110	COURT COST - CORONER	11,000	11,000	8,161.73	.00	2,838.27 74.2%*
R0101 44114	WEED-GRASS CUTTING FEE	100,000	100,000	89,025.80	-1,090.36	10,974.20 89.0%*
R0101 44121	TRASH ABATEMENT/DEMOLI	12,000	12,000	4,195.75	387.00	7,804.25 35.0%*
R0101 44180	FACILITY MAINTENANCE F	135,000	135,000	135,000.00	.00	.00 100.0%*
R0101 45113	WARD 3 COURT FINES	90,000	90,000	41,513.00	2,375.00	48,487.00 46.1%*
R0101 45114	WARD 4 COURT FINES	110,000	110,000	89,054.29	9,218.99	20,945.71 81.0%*
R0101 48110	PARKING FEES-MAGNOLIA	30,000	30,000	26,571.83	3,288.55	3,428.17 88.6%*
R0101 48111	PARKING FEES - 901 BUI	3,900	3,900	3,290.00	650.00	610.00 84.4%*
R0101 48120	RENTAL FEES - MAGNOLIA	135,000	135,000	103,109.88	7,850.80	31,890.12 76.4%*
R0101 48121	RENTAL FEES - 901 LAKE	210,000	210,000	146,680.16	6,107.14	63,319.84 69.8%*
R0101 48300	DONATIONS	0	0	220,000.00	.00	-220,000.00 100.0%*
R0101 48500	SALE OF ASSETS	0	0	13,527.80	3,025.41	-13,527.80 100.0%*
R0101 49120	GRANT FROM HEALTH UNIT	500,000	500,000	.00	.00	500,000.00 .0%*
R0101 49150	TRANSFER FROM ADMIN FU	161,559	161,559	.00	.00	161,559.00 .0%*

R0102 GENERAL REVENUES						

R0102 41101	GENERAL ALIMONY TAX	6,594,239	6,594,239	6,606,424.31	3,653.27	-12,185.31 100.2%*
R0102 41102	AD VALOREM-COURTHOUSE	6,066,319	6,066,319	6,076,782.73	4,438.76	-10,463.73 100.2%*
R0102 41820	CABLE TV FRANCHISE TAX	930,000	930,000	817,667.75	105,769.32	112,332.25 87.9%*
R0102 43501	ST REVENUE SHARING-GEN	142,000	142,000	100,377.78	.00	41,622.22 70.7%*
R0102 43502	STATE REV SHARING-CRTH	338,325	338,325	239,194.36	.00	99,130.64 70.7%*
R0102 43510	STATE SHARED SEVERANCE	1,100,000	1,100,000	870,897.30	.00	229,102.70 79.2%*
R0102 43560	STATE SHARED BEER TAX	60,000	60,000	68,854.16	18,206.00	-8,854.16 114.8%*
R0102 46100	INTEREST INCOME	175,000	175,000	197,133.25	19,591.66	-22,133.25 112.6%*
R0102 47200	VIDEO POKER FEES	950,000	950,000	777,485.64	.00	172,514.36 81.8%*
R0102 48600	MISCELLANEOUS REVENUES	5,000	5,000	3,229.01	237.91	1,770.99 64.6%*
R0102 49990	TRANSFER FROM FUND BAL	400,988	400,988	.00	.00	400,988.00 .0%*

TOTAL GENERAL FUND	18,480,254	18,480,254	16,781,946.75	183,709.45	1,698,307.25	90.8%
TOTAL REVENUES	18,480,254	18,480,254	16,781,946.75	183,709.45	1,698,307.25	
GRAND TOTAL	18,480,254	18,480,254	16,781,946.75	183,709.45	1,698,307.25	90.8%

FOR 2017 10

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED

010 GENERAL FUND							

010111 LEGISLATIVE	631,206	631,206	520,691.41	47,979.72	.00	110,514.59	82.5%
010123 CITY/WARDS JUDICIAL	708,002	708,002	632,259.31	156,876.51	.00	75,742.69	89.3%
010125 CORONER - STATUTORY	773,000	773,000	685,250.00	311,318.00	.00	87,750.00	88.6%
010131 REGISTRAR OF VOTERS OFFICE	317,383	317,383	196,978.92	16,554.14	861.35	119,542.73	62.3%
010141 FACILITY MANAGMENT	4,907,931	4,907,931	3,716,714.29	390,546.80	248,798.36	942,418.35	80.8%
010143 MAGNOLIA LIFE BUILDING	536,178	536,178	375,957.46	47,621.07	.00	160,220.54	70.1%
010144 901 LAKESHORE BUILDING	1,049,184	1,049,184	722,441.89	88,954.20	12,575.00	314,167.11	70.1%
010147 PROP STANDARDS ENFORCEMENT	97,400	97,400	80,287.00	26,370.00	.00	17,113.00	82.4%
010149 COMMUNICATIONS AND MEDIA	626,299	626,299	495,420.41	41,150.25	.00	130,878.59	79.1%
010153 GENERAL ADMINISTRATION	649,988	649,988	505,760.20	31,416.56	.00	144,227.80	77.8%
010211 EMERGENCY PREPAREDNESS	1,534,404	1,534,404	1,018,899.87	119,769.32	125,222.92	390,281.21	74.6%
010213 CORRECTIONAL SERVICES	2,727,482	2,727,482	2,253,072.15	140,589.69	.00	474,409.85	82.6%
010215 CORRECTIONAL - MEDICAL	1,159,299	1,159,299	990,027.63	43,592.26	.00	169,271.37	85.4%
010601 COUNTY AGENT	0	0	.00	-215.07	.00	.00	.0%
010602 GO GROUP ADMINISTRATION	210,194	210,194	75,000.83	1,991.72	.00	135,193.17	35.7%
010913 MISCELLANEOUS GRANTS	2,552,304	2,552,304	1,947,273.49	5,622.00	.00	605,030.51	76.3%
TOTAL GENERAL FUND	18,480,254	18,480,254	14,216,034.86	1,470,137.17	387,457.63	3,876,761.51	79.0%
GRAND TOTAL	18,480,254	18,480,254	14,216,034.86	1,470,137.17	387,457.63	3,876,761.51	79.0%

** END OF REPORT - Generated by Tammy Bufkin **

FOR 2017 10

	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL

210 ENGINEERING/PUBLIC WORKS						

R1021 PROGRAM REVENUES						

R1021 43170 FEMA GRANT DISASTERS	0	0	460,632.43	.00	-460,632.43	100.0%*
R1021 44185 EQUIP MOVING FEES	0	0	4,122.50	.00	-4,122.50	100.0%*
R1021 48490 SALE OF SCRAP	0	0	1,198.80	.00	-1,198.80	100.0%*
R1021 48500 SALE OF ASSETS	0	0	146,966.64	5,012.00	-146,966.64	100.0%*
R1022 GENERAL REVENUES						

R1022 41300 SALES TAX	16,000,000	16,000,000	19,232,778.68	1,773,286.33	-3,232,778.68	120.2%*
R1022 46100 INTEREST INCOME	200,000	200,000	247,528.49	31,961.37	-47,528.49	123.8%*
R1022 48600 MISCELLANEOUS REVENUES	0	0	3,475.00	.00	-3,475.00	100.0%*
R1022 49160 TRANSFER FROM PWCF FOR	753,729	753,729	.00	.00	753,729.00	.0%*
R1022 49161 TRSF FR PWCF AGGR&ASPH	132,966	132,966	41,466.26	6,859.50	91,499.74	31.2%*
R1022 49162 TRSF FR PWCF AGGR&ASPH	84,937	84,937	49,378.80	658.04	35,558.20	58.1%*
R1022 49163 TRSF FR PWCF AGGR&ASPH	165,073	165,073	58,227.72	9,473.48	106,845.28	35.3%*
R1022 49164 TRSF FR PWCF AGGR&ASPH	193,019	193,019	105,101.16	5,529.32	87,917.84	54.5%*
R1022 49165 TRSF FR PWCF AGGR&ASHA	81,447	81,447	48,807.98	1,485.49	32,639.02	59.9%*
R1022 49166 TRSF FR PWCF AGGR&ASPH	86,420	86,420	13,545.30	1,926.50	72,874.70	15.7%*
R1022 49167 TRSF FR PWCF AGGR&ASPH	60,666	60,666	13,806.27	778.58	46,859.73	22.8%*
R1022 49168 TRSF FR PWCF AGGR&ASPH	78,674	78,674	27,469.32	2,523.88	51,204.68	34.9%*
R1022 49174 TRANSFER FROM 1.5 CENT	3,214,918	3,214,918	2,381,028.50	455,832.13	833,889.50	74.1%*
R1022 49990 TRANSFER FROM FUND BAL	1,913,831	2,298,219	.00	.00	2,298,219.00	.0%*
TOTAL ENGINEERING/PUBLIC WORKS	22,965,680	23,350,068	22,835,533.85	2,295,326.62	514,534.15	97.8%
TOTAL REVENUES	22,965,680	23,350,068	22,835,533.85	2,295,326.62	514,534.15	
GRAND TOTAL	22,965,680	23,350,068	22,835,533.85	2,295,326.62	514,534.15	97.8%
** END OF REPORT - Generated by Tammy Bufkin **						

FOR 2017 10

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED

210 ENGINEERING/PUBLIC WORKS							

210313 ENG/PW GENERAL OFFICE	3,604,771	3,604,771	2,845,669.30	78,675.92	4,884.52	754,217.18	79.1%
210315 ROAD DIVISION	5,961,163	5,961,163	4,125,241.41	384,050.73	96,918.54	1,739,003.05	70.8%
210317 EQUIPMENT MAINTENANCE	1,224,550	1,224,550	906,796.41	76,011.91	.00	317,753.59	74.1%
210319 VEGETATION CONTROL	2,775,695	2,775,695	1,673,788.27	129,971.53	71,298.00	1,030,608.73	62.9%
210321 ENGINEERING DESIGN	1,988,382	1,988,382	1,665,723.68	142,920.96	5,826.36	316,831.92	84.1%
210323 SURVEYING	376,825	376,825	254,535.19	27,818.15	16,536.86	105,752.95	71.9%
210325 INSPECTION	561,692	561,692	436,103.57	60,560.44	.00	125,588.43	77.6%
210326 TRAFFIC ENGINEERING	841,749	841,749	620,294.02	338,861.44	39,162.00	182,292.98	78.3%
210327 TRAFFIC MAINTENANCE	1,014,288	1,014,288	760,552.16	63,106.49	3,765.15	249,970.69	75.4%
210328 SPECIAL PROJECTS WORK CREW	1,191,565	1,191,565	808,713.27	68,649.72	3,200.00	379,651.73	68.1%
210331 CAPITAL/MAJOR EQUIPMENT	3,425,000	3,809,388	964,993.30	.00	190,000.00	2,654,394.70	30.3%
TOTAL ENGINEERING/PUBLIC WORKS	22,965,680	23,350,068	15,062,410.58	1,370,627.29	431,591.43	7,856,065.95	66.4%
GRAND TOTAL	22,965,680	23,350,068	15,062,410.58	1,370,627.29	431,591.43	7,856,065.95	66.4%
** END OF REPORT - Generated by Tammy Bufkin **							

FOR 2017 10

			ORIGINAL	REVISED	ACTUAL YTD	ACTUAL MTD	REMAINING	PCT
			ESTIM REV	EST REV	REVENUE	REVENUE	REVENUE	COLL

244 PARISH LIBRARY FUND								

R2441 PROGRAM REVENUES								

R2441	43170	FEMA GRANT DISASTERS	0	0	1,214.99	.00	-1,214.99	100.0%*
R2441	43426	GRANTS - OTHER	0	0	1,000.00	.00	-1,000.00	100.0%*
R2441	44761	PHOTO COPY FEES	60,000	60,000	61,063.40	4,915.95	-1,063.40	101.8%*
R2441	44762	MEETING ROOM FEES	4,000	4,000	2,545.85	150.00	1,454.15	63.6%*
R2441	45120	LIBRARY FINES	110,000	110,000	75,942.53	3,440.59	34,057.47	69.0%*
R2441	48320	DONATIONS - MEMORIALS	2,000	2,000	2,149.45	117.95	-149.45	107.5%*
R2441	48440	PROPERTY DAMAGE REIMBU	10,000	10,000	5,389.50	305.52	4,610.50	53.9%*
R2441	48500	SALE OF ASSETS	0	0	5,376.55	464.80	-5,376.55	100.0%*
R2441	48600	MISCELLANEOUS REVENUES	5,000	5,000	7,001.20	1,435.14	-2,001.20	140.0%*
R2442 GENERAL REVENUES								

R2442	41100	AD VALOREM TAXES	10,713,275	10,713,275	10,731,634.39	7,842.94	-18,359.39	100.2%*
R2442	43500	STATE REVENUE SHARING	113,036	113,036	79,916.02	.00	33,119.98	70.7%*
R2442	46100	INTEREST INCOME	100,000	100,000	133,388.14	11,968.62	-33,388.14	133.4%*
R2442	49990	TRANSFER FROM FUND BAL	189,494	889,494	.00	.00	889,494.00	.0%*
TOTAL PARISH LIBRARY FUND			11,306,805	12,006,805	11,106,622.02	30,641.51	900,182.98	92.5%
TOTAL REVENUES			11,306,805	12,006,805	11,106,622.02	30,641.51	900,182.98	
GRAND TOTAL			11,306,805	12,006,805	11,106,622.02	30,641.51	900,182.98	92.5%
** END OF REPORT - Generated by Tammy Bufkin **								

FOR 2017 10

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED

244 PARISH LIBRARY FUND							

244531 COMPUTING & COLLECTION SVCS	3,371,231	3,521,231	2,665,914.06	283,229.15	.00	855,316.94	75.7%
244533 LIBRARY ADMINISTRATION	621,475	621,475	523,392.37	28,181.59	.00	98,082.63	84.2%
244535 LIBRARY FACILITIES MANAGEMENT	2,677,730	3,227,730	2,049,308.19	175,340.36	885,019.00	293,402.81	90.9%
244537 LIBRARY PUBLIC SERVICES	4,394,785	4,394,785	3,574,896.10	334,504.57	.00	819,888.90	81.3%
244539 LIBRARY HUMAN RES & PROG	241,584	241,584	182,698.40	16,835.17	.00	58,885.60	75.6%
TOTAL PARISH LIBRARY FUND	11,306,805	12,006,805	8,996,209.12	838,090.84	885,019.00	2,125,576.88	82.3%
GRAND TOTAL	11,306,805	12,006,805	8,996,209.12	838,090.84	885,019.00	2,125,576.88	82.3%
** END OF REPORT - Generated by Tammy Bufkin **							



CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Consideration of adopting a resolution approving the recommendation of the terms of the Industrial Tax Exemption contract between the State of Louisiana, the Louisiana Department of Economic Development, and Phillips 66, with respect to its manufacturing plant located in Westlake, Louisiana.

AGENDA NOTE: On November 1, 2017, the designees from the Calcasieu Parish Taxing Authorities reviewed the request and unanimously recommended that an Industrial Tax Exemption incentive be offered to Phillips 66 for the above-cited project.



CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by JDAD, LLC, to rezone from General Commercial (C-2) to Light Industrial (I-1) to allow industrial development (distillery) at 5721 Common Street in Ward Three (RZ-0917-0030). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development; 2) that a Drainage Impact Analysis (DIA) be required, unless appropriate waivers are granted by the Division of Engineering; 3) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties; 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 5) that a landscape plan must be provided and approved prior to permitting; 6) that the screening and approved landscaping must be installed prior to issuance of a Certificate of Occupancy; 7) that permitting is subject to approval of the Louisiana Department of Transportation and Development; and 8) that the use be limited to a distillery.]

ATTACHMENTS:

Description	Type
JDAD, LLC- RZ-0917-0030	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-0917-0030

DATE RECEIVED 9/14/17

FEE \$200.00

APPLICANT INFORMATION

NAME: JDAD, LLC c/o J. W. Bates
 ADDRESS: c/o Keith Duplechin 1473 Josi Blair Lane
131 State Street, Lake Charles, LA 70605 Lake Charles, LA 70605
 PHONE NUMBER: (Home) _____ 337-244-0333
 (Work) _____ (Cell) 337-302-0505

PROPERTY INFORMATION

LOCATION: 5721 Common Street AMOUNT OF LAND: _____ x _____ = 1.08 acres
 IDENTIFYING LANDMARK: House and accessory building

PRESENT ZONING CLASSIFICATION: General Commercial (C-2)

METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM General Commercial (C-2)
 TO Light Industrial (I-1)

PURPOSE OF REQUEST: To allow industrial development(distillery).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE _____ DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____ | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X, X(S), AE</u> BFE <u>14</u> FT. | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See applications summary for stipulations.

Application Summary			
Applicant	JDAD, LLC	Submittal Date	9/14/17
Case Number	RZ-0917-0030	Site Area	1.08 Acres
Location	5721 Common Street	Police Jury District	6-Dennis Scott
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017
Request(s)			
To allow industrial development (distillery).			
Site Characteristics			
Present Zoning Classification	General Commercial (C-2)		
Existing Use	House, accessory building		
Urban Service Area	In	Flood Zone	X, X (Shaded), AE BFE 14'
Area Characteristics			
Surrounding Zoning	General Commercial (C-2), Mixed Residential (R-2), Single Family Residential (R-1), Multi-Family Residential (R-M), Heavy Industrial (I-2), Manufactured Home Park (R-MHP)		
Surrounding Uses	Residential, Commercial, Industrial		
Zoning History			
Original Zoning	General Commercial (C-2)	Date	1980
Recent Zoning Requests in Immediate Area			
In the past five years, there have been six zoning requests within the immediate area.			
<ul style="list-style-type: none"> • In 2017, the Police Jury granted a request by Pumpelly Oil Company, LLC to rezone from General Commercial (C-2) to Heavy Industrial (I-2) to allow heavy industrial (bulk storage of gasoline and diesel) at 5840 Common Street. • In 2016, the Planning and Zoning Board and the Police Jury granted a request by Lavoil Land Company, LLC to rezone from Mixed Residential (R-2) and General Commercial (C-2) to Multi-Family Residential (R-M) and General Commercial (C-2) to allow a multi-family residential development (42 units) and to allow general commercial development (restaurant and intensive recreational use) at 5617 Common Street. • In 2016, the Planning and Zoning Board granted a request by Lavoil Land Company, LLC for a variance to increase density requirements (allowed 25 units; requesting 42 units) at 5617 Common Street. • In 2015, the Planning and Zoning Board granted a request by Matthew Bonnitt for a zoning exception to allow residential development (manufactured home) at 925 LeBleu Road. • In 2015, the Planning and Zoning Board granted a request by Jonathan and Patricia Mathieu for a zoning variance to decrease the side yard setback (required 10 ft.; requesting 0 ft.) at 5603 Common Street. • In 2013, the Police Jury granted a request by Larry Thomas to rezone from Mixed Residential (R-2) to General Commercial (C-2) to allow commercial development on Common Street. 			
Recommendation			
<p>Because the proposed use includes a retail storefront and the scale of the overall structure is consistent with others in the area, the staff recommends that the request be granted with the following stipulations:</p> <ol style="list-style-type: none"> 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations 			

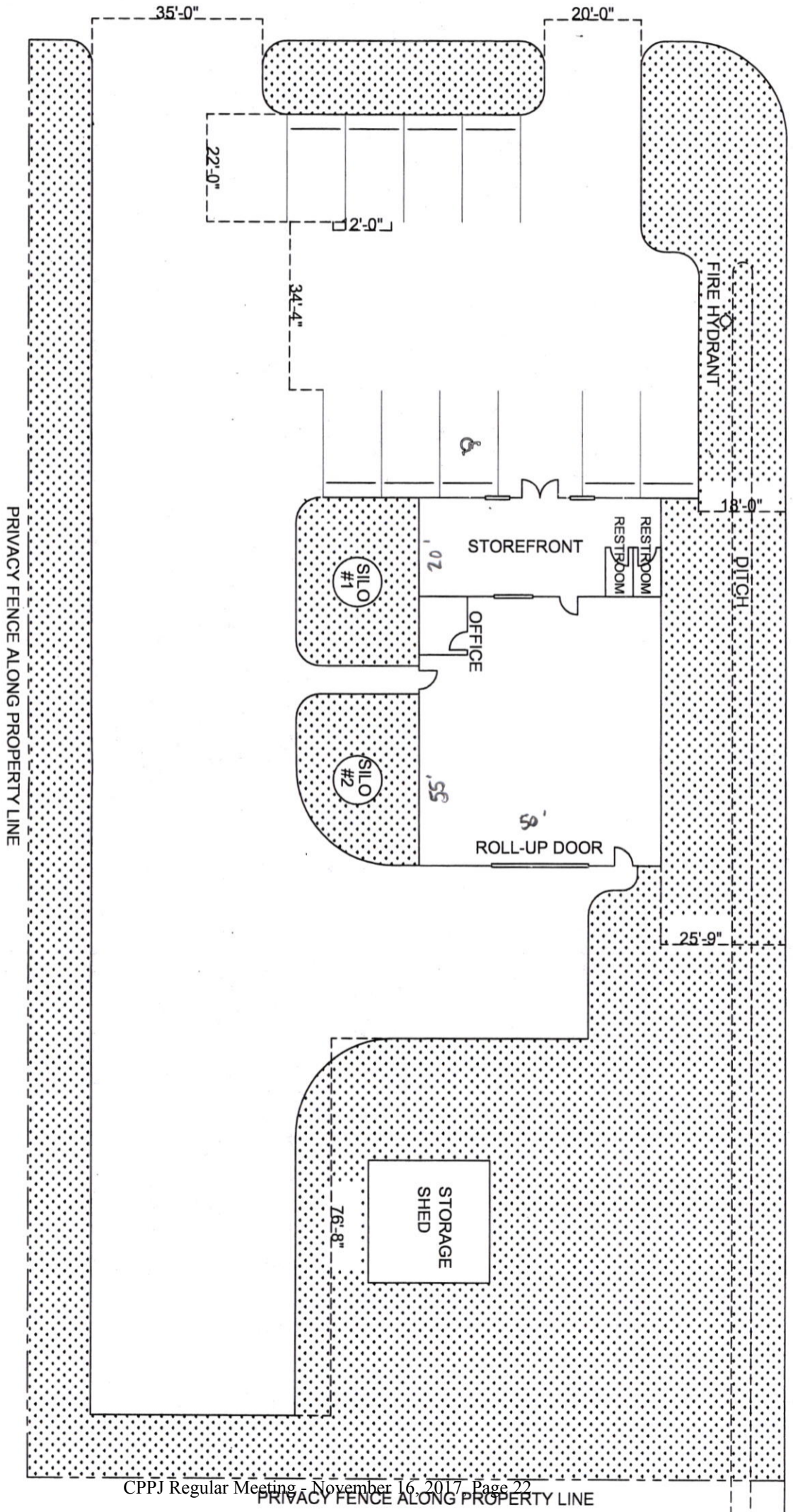
discovered during development;

- 2) that a Drainage Impact Analysis (DIA) be required, unless appropriate waivers are granted by the Division of Engineering;
- 3) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties;
- 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances;
- 5) that a landscape plan must be provided and approved prior to permitting;
- 6) that the screening and approved landscaping must be installed prior to issuance of a Certificate of Occupancy;
- 7) that permitting is subject to approval of the Louisiana Department of Transportation and Development; and
- 8) that the use be limited to a distillery.

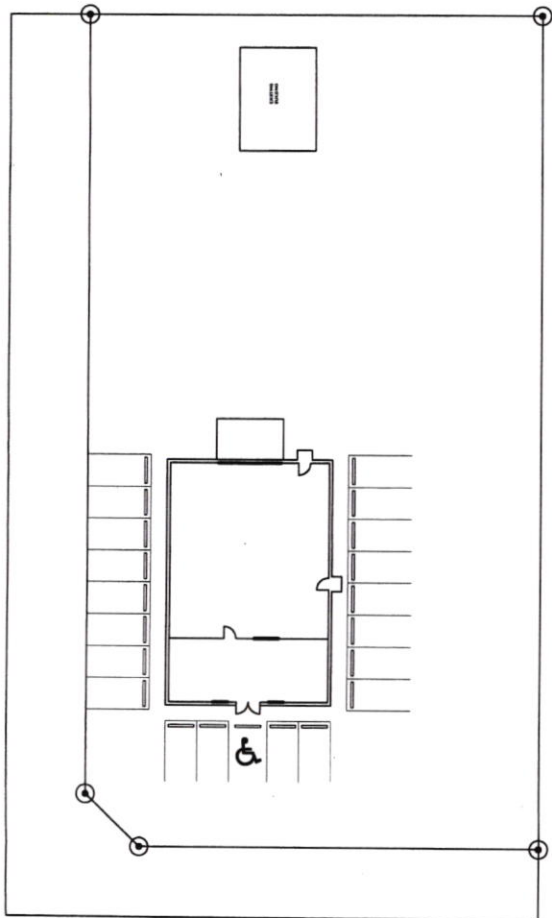


COMMON ST.

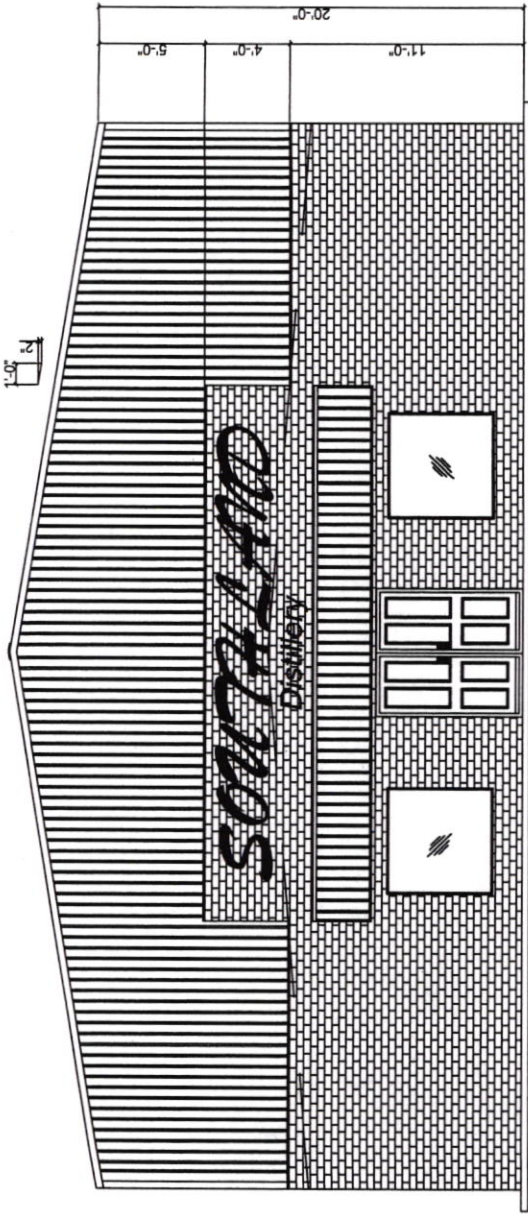
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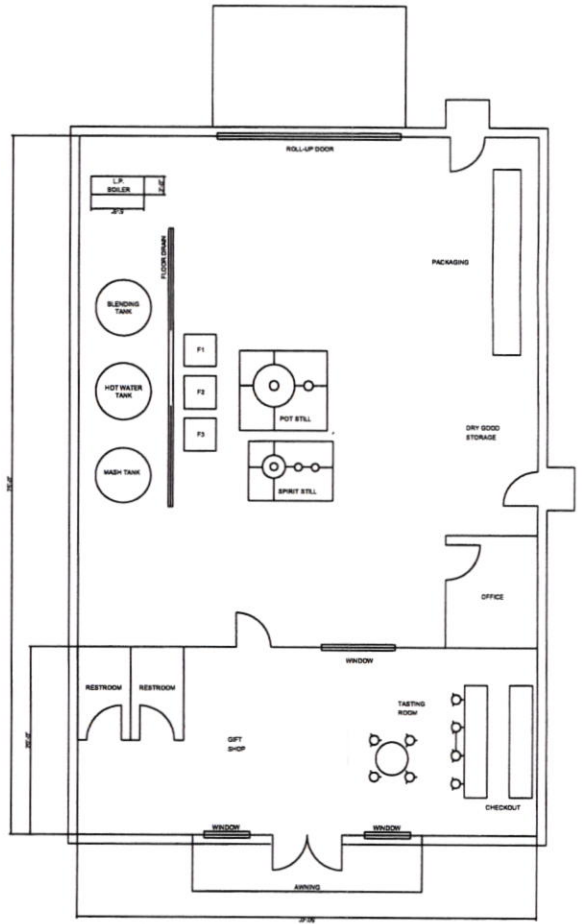


COMMON ST./GULF HWY.



FACING EAST

Handwritten notes in red ink:
 10/16/17
 Date: 10/16/17
 Scanned by [unclear]



SOUTHLAND DISTILLERY, LLC

PROPOSED PROPERTY AND BUILDING LAYOUT

OWNERS:
EDDIE WILLIAMS
JAMES BATES

James Bates, Owner
Edward Williams, Owner
Southland Distillery, LLC

September 7, 2017

Wes Craine
Parish Government Building
1015 Pithon St, 2nd Floor
P.O. Box 1583
Lake Charles, LA 70602

Dear Mr. Craine,

We are pleased to enclose our proposed process plan for Southland Distillery, LLC. Inside, you'll find an overview of our operating process, a process flow diagram, and a property description with proposed building layout.

The property of interest is currently zoned as C-2 (General Commercial). We are hoping your review finds that our business falls within the current zoning description.

We are eager to hear your comments and answer any questions you may have. We can be reached at the following email addresses and /or phone numbers:

James (JW) Bates; jwbatesjr@gmail.com; (337) 244-0333

Edward (Eddie) Williams; eddie.l.williams79@gmail.com; (337)658-0538

Sincerely,

James Bates and Edward Williams

Scanned and Uploaded

Date: 9-18-17

By: AB

SOUTHLAND DISTILLERY
PROPOSED PROCESS SCOPE

I. PREMISES

A. GENERAL DESCRIPTION

Southland Distillery, LLC will be a standard distillery plant that will be located in a commercial area in Lake Charles, Louisiana. We are in the distillery business to produce distilled alcoholic drinks such as Whiskey, Vodka, Gin, & Fruit Liqueurs.

Current proposed location will be 5721 Common St, Lake Charles, LA 70607.

B. CAPACITY

We will operate at a normal capacity of 1500 proof gallons (50% alcohol by volume) of distilled alcohol per year, with a maximum operating capacity of 4500 proof gallons per year.

C. ENVIRONMENTAL CONSTRAINTS

AIR

Carbon Dioxide (CO₂) will be emitted as a byproduct of fermentation. This emission will be minimal and will be discharged through the roof of the facility to the atmosphere.

Assuming a standard of 15.9 ft³ of Carbon Dioxide per 5 gallons of 8% abv mash brewed, our operation will produce a minimum of 3,800 ft³/month or a maximum of 11,500 ft³/month.

Emission from the natural gas burning boiler will be minimal.

All air emissions will be comparable to a small restaurant.

WATER AND SOLIDS

Our plan is to have zero solid waste to the environment. We plan to collect, dehydrate, and package our solid waste from the brewing process and sell that to local farmers for swine or cattle feed.

Water discharge from the distilling facility will be: 1) of the normal retail store variety from restrooms and storefront cleaning and 2) from small spillages in the distillery and cleaning of distillery equipment.

D. ENERGY CONSIDERATIONS

ELECTRICITY

Electricity costs are expected to be on the low end of an average small business because our business model expects to only operate lighting and ventilation of warehouse portion of the business for 4 days each week. We expect storefront operation, which will require additional lighting and HVAC, for only 3 days each week.

SOUTHLAND DISTILLERY
PROPOSED PROCESS SCOPE

Minimum usage will be approximately 1,000 kWh per month; maximum will be 2,000 kWh per month.

NATURAL GAS

The Distillery will use natural gas to power a low pressure steam boiler (LPSB) system which will be used to heat liquids of our mashing and distilling processes.

Minimum usage will be 3,300 ft³ per month; maximum will be 10,000 ft³ per month.

II. TECHNOLOGY

A. PROCESS DESCRIPTION

The processes of our distillery will be considered in three separate/distinct processes (Brewing, Distilling, and Aging) which will be briefly described below:

i. Brewing

The first stage in our distilleries process is brewing beer by steeping a starch source in warm water. The starches will be converted to sugar by adding malted barley or corn. We will then ferment the resulting sugary liquid with yeast. The yeast will consume the sugars in the liquid to produce Ethanol and Carbon Dioxide gas ($C_6H_{12}O_6 \rightarrow 2 C_2H_5OH + 2 CO_2$). The CO₂ gas will be evacuated to the atmosphere and the resulting liquid (8 – 12 %abv) will be distilled.

ii. Distilling

Distillation is the process of separating the ethanol from the liquid mixture by selective evaporation and condensation. The resulting distillate is divided into three phases called: heads, hearts, and tails. The higher proof alcohols (heads) and the lower proof alcohols (tails) are not meant for human consumption. Together these are referred to as the “feints.” Since both contain a lot of ethanol and residual flavor, they are mixed together and saved for future recovery. The middle part of the spirit run, hearts (between 80% - 60% abv), is the best tasting, useful alcohol which will be collected and sent to be either bottled, in the case of vodka or gin, or aged, in the case of whiskey or bourbon.

iii. Aging

All of the alcohol mixture considered hearts that is neither vodka nor gin will be aged in either used oak barrels (for whiskey) or new oak barrels (for bourbon). The aging process may last anywhere from a few months to several years depending on the desired taste profile.

B. PROCESS FLOW DIAGRAMS

See attached flow diagram.

SOUTHLAND DISTILLERY
PROPOSED PROCESS SCOPE

C. RAW MATERIALS

Locally grown rice, wheat, and corn will be the staple grains used to produce our mashes. Malted barley and rye will also be used in the process.

Minimum usage will be 2,500 pounds of grain each month; maximum will be 10,000 pounds each month.

D. UTILITIES

Our facility is expected use 3,000 to 6,000 gallons of municipal water per month.

A private septic system will dispose of all waste.

III. FACILITIES

A. TRAFFIC

Increased traffic to the surrounding area will be minimal. It is proposed that the facility will be open to public traffic three days each week: Thursdays, Fridays, and Saturdays; afternoons and evenings. Public parking area will be for a maximum of 21 vehicles, but normal customer attendance during open hours should be much less.

Larger vehicle traffic to receive/pick-up shipments will be minimal.

B. NOISE

Noise disturbance from the business operations will be comparable to small retail sales facility.

C. EXTERIOR LIGHTING

No adverse affects to the surrounding area should be experienced from our business lighting. We propose to have standard security lighting around the building, façade lighting on the front of the building, and one (1) yard front sign with soft lighting.

D. MATERIALS OF CONSTRUCTION

Food-grade stainless steel and plastics will be used as materials of construction for all equipment that will be in contact with the alcohol product.

E. EQUIPMENT SUMMARY

Below is a list of primary equipment that will be used in the facility:

- Low Pressure Steam Boiler; Output: 516,000 BTU.
- Hot Water Holding Tank; Capacity: 300 Gallons
- Mash Tank; Capacity: 500 Gallons
- Pot Still; Capacity: 300 Gallons
- Spirit Still; Capacity: 100 Gallons

SOUTHLAND DISTILLERY
PROPOSED PROCESS SCOPE

Ancillary equipment will also be required such as: grain mill, ferment tanks, low-wine product tanks, final product holding tanks, bottling and packaging equipment, etc...

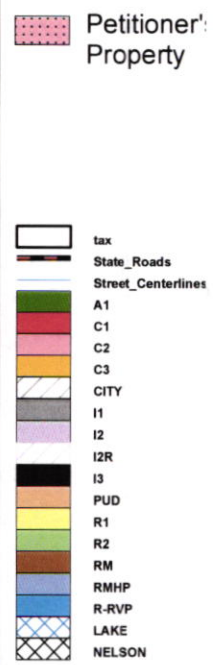
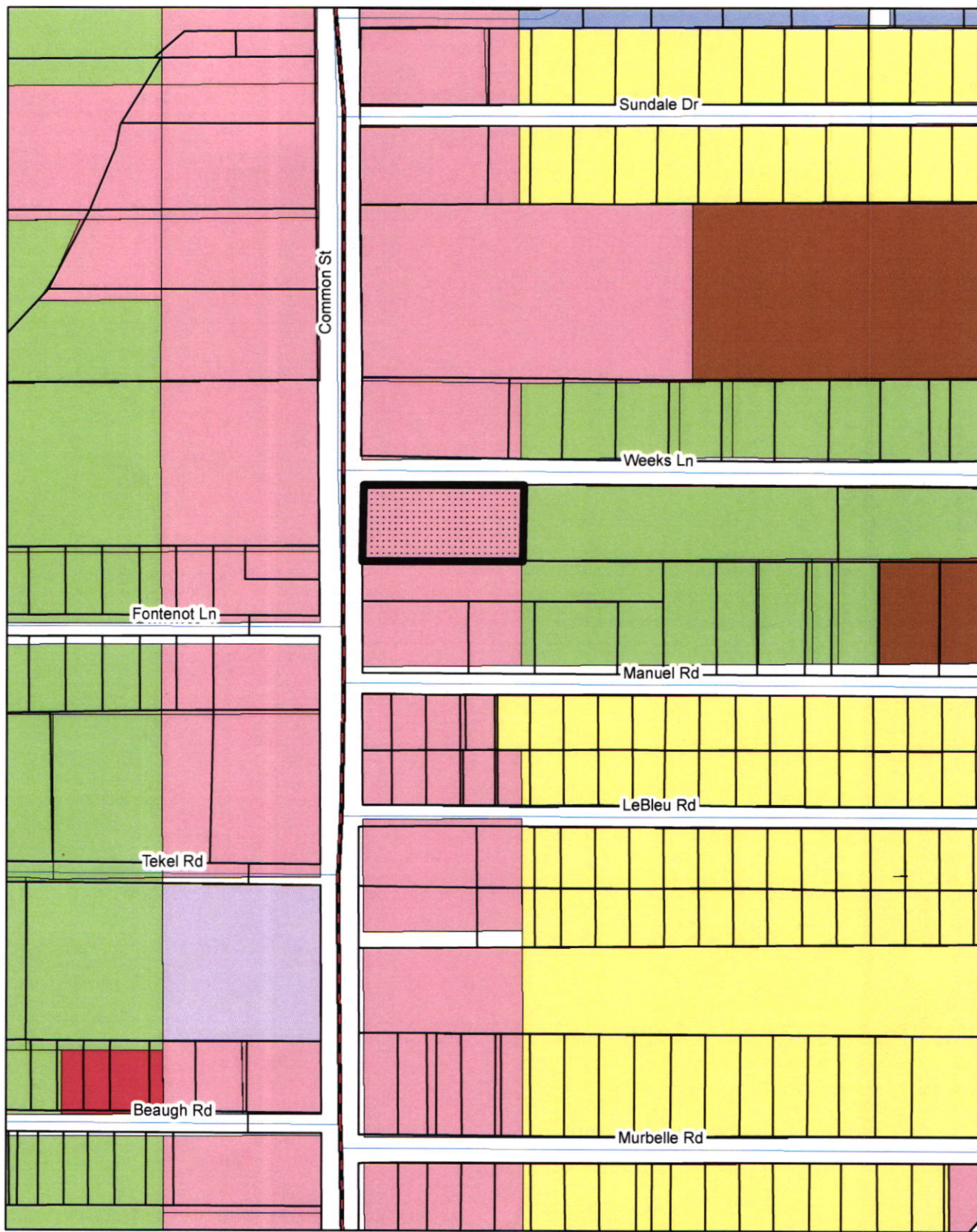
F. FIRE PROTECTION

Our facility will be equipped with fire suppression equipment to meet state fire marshal approval.

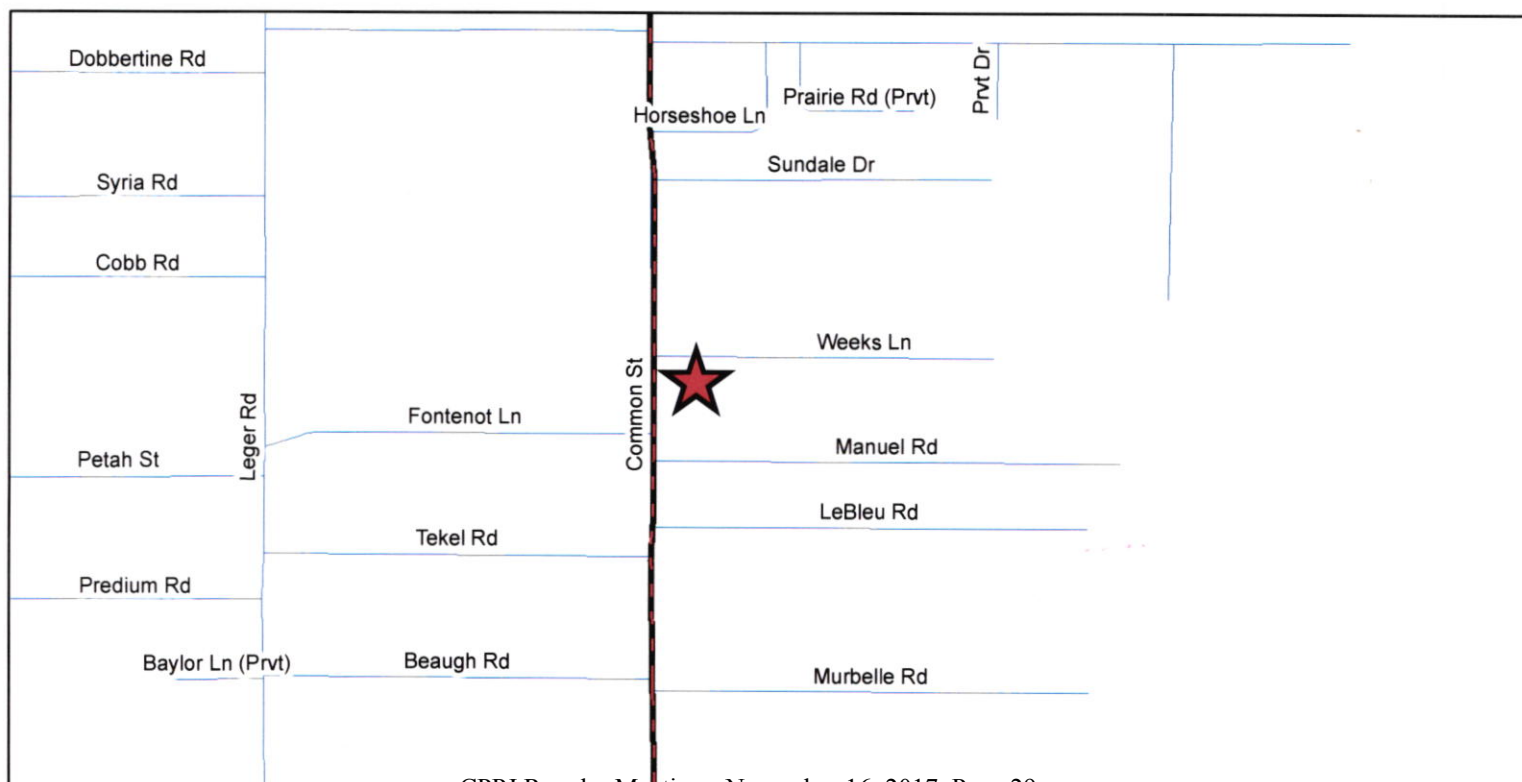
G. PIPING

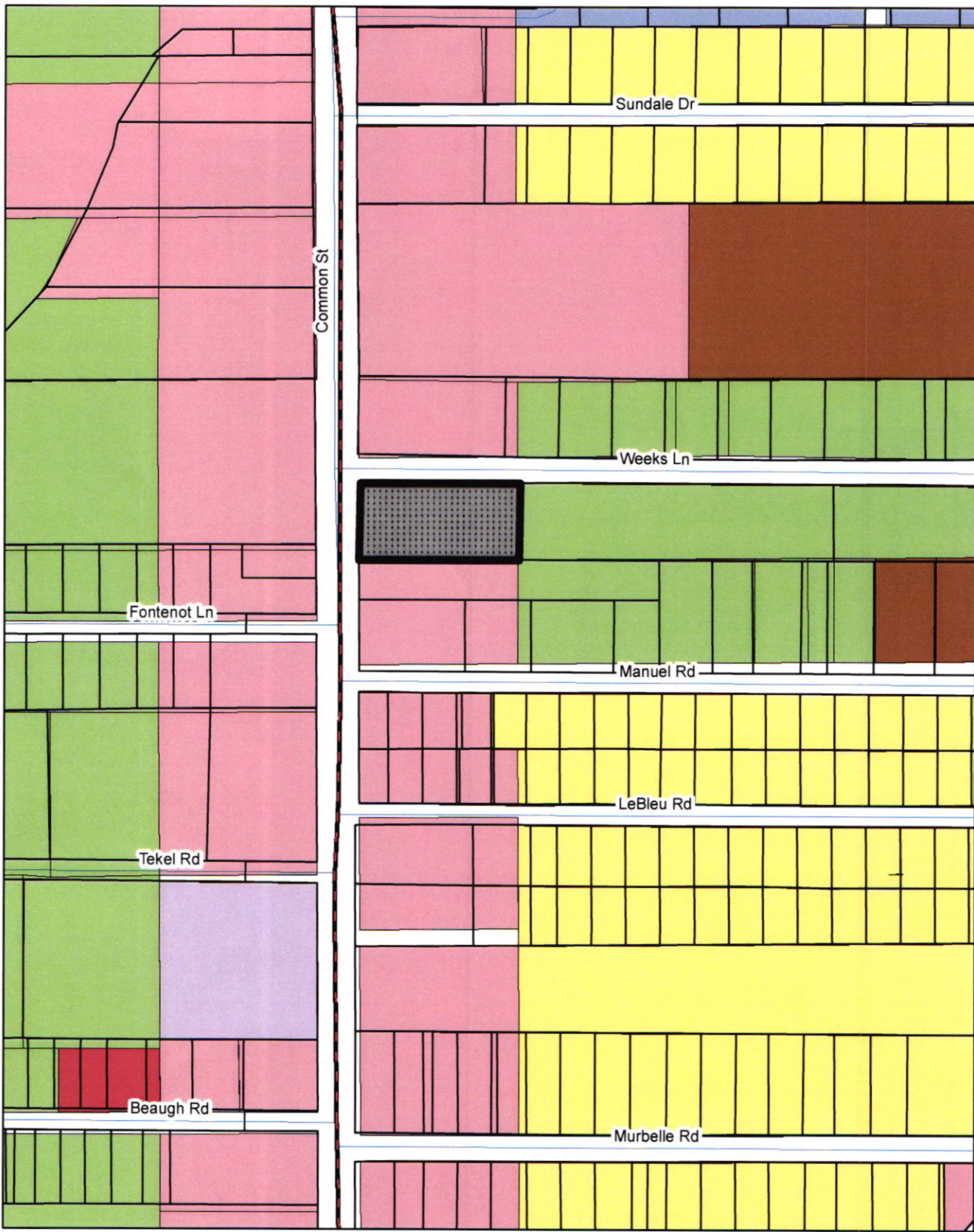
Primary product handling piping and hoses will be constructed of food-grade materials suitable for the high alcohol content of the product. Utility water piping will be constructed of either galvanized carbon steel or copper. All other piping will meet local health department requirements.

JDAD, LLC

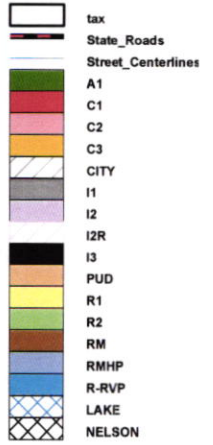


Police Juror
District 6
Dennis Scott

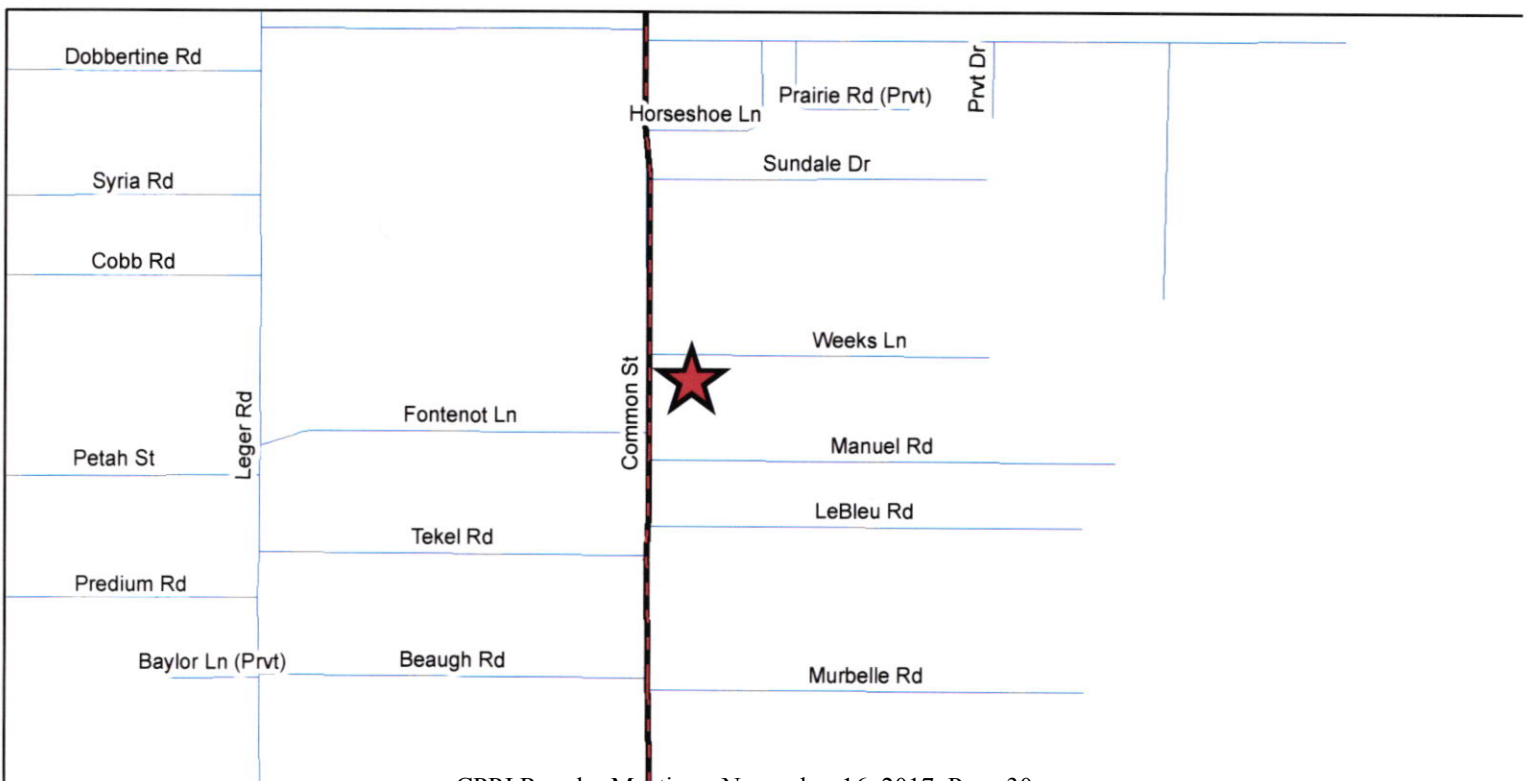




Petitioner's Property



Police Juror
District 6
Dennis Scott





RZ-0917-0030 & VAR-6917-0026
October 2017



RZ-0917-0030 & VAR-0917-0026
October 2017



RZ-0917-0030 & VAR-0917-0026
October 2017





CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by Debra Ardoin Poole to rezone from Agricultural (A-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (1 recreational vehicle space and 1 manufactured home space) at 1720 Lewis Street in Ward Four (RZ-0917-0031). (District 13, Mr. Andrepont)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that RV “park model” types are prohibited; 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; and 5) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering.]

ATTACHMENTS:

Description	Type
▢ Debra Poole RZ-0917-0031	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-0917-0031

DATE RECEIVED 9/19/17

FEE \$200.00

APPLICANT INFORMATION

NAME: Debra Poole
 ADDRESS: 1720 Lewis Street
Sulphur, LA 70663
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-764-8832

PROPERTY INFORMATION

LOCATION: 1720 Lewis Street AMOUNT OF LAND: _____ x _____ = 1.31 acres
 IDENTIFYING LANDMARK: Manufactured Home and Recreational Vehicles
 PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agricultural (A-1)
 TO Recreational Vehicle Park (R-RVP)

PURPOSE OF REQUEST: To allow a recreational vehicle park (1 recreational vehicle space and 1 manufactured home space).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Debra Poole DATE 9-19-2017

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | YES | <u>NO</u> | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | NO | N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | YES | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____ | <u>YES</u> | NO | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT. | YES | <u>NO</u> | N/A |

STAFF RECOMMENDATION: Staff recommends the request be denied.

LEGAL DESCRIPTION: _____

ADMINISTRATIVE REVIEW

Run dates of Legal Ad: _____
Final Action: Granted _____ Denied _____ Other _____
Comments: _____

Secretary Signature _____

PLANNING & ZONING BOARD ACTION:

PUBLIC HEARING DATE: _____ RUN DATES OF LEGAL AD: _____
MEMBERS PRESENT: _____

RECOMMENDATION: GRANTED _____ DENIED _____ OTHER _____
VOTE OF MEMBERS: FOR _____ AGAINST _____ ABSTAIN _____
COMMENTS: _____

PUBLIC WORKS COMMITTEE ACTION:

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____
OTHER _____

POLICE JURY ACTION: (FOR RATIFICATION OF PLANNING BOARD ACTION ONLY)

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____ OTHER _____
COMMENTS: _____

SECRETARY SIGNATURE _____
ORDINANCE NUMBER: _____

Application Summary

Applicant	Debra Poole	Submittal Date	9/19/17
Case Number	RZ-0917-0031	Site Area	1.31 Acres
Location	1720 Lewis Street	Police Jury District	13- Francis Andrepont
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017

Request(s)

To allow a recreational vehicle park (a recreational vehicle space and a manufactured home space).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Existing Use	Manufactured home and three recreational vehicles		
Urban Service Area	Out	Flood Zone	X

Area Characteristics

Surrounding Zoning	Agricultural (A-1), General Commercial (C-2), Single Family Residential (R-1)		
Surrounding Uses	Residential		

Zoning History

Original Zoning	Agricultural (A-1)	Date	1982
------------------------	--------------------	-------------	------

Recent Zoning Requests in Immediate Area

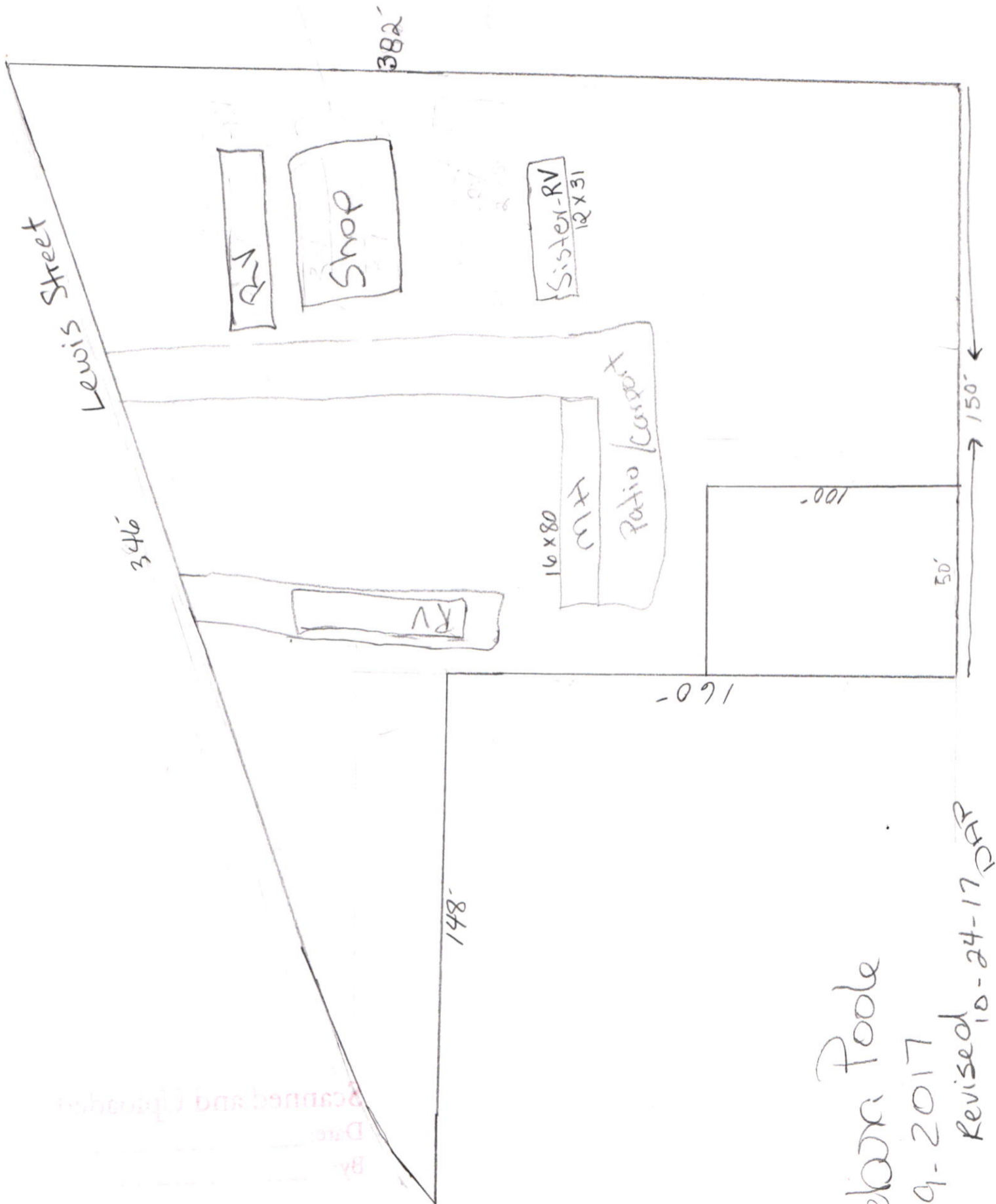
In the past five years, there has been one zoning request within the immediate area.

- In 2016, the Planning and Zoning Board **granted** a request by Krause & Managan Lumber Company, LTD for an exception to allow light commercial development (agricultural business office) at 1900 North Beglis Parkway.

Recommendation

Because a recreational vehicle is not a permanent residence, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following stipulations:

- 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties;
- 3) that RV "park model" types are prohibited;
- 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; and
- 5) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering.



Debra Poole
 9-19-2017
 Revised 10-24-17 DPB

Scanned and
 Date
 By

Scanned and Uploaded

Date: 9-26-17

By: AB

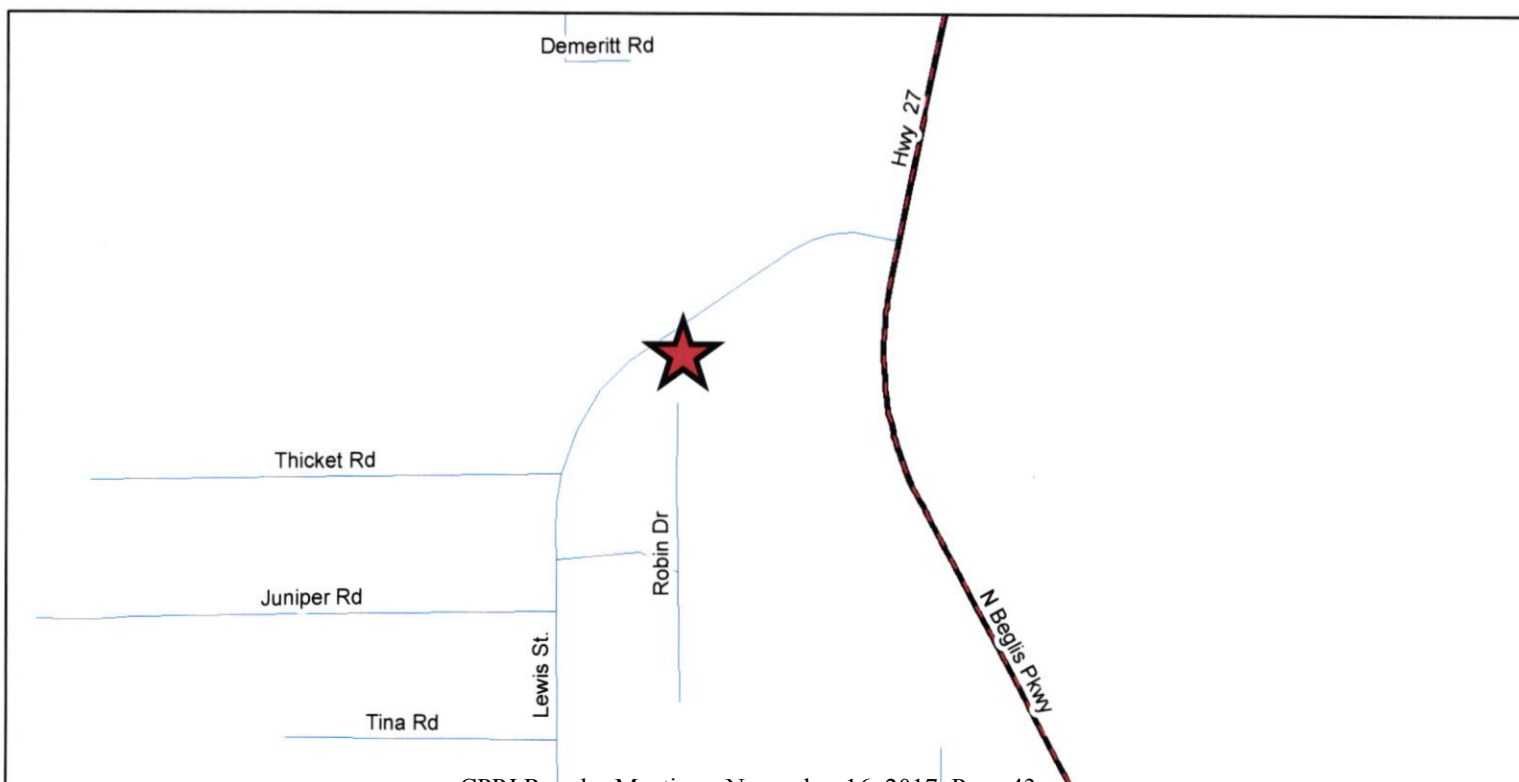
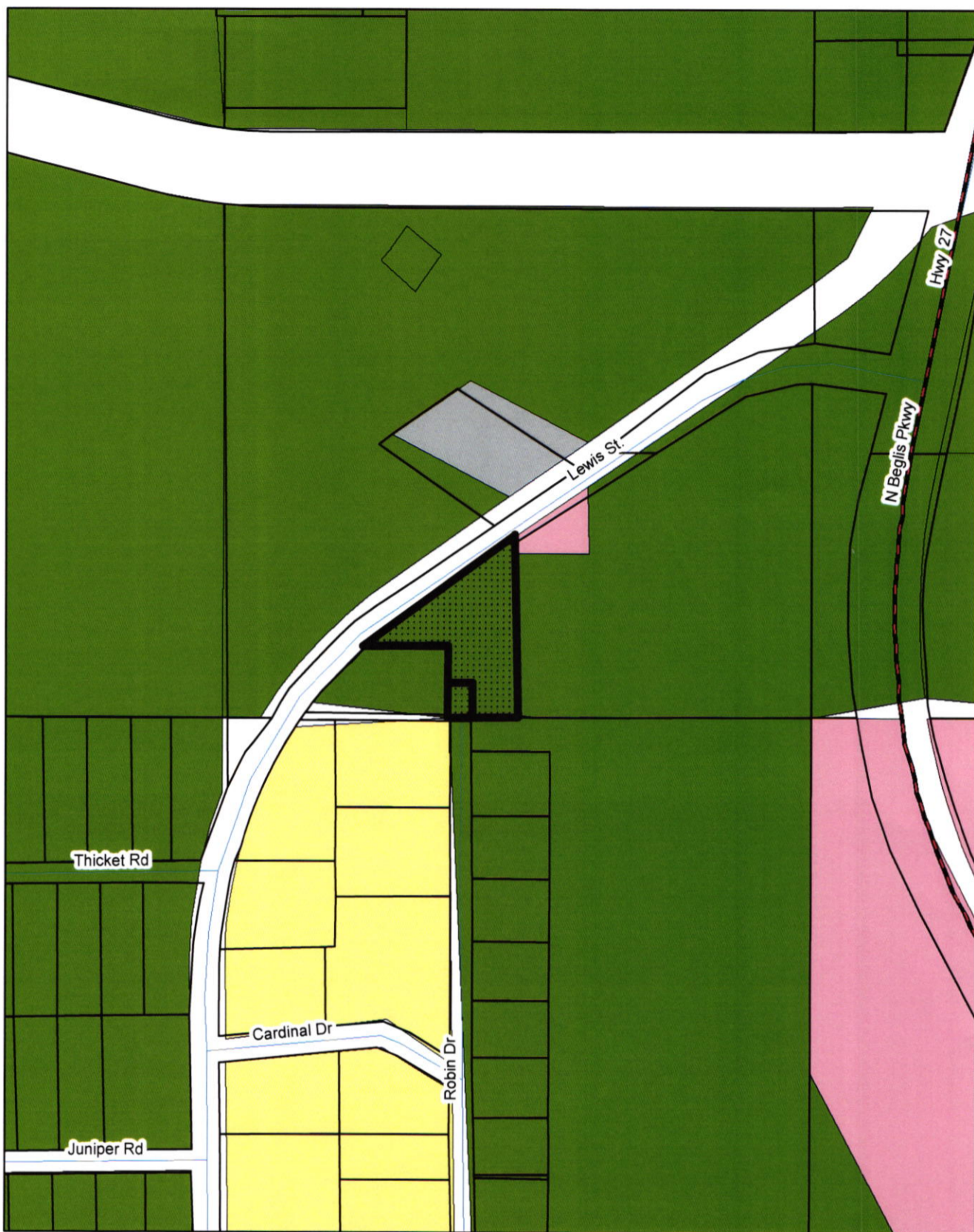


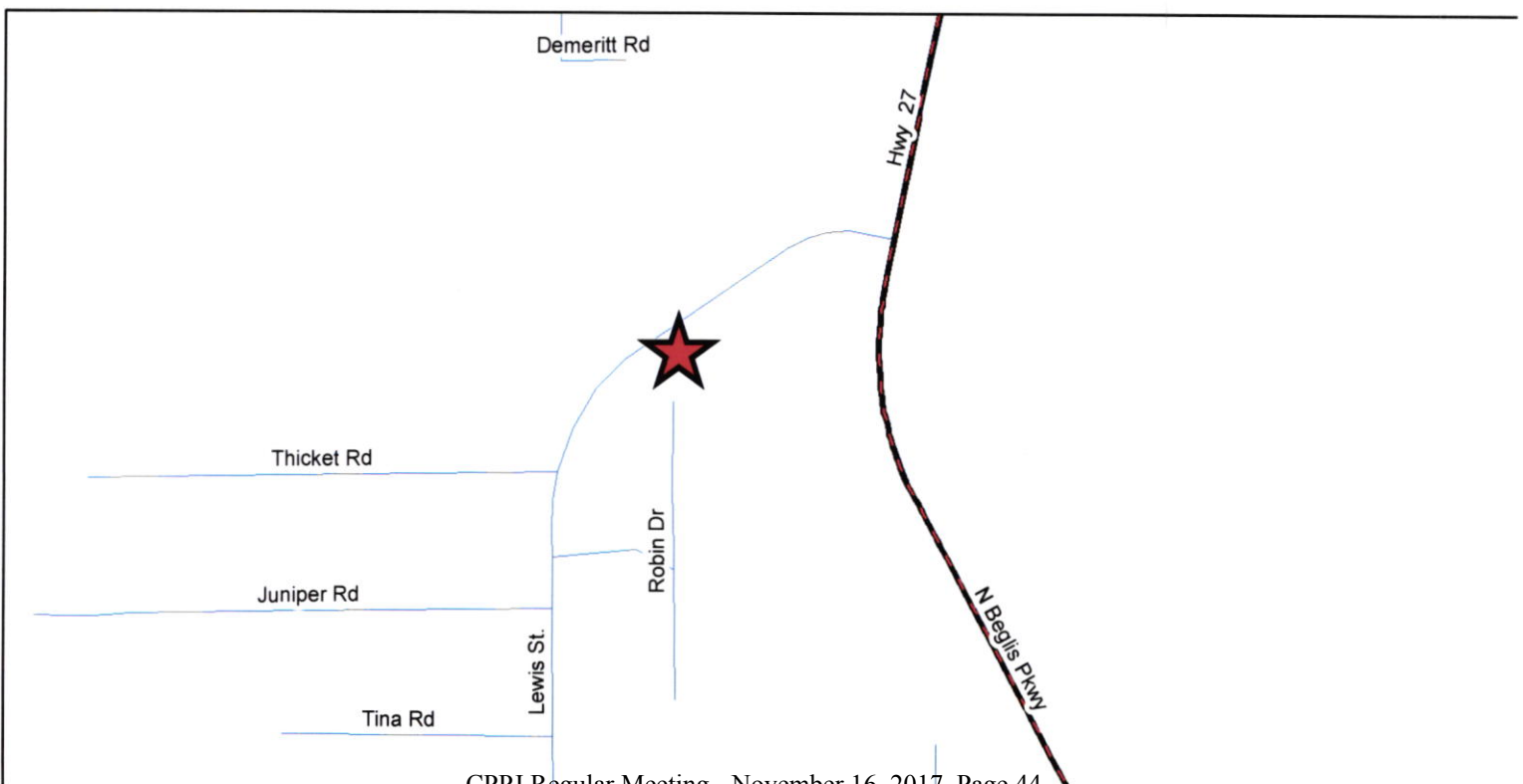
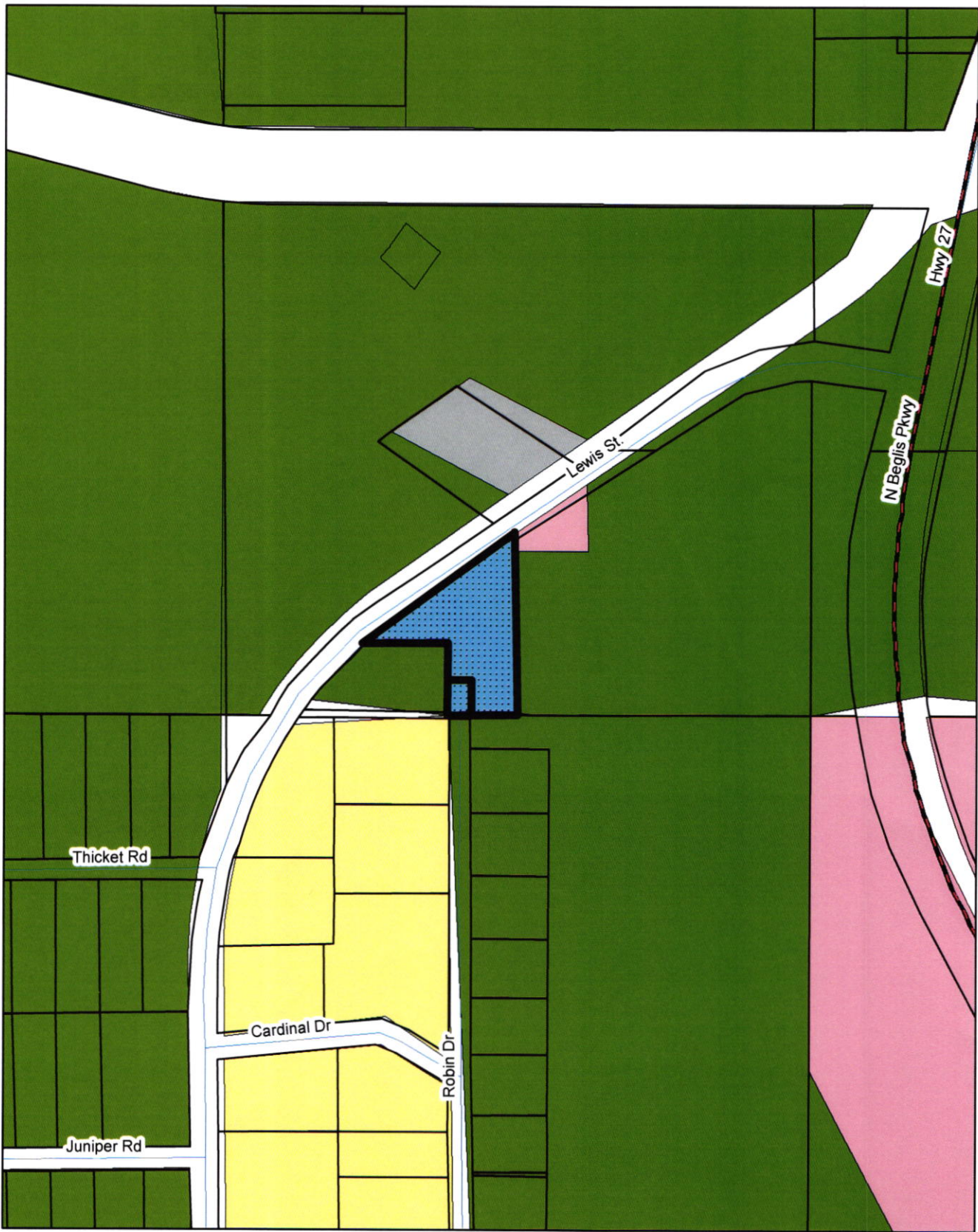
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Date: 9-26-17

By: AM

Debra Poole







RZ-0917-0031 & VAR-0917-0024
October 2017



RZ-0917-0031 & VAR-0917-0024
October 2017



RZ-0917-0031 & VAR-0917-0024
October 2017





CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by Charles Viccellio, et al, to rezone from General Commercial (C-2) to Light Industrial (I-1) to allow commercial development (automobile repair, body shop) at 6109 Common Street in Ward Three (RZ-0917-0032). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan and elevations on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a landscape plan must be provided and approved prior to permitting; 5) that the screening and approved landscaping must be installed prior to issuance of a Certificate of Occupancy; 6) that a six foot privacy fence (i.e. wooden slats or metal hurricane-type with slats) be installed along the north, east, and south property lines; 7) that any storage is located in the rear and is not permitted outside of the fenced area of the property; 8) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and 9) that permitting is subject to approval of the Louisiana Department of Transportation and Development.]

ATTACHMENTS:

Description	Type
□ Charles Viccellio, et al RZ-0917-0032	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-0917-0032

DATE RECEIVED 9/21/17

FEE 200.00

APPLICANT INFORMATION

NAME: Charles Vicellio, et al
 ADDRESS: 4113 Beau Chene Drive
Lake Charles, LA 70605
 PHONE NUMBER: (Home) _____
 (Work) 337-474-0203 (Cell) _____

PROPERTY INFORMATION

LOCATION: 6109 Common Street AMOUNT OF LAND: _____ x _____ = 2.16 acres
 IDENTIFYING LANDMARK: Vacant
 PRESENT ZONING CLASSIFICATION: General Commercial (C_2)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM General Commercial (C-2)
 TO Light Industrial (I-1)

PURPOSE OF REQUEST: to allow a light industrial development (automobile repair, body shop).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE [Signature] DATE 9/21/17

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X, X(S), AE</u> BFE <u>14</u> FT. | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for stipulations.

LEGAL DESCRIPTION: _____

ADMINISTRATIVE REVIEW

Run dates of Legal Ad: _____
Final Action: Granted _____ Denied _____ Other _____
Comments: _____

Secretary Signature _____

PLANNING & ZONING BOARD ACTION:

PUBLIC HEARING DATE: _____ RUN DATES OF LEGAL AD: _____
MEMBERS PRESENT: _____

RECOMMENDATION: GRANTED _____ DENIED _____ OTHER _____
VOTE OF MEMBERS: FOR _____ AGAINST _____ ABSTAIN _____
COMMENTS: _____

PUBLIC WORKS COMMITTEE ACTION:

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____
OTHER _____

POLICE JURY ACTION: (FOR RATIFICATION OF PLANNING BOARD ACTION ONLY)

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____ OTHER _____
COMMENTS: _____

SECRETARY SIGNATURE _____
ORDINANCE NUMBER: _____

Application Summary

Applicant	Charles Viccellio, et al	Submittal Date	9/21/17
Case Number	RZ-0917-0032	Site Area	2.16 Acres
Location	6109 Common Street	Police Jury District	6- Dennis Scott
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017

Request(s)

To allow a light industrial development (automobile repair, body shop).

Site Characteristics

Present Zoning Classification	General Commercial (C-2)		
Existing Use	Vacant		
Urban Service Area	In	Flood Zone	X, X (Shaded), AE, Bfe 14'

Area Characteristics

Surrounding Zoning	General Commercial (C-2), Manufactured Home Park (R-MHP), Single Family Residential (R-1), Recreational Vehicle Park (R-RVP), Agricultural (A-1), Light Commercial (C-1), Heavy Industrial (I-2)		
Surrounding Uses	Residential, Commercial		

Zoning History

Original Zoning	General Commercial (C-2)	Date	1980
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Recent Zoning Requests in Immediate Area

In the past five years, there have been three zoning requests within the immediate area.

- In 2017, the Police Jury **granted** a request by Pumpelly Oil Company, LLC to rezone from General Commercial (C-2) to Heavy Industrial (I-2) to allow heavy industrial development (bulk storage of gasoline and diesel) at 5840 Common Street.

Recommendation

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following stipulations:

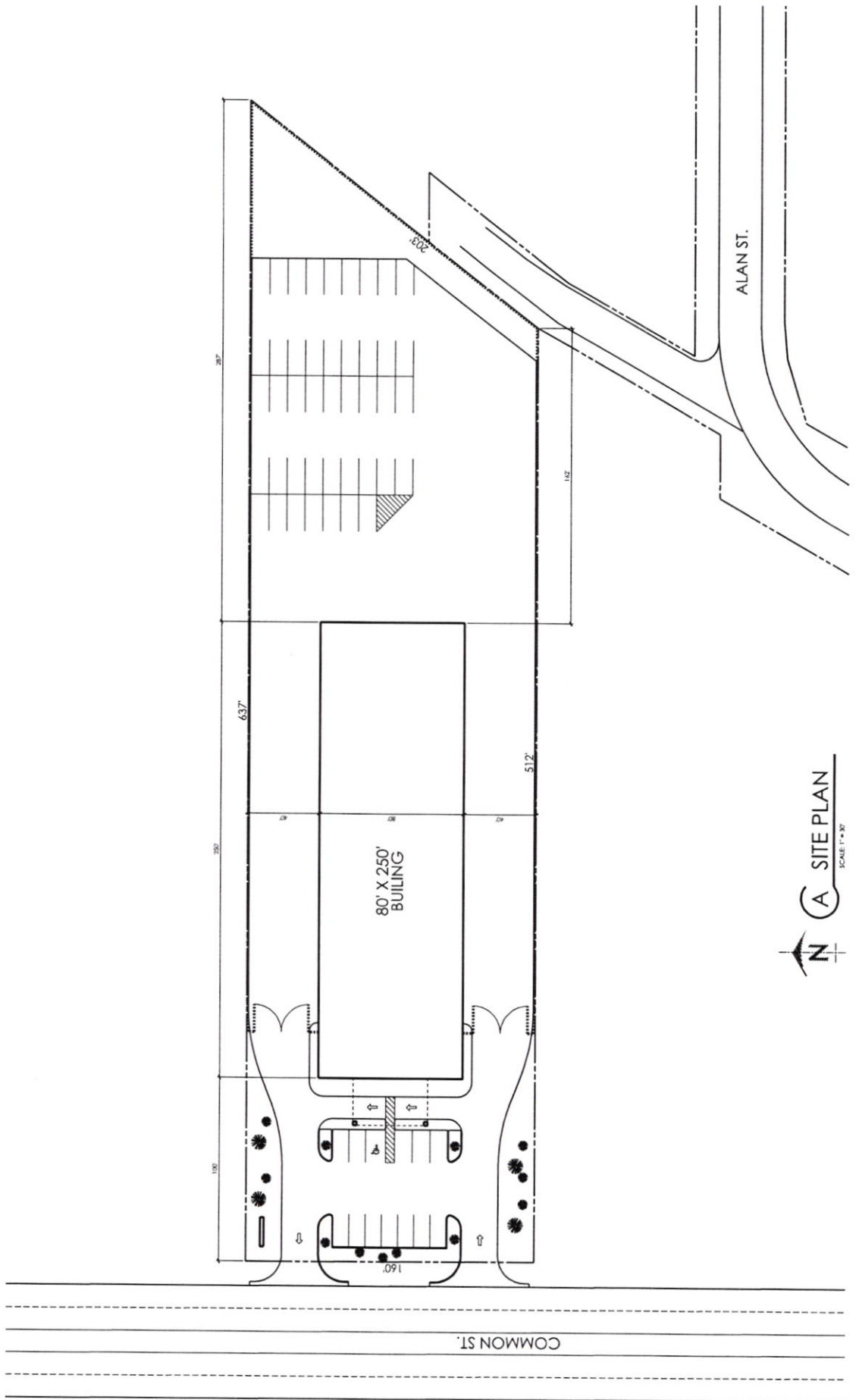
- 1) that the development adhere to the site plan and elevations on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties;
- 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances;
- 4) that a landscape plan must be provided and approved prior to permitting;
- 5) that the screening and approved landscaping must be installed prior to issuance of a Certificate of Occupancy;
- 6) that a six foot privacy fence (i.e. wooden slats or metal hurricane-type with slats) be installed along the north, east, and south property lines;
- 7) that any storage is located in the rear and is not permitted outside of the fenced area of the property;
- 8) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and
- 9) that permitting is subject to approval of the Louisiana Department of Transportation and Development.

Auto Elite Collision Center
XXX Common St. Lake Charles, LA

SHEET

Golson Architecture
370 Wood Street, Suite G
West Monroe, LA 71291
Tel: 410 0000
Fax: 410 0000

PRELIMINARY
NOT FOR
CONSTRUCTION
10.25.17



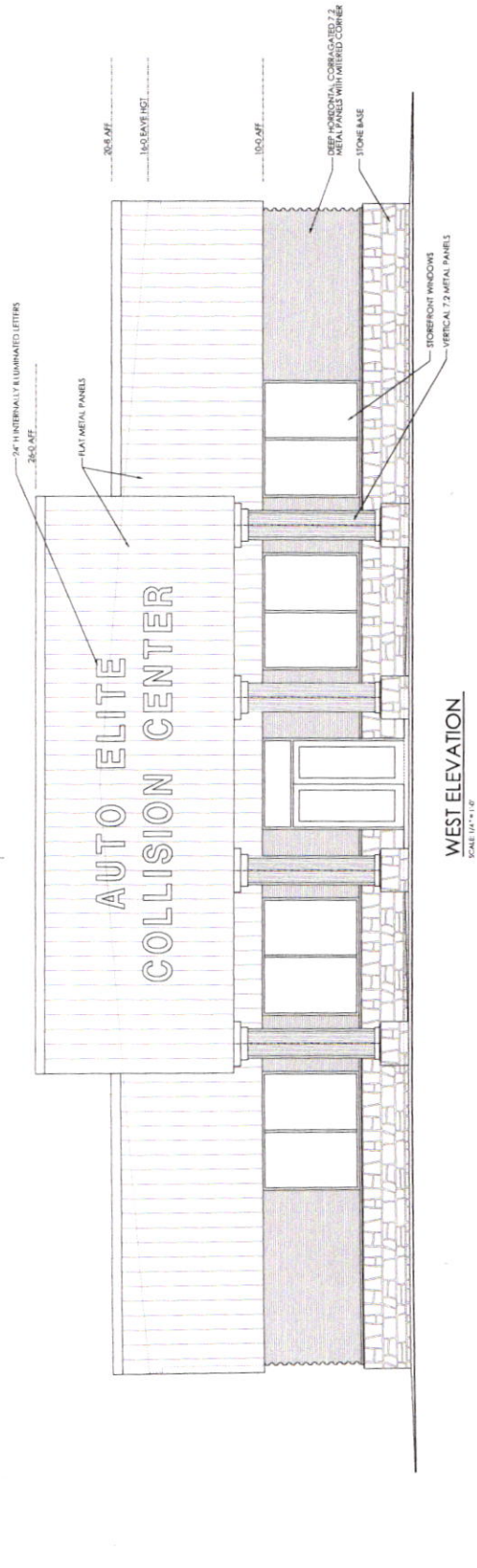
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by
[Signature]

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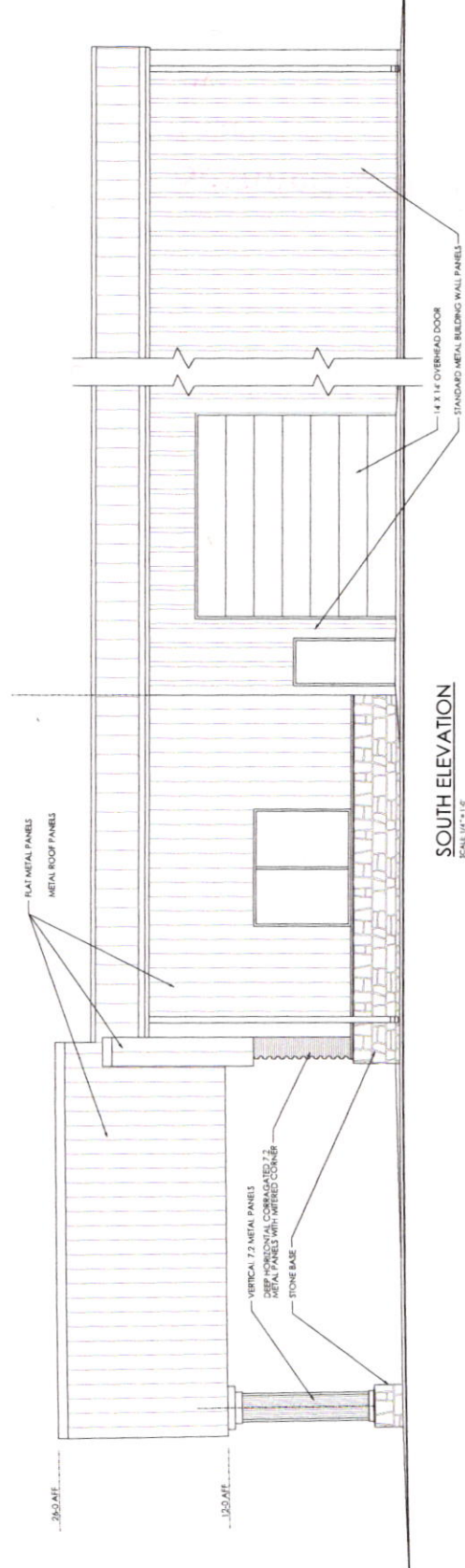
Date: 10/30/17

By: AB

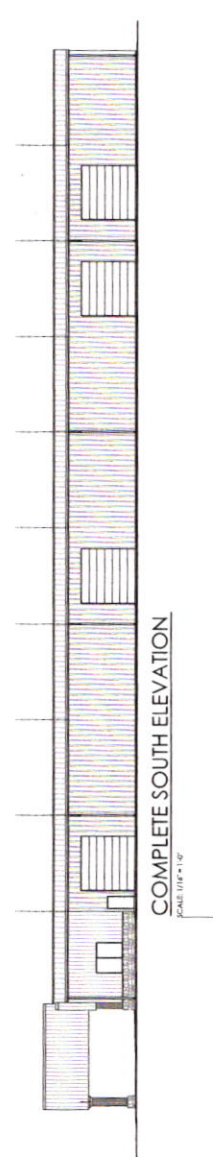
revise site plan



WEST ELEVATION
SCALE 1/4" = 1'-0"

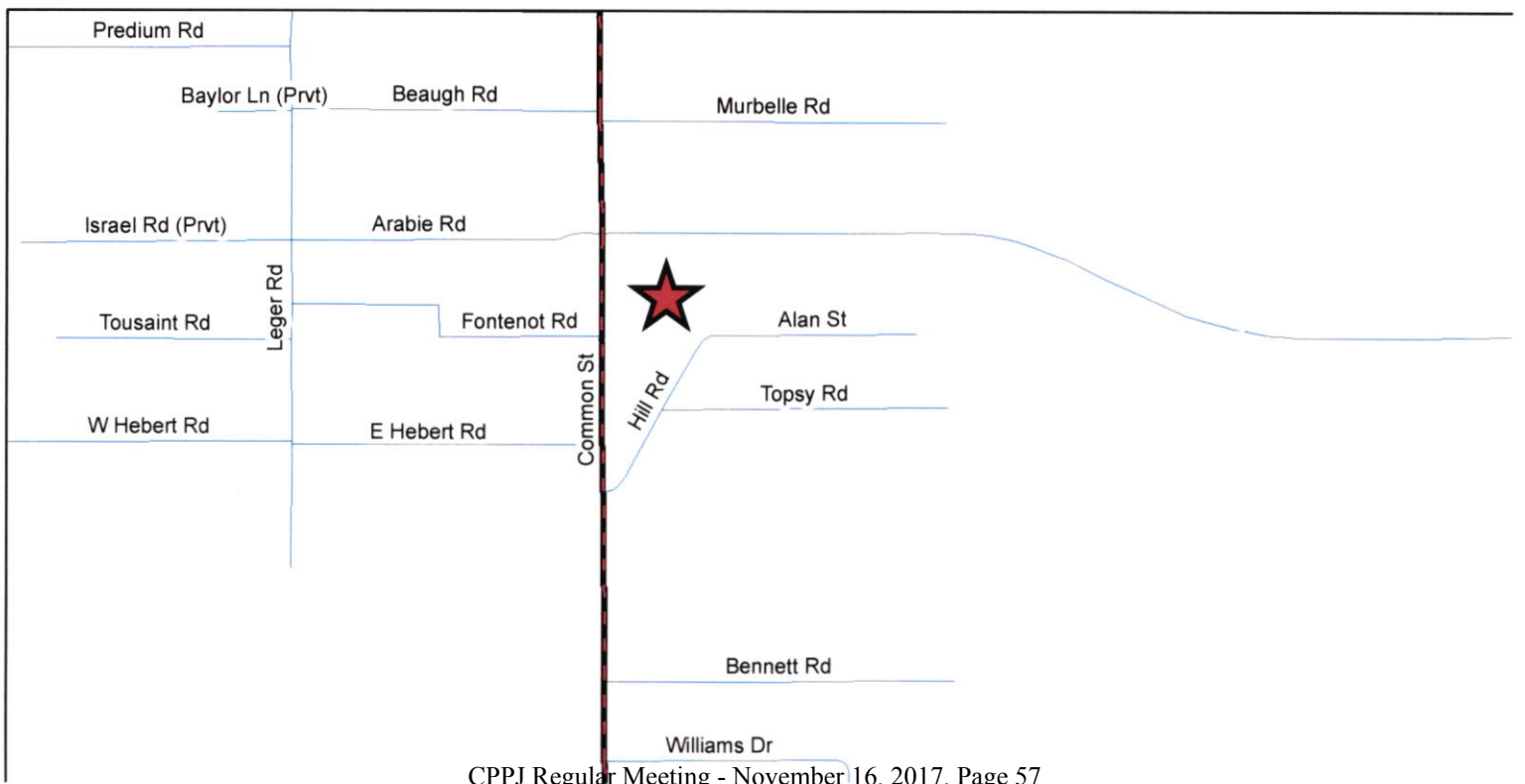
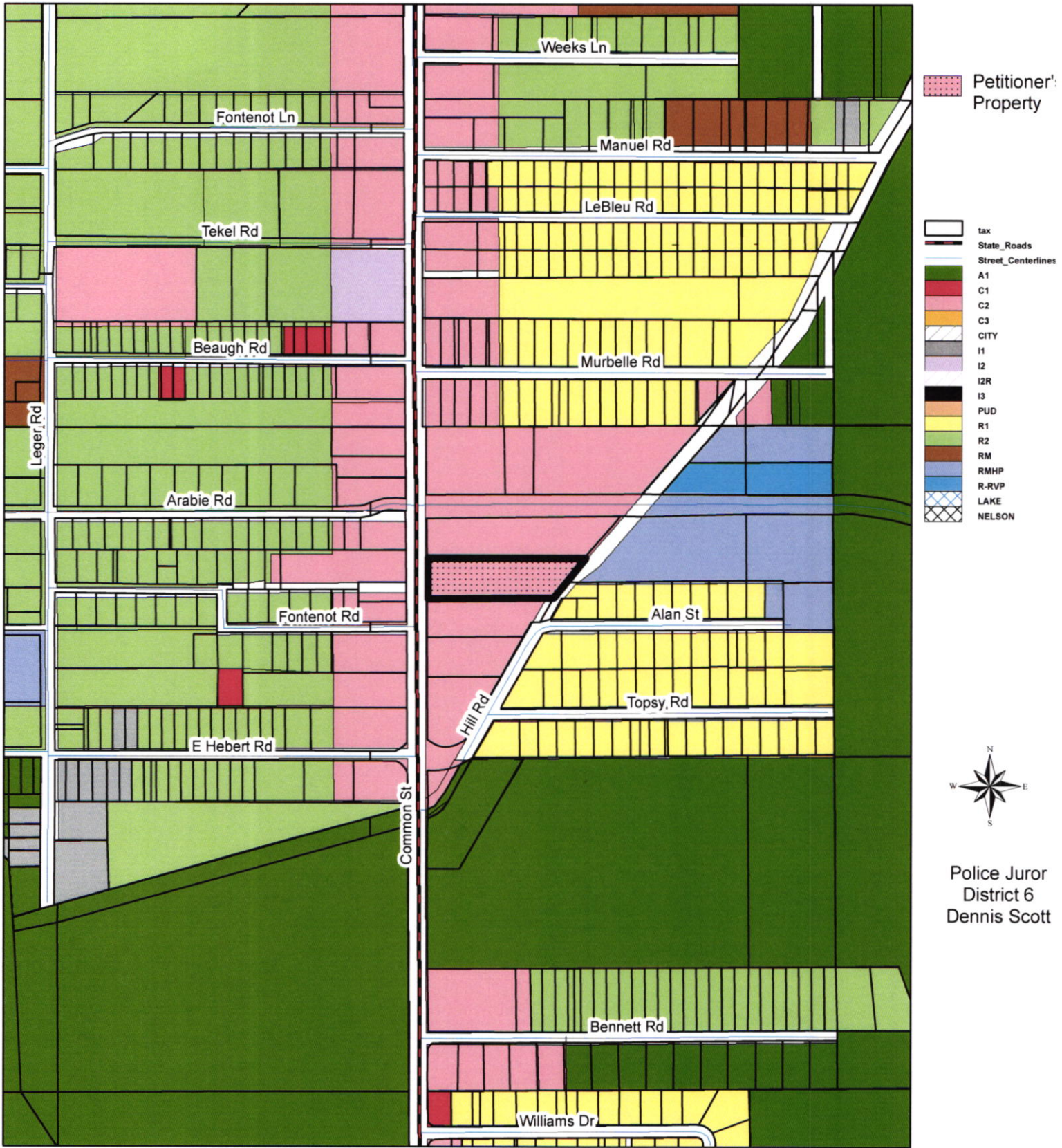


SOUTH ELEVATION
SCALE 1/4" = 1'-0"



COMPLETE SOUTH ELEVATION
SCALE 1/4" = 1'-0"

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Date: 9-26-17
By: HB



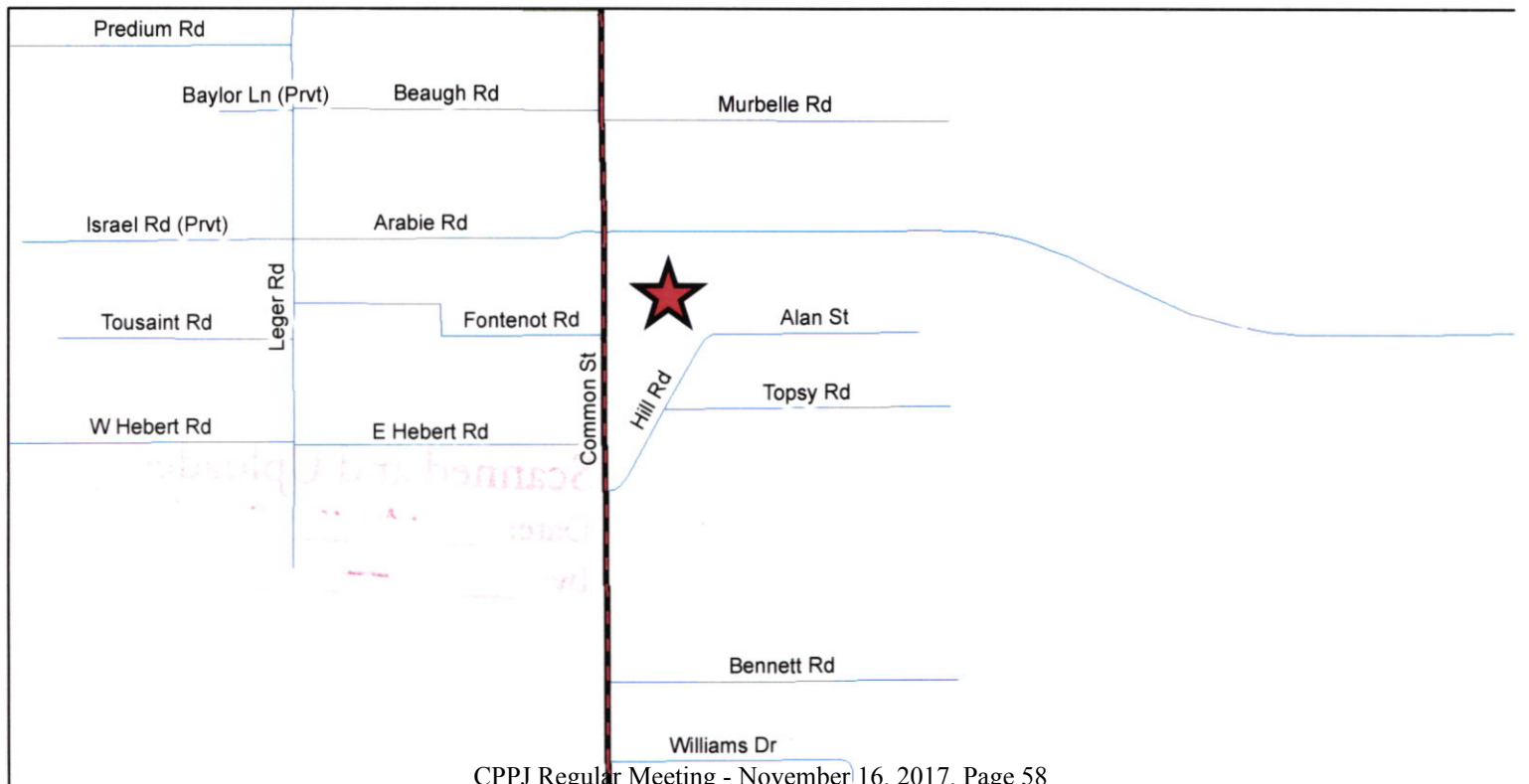


Petitioner's Property

- tax
- State_Roads
- Street_Centerlines
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 6
Dennis Scott



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Date: 10-12-17

By: AB



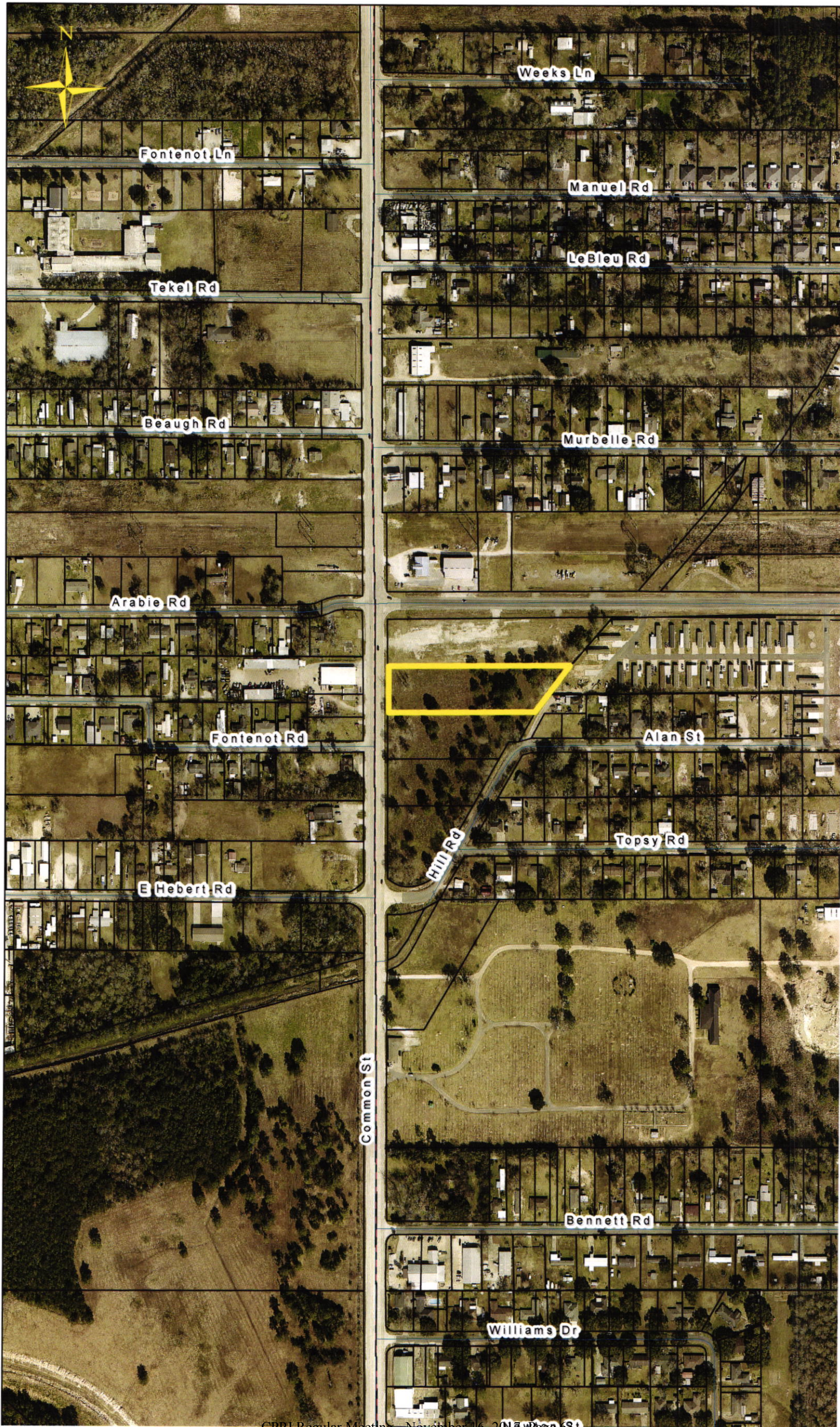
RZ-0917-0032
October 2017



RZ-0917-0032
October 2017



RZ-0917-0032
October 2017





CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by Charles Abshire to rezone from Mixed Residential (R-2) to Light Industrial (I-1) to allow light industrial development (machine shop) at 323 Leger Road in Ward Three (RZ-0917-0033). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; and 3) that a 6' privacy fence be installed according to the proposed fencing plan.]

ATTACHMENTS:

Description	Type
▯ Charles Abshire RZ-0917-0033	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-0917-0033 DATE RECEIVED 9/25/17 FEE \$200.00

APPLICANT INFORMATION

NAME: Charles Abshire
 ADDRESS: 323 Leger Road
Lake Charles, LA 70607
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-249-6666 buyer Southside Machine Shop

PROPERTY INFORMATION

LOCATION: 323 Leger Road AMOUNT OF LAND: _____ x _____ = 1.5 acres
 IDENTIFYING LANDMARK: Commercial Buildings
 PRESENT ZONING CLASSIFICATION: Mixed Residential (R-2)
 METRO. PLANNING BOUNDARY IN OUT

- | | | |
|--|-----------------------------------|--|
| <input checked="" type="checkbox"/> REZONING | ZONING REQUEST INFORMATION | <input type="checkbox"/> EXCEPTION |
| <input type="checkbox"/> ZONING VARIANCE | | <input type="checkbox"/> SUBDIVISION VARIANCE |
| <input type="checkbox"/> EXTENSION | | <input type="checkbox"/> REVISION |
| | | <input type="checkbox"/> ADMINISTRATIVE REVIEW |

ZONING CHANGE: FROM Mixed Residential (R-2)
 TO Light Industrial (I-1)
 PURPOSE OF REQUEST: To allow an industrial development (machine shop).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT, AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE *Charles Abshire* DATE 9-8-17

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <input type="radio"/> YES | <input type="radio"/> NO | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____
OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____ | | | |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT. | <input type="radio"/> YES | <input checked="" type="radio"/> NO | <input type="radio"/> N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for stipulations.

LEGAL DESCRIPTION: _____

ADMINISTRATIVE REVIEW

Run dates of Legal Ad: _____
Final Action: Granted _____ Denied _____ Other _____
Comments: _____

Secretary Signature _____

PLANNING & ZONING BOARD ACTION:

PUBLIC HEARING DATE: _____ RUN DATES OF LEGAL AD: _____
MEMBERS PRESENT: _____

RECOMMENDATION: GRANTED _____ DENIED _____ OTHER _____
VOTE OF MEMBERS: FOR _____ AGAINST _____ ABSTAIN _____
COMMENTS: _____

PUBLIC WORKS COMMITTEE ACTION:

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____
OTHER _____

POLICE JURY ACTION: (FOR RATIFICATION OF PLANNING BOARD ACTION ONLY)

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____ OTHER _____
COMMENTS: _____

SECRETARY SIGNATURE _____
ORDINANCE NUMBER: _____

Application Summary

Applicant	Charles Abshire	Submittal Date	9/25/17
Case Number	RZ-0917-0033	Site Area	1.5 Acres
Location	323 Leger Road	Police Jury District	6- Dennis Scott
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017

Request(s)

To allow a light industrial development (machine shop).

Site Characteristics

Present Zoning Classification	Mixed Residential (R-2)		
Existing Use	Two commercial buildings		
Urban Service Area	In	Flood Zone	X

Area Characteristics

Surrounding Zoning	Mixed Residential (R-2), Light Commercial (C-1), General Commercial (C-2), Light Industrial (I-1)		
Surrounding Uses	Commercial, Industrial, Residential		

Zoning History

Original Zoning	Mixed Residential (R-2)	Date	1980
------------------------	-------------------------	-------------	------

Recent Zoning Requests in Immediate Area

In the past five years, there have been three zoning requests within the immediate area.

- In 2015, the Planning and Zoning Board **granted** a request by Kevin Primeaux, et ux for a zoning variance to decrease the setback requirement for an off-premises sign (required 10 feet from structure; requesting 2 feet) at 5402 Common Street.
- In 2015, the Planning and Zoning Board **granted** a request by Jonathan and Patricia Mathieu for a zoning variance to decrease the side yard setback (required 10 ft., requesting 0 ft.) at 5603 Common Street.
- In 2013, the Police Jury **granted** a request by Larry Thomas to rezone from Mixed Residential (R-2) to General Commercial (C-2) to allow commercial development on Common Street.

Recommendation

Because the proposed use is comparable to the existing use, the staff recommends that the request be **granted** with the following stipulations:

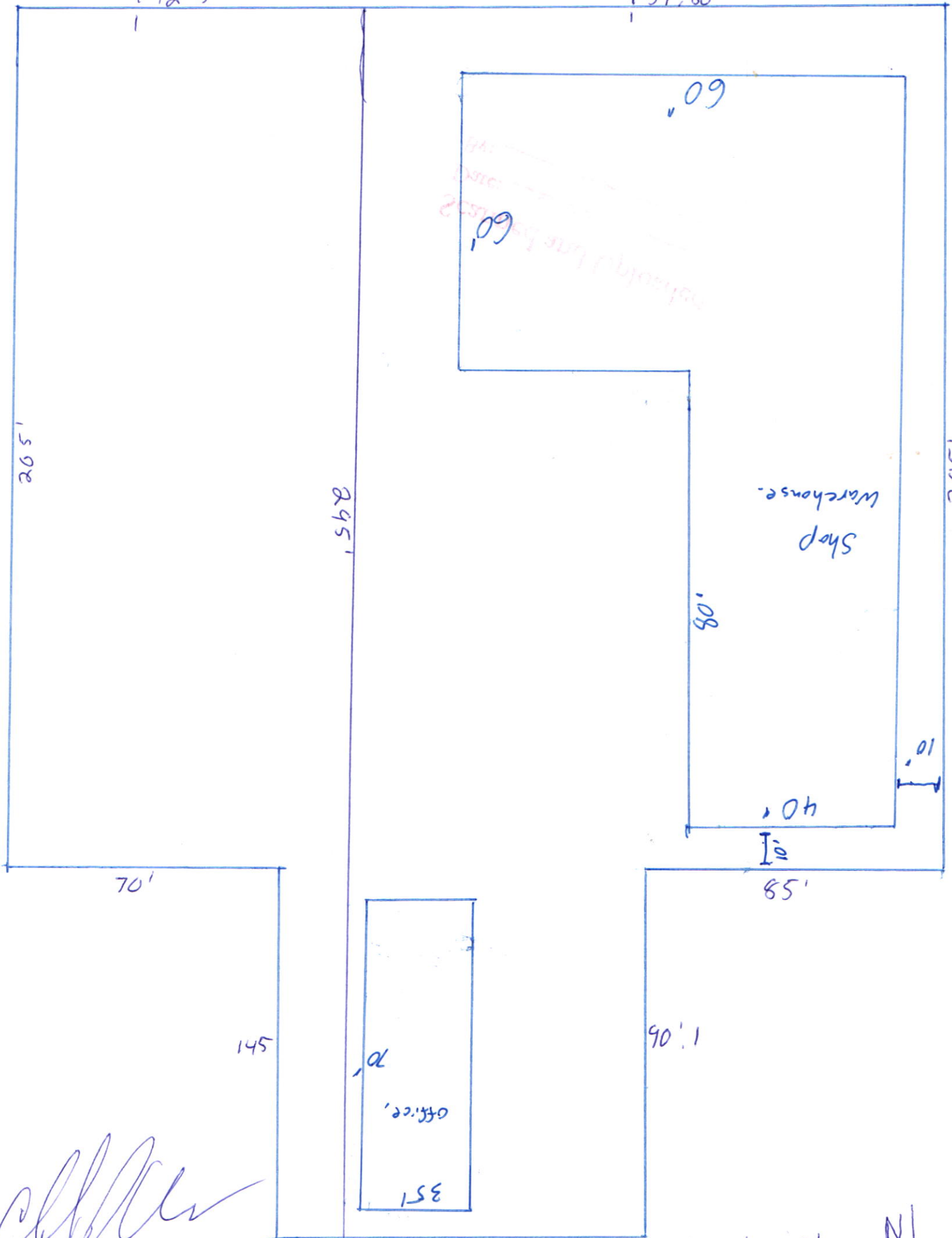
- 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; and
- 3) that a 6' privacy fence be installed according to the proposed fencing plan.

Additional Information

In 2011, the Police Jury **denied** a request by the Calcasieu Parish Police Jury to reclassify certain tracts of land near the intersection of Leger Road and Bradley Road from Mixed Residential (R-2), Light Commercial (C-1), and General Commercial (C-2) to Light Industrial (I-1).

142'5"

134'80"



205'

1502'

295'

70'

145'

20'

Office

35'

60'

60'

80'

Shop Warehouse

40'

85'

90'1"

90'1"

10'

Legal.



[Handwritten signature]

Scanned and Uploaded
Date: 10-16-17
By: AB

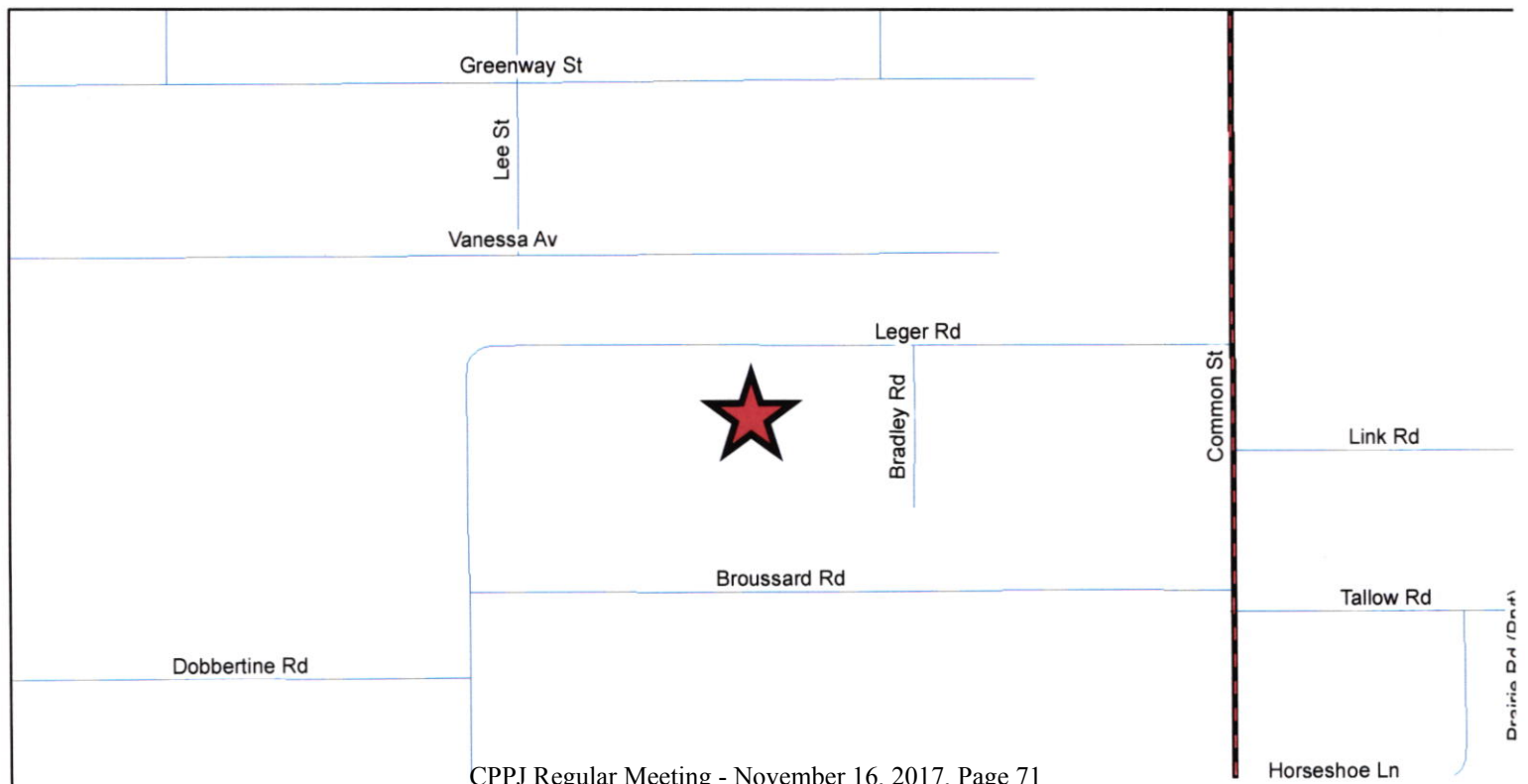
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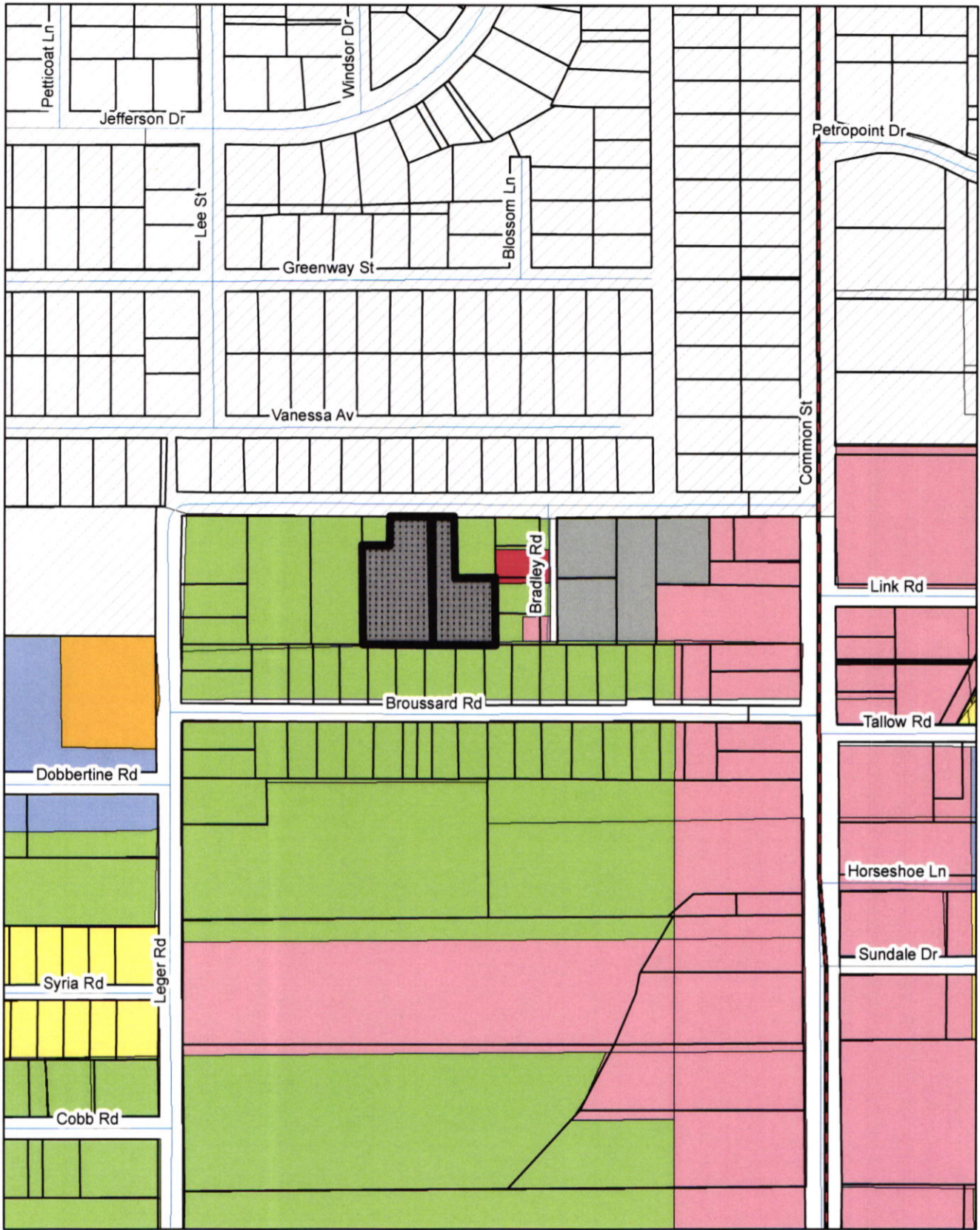


Proposed Fencing Plan



Charles Abshire



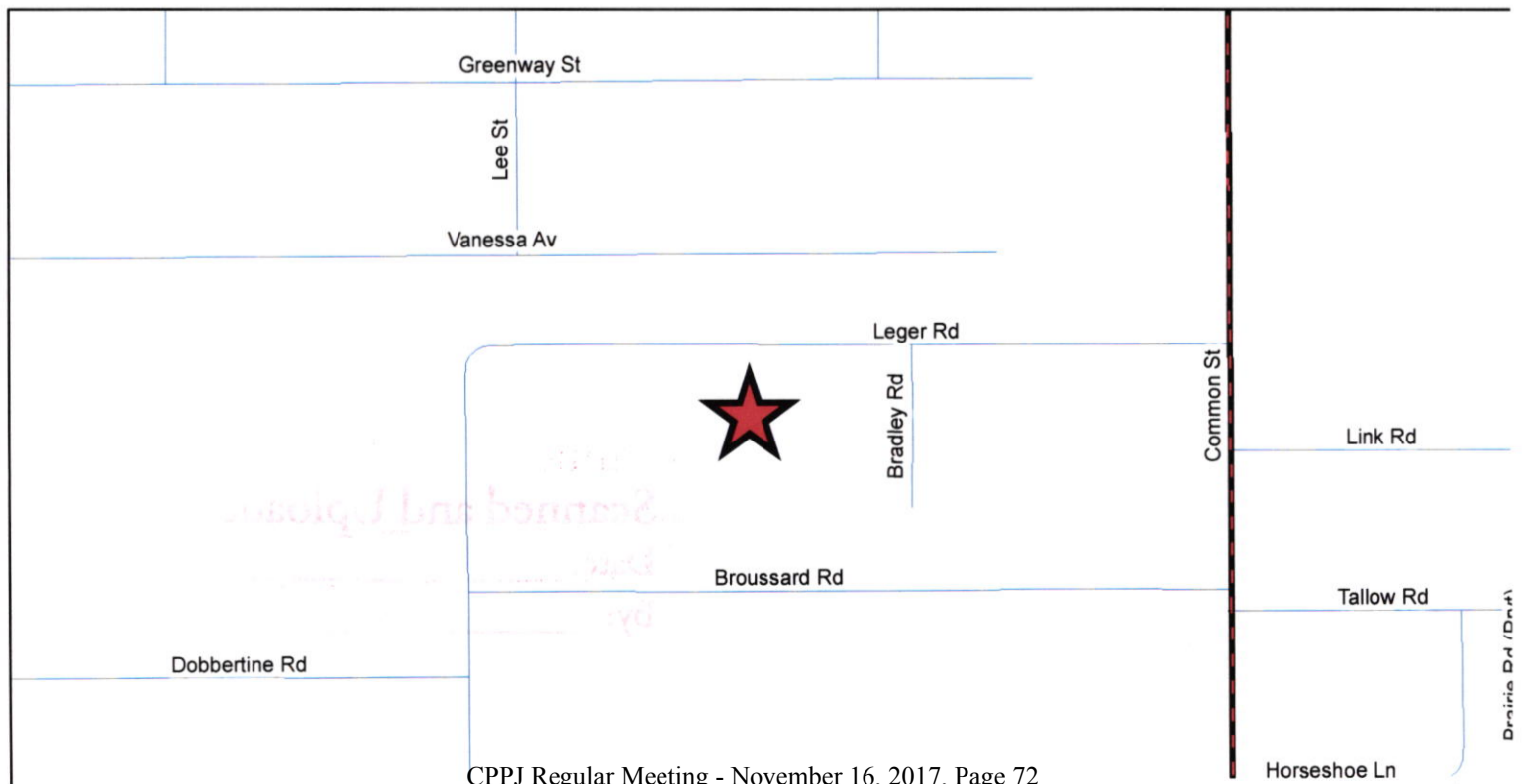


Petitioner's Property

- tax
- State_Roads
- Street_Centerlines
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror District 6
Dennis Scott





RZ-0917-0033
October 2017



RZ-0917-0033
October 2017



RZ-0917-0033
October 2017





CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by Stephen Carnahan, et al, to rezone from Agricultural (A-1), Manufactured Home Park (R-MHP), Light Commercial (C-1), and General Commercial (C-2) to Light Industrial (I-1) to allow industrial development (storage yard) at 161 East Dave Dugas Road in Ward Four (RZ-1017-0034). (District 12, Mr. Bares)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted 5-for and 1-against to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development; and 6) that the hours of operation be from daylight to dusk.]

ATTACHMENTS:

Description	Type
▣ Stephen Carnahan, et al RZ-1017-0034	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-1017-0034 DATE RECEIVED 10/5/17 FEE \$200.00

APPLICANT INFORMATION

NAME: Stephen Carnahan, et al
 ADDRESS: 1418 Currie Drive
Sulphur, LA 70665
 PHONE NUMBER: (Home) 337-583-4172
 (Work) 337-263-1217 (Cell) 337-764-2978 (Penny/Pamela)

PROPERTY INFORMATION

LOCATION: 161 East Dave Dugas AMOUNT OF LAND: _____ x _____ = 7.7 acres
 IDENTIFYING LANDMARK: House
 PRESENT ZONING CLASSIFICATION: Manufactured Home Park (R-MHP), Light Commercial (C-1), Agricultural (A-1), and General Commercial (C-2)
 METRO. PLANNING BOUNDARY IN OUT

- | | | |
|--|-----------------------------------|--|
| <input checked="" type="checkbox"/> REZONING | ZONING REQUEST INFORMATION | <input type="checkbox"/> EXCEPTION |
| <input type="checkbox"/> ZONING VARIANCE | | <input type="checkbox"/> SUBDIVISION VARIANCE |
| <input type="checkbox"/> EXTENSION | | <input type="checkbox"/> REVISION |
| | | <input type="checkbox"/> ADMINISTRATIVE REVIEW |

ZONING CHANGE: FROM Manufactured Home Park (R-MHP), Light Commercial (C-1), Agricultural (A-1), and General Commercial (C-2)
 TO Light Industrial (I-1)

PURPOSE OF REQUEST: To allow light industrial development (storage and laydown yard).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

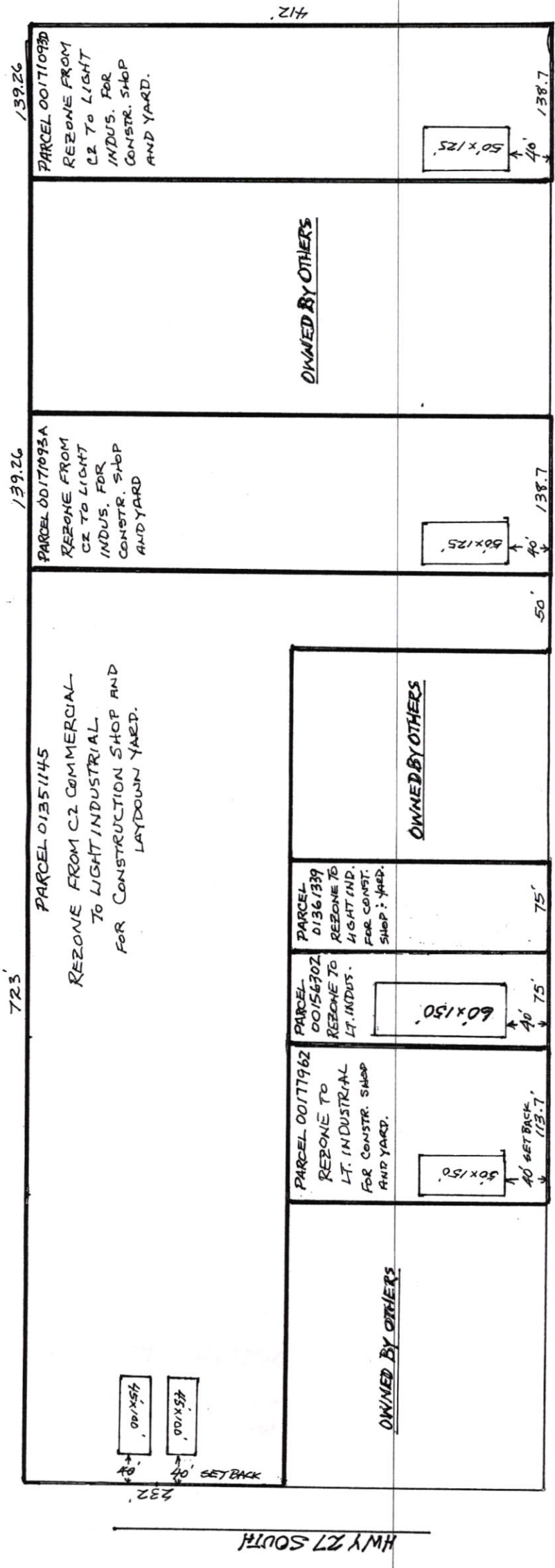
APPLICANT SIGNATURE Stephen N. Carnahan DATE 10-5-17

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

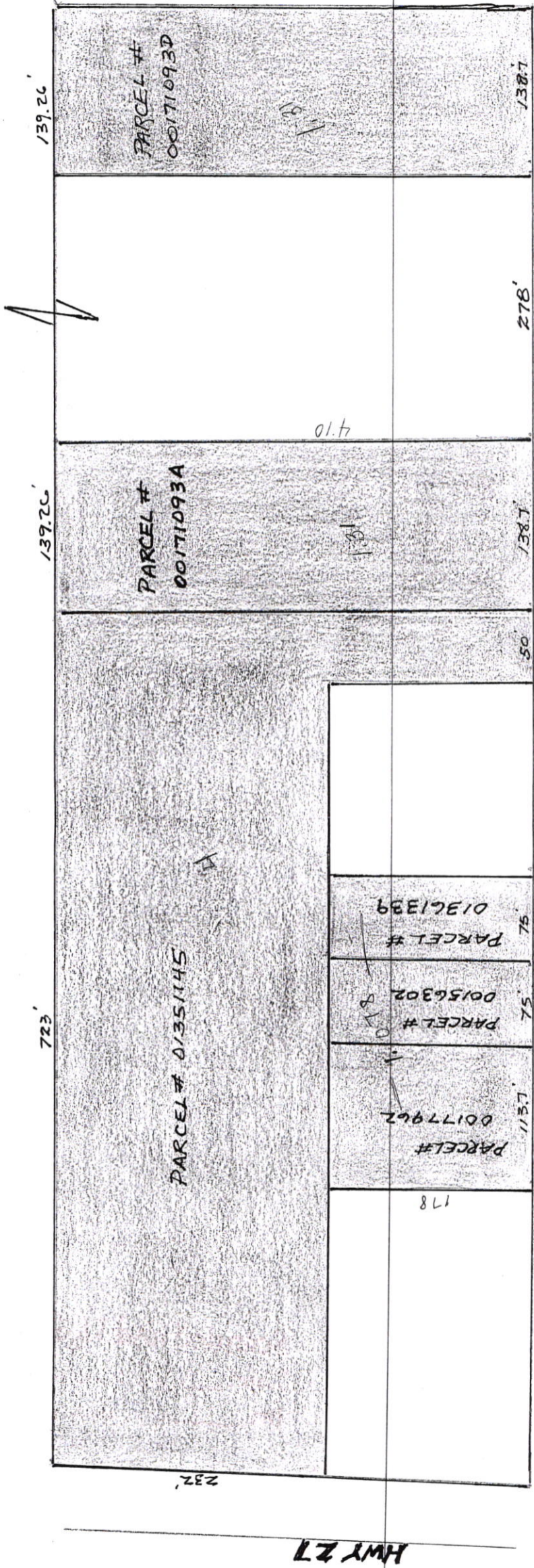
- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | YES | <u>NO</u> | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | NO | N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | YES | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | YES | <u>NO</u> | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X,X(S)</u> BFE _____ FT. | YES | <u>NO</u> | N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for stipulations.

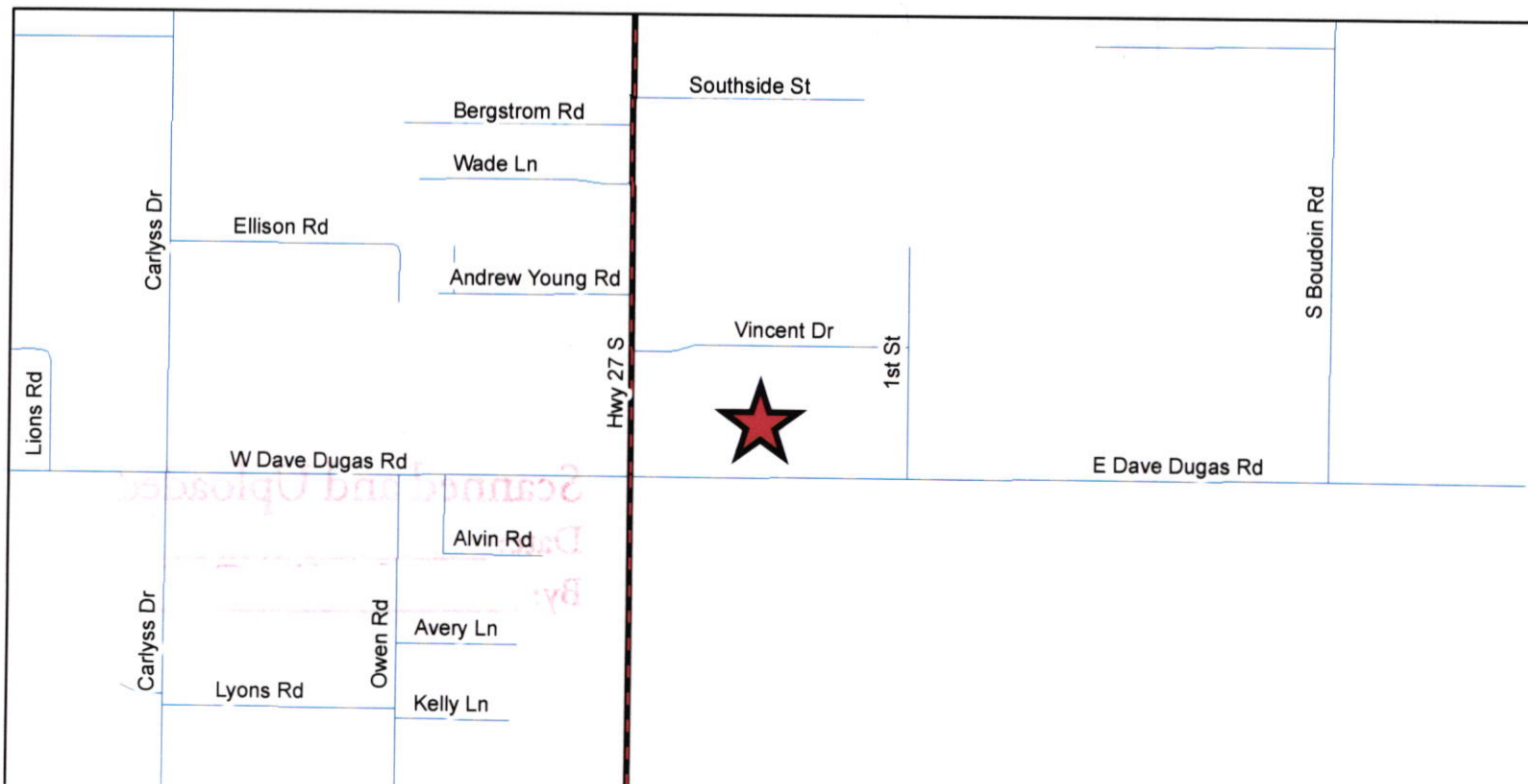
Application Summary			
Applicant	Stephen Carnahan, et al		Submittal Date 10/5/17
Case Number	RZ-1017-0034		Site Area 7.7 Acres
Location	161 East Dave Dugas Road	Police Jury District	12- Judd Bares
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017
Request(s)			
To allow a light industrial development (storage yard).			
Site Characteristics			
Present Zoning Classification	Light Commercial (C-1), General Commercial (C-2), Manufactured Home Park (R-MHP), Agricultural (A-1)		
Existing Use	House		
Urban Service Area	Out	Flood Zone	X, X (Shaded)
Area Characteristics			
Surrounding Zoning	Light Commercial (C-1), General Commercial (C-2), Manufactured Home Park (R-MHP), Agricultural (A-1), Light Industrial (I-1), Heavy Industrial (I-2)		
Surrounding Uses	Commercial, Residential		
Zoning History			
Original Zoning	General Commercial (C-2), Light Commercial (C-1), Agricultural (A-1)	Date	1982
Recent Zoning Requests in Immediate Area			
In the past five years, there has been one zoning request within the immediate area.			
<ul style="list-style-type: none"> In 2015, the Planning and Zoning Board and the Police Jury granted a request by Westlake Chemical to rezone from Agricultural (A-1), Single Family Residential (R-1), Mixed Residential (R-2), Manufactured Home Park (R-MHP), and Light Industrial (I-1) to Light Industrial (I-1) and Heavy Industrial (I-2) to allow industrial development (petrochemical facilities, storage yard, warehousing, and offices) and to consider the proposed development agreement in conjunction therewith north of East Dave Dugas Road, west of South Boudoin Road, and in the 4900 Block of Highway 27 South. 			
Recommendation			
<p>Because the development is consistent with the character of the area, the staff recommends that the request be granted with the following stipulations:</p> <ol style="list-style-type: none"> 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development. 			
Additional Information			
<p>In 2005, the Police Jury granted a request by Stephen H. and Pamela G. Carnahan to rezone from General Commercial (C-2) to Manufactured Home Park (R-MHP) to allow a manufactured home park (3 spaces) at 139 E. Dave Dugas Road. This is the property in question.</p>			

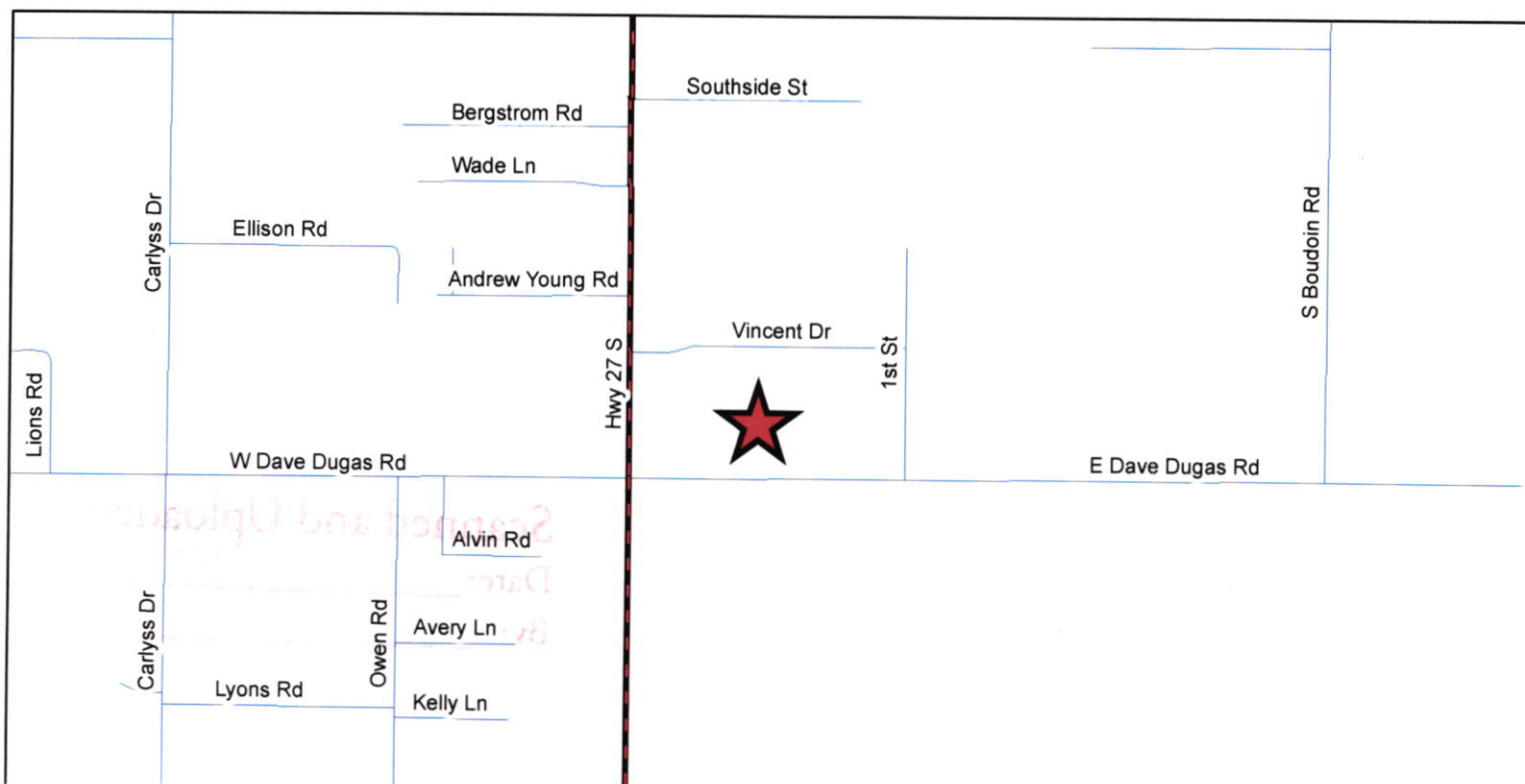


CARLYSS BUSINESS PARK
SULPHUR, LA.



Stephen Carnahan, et ux







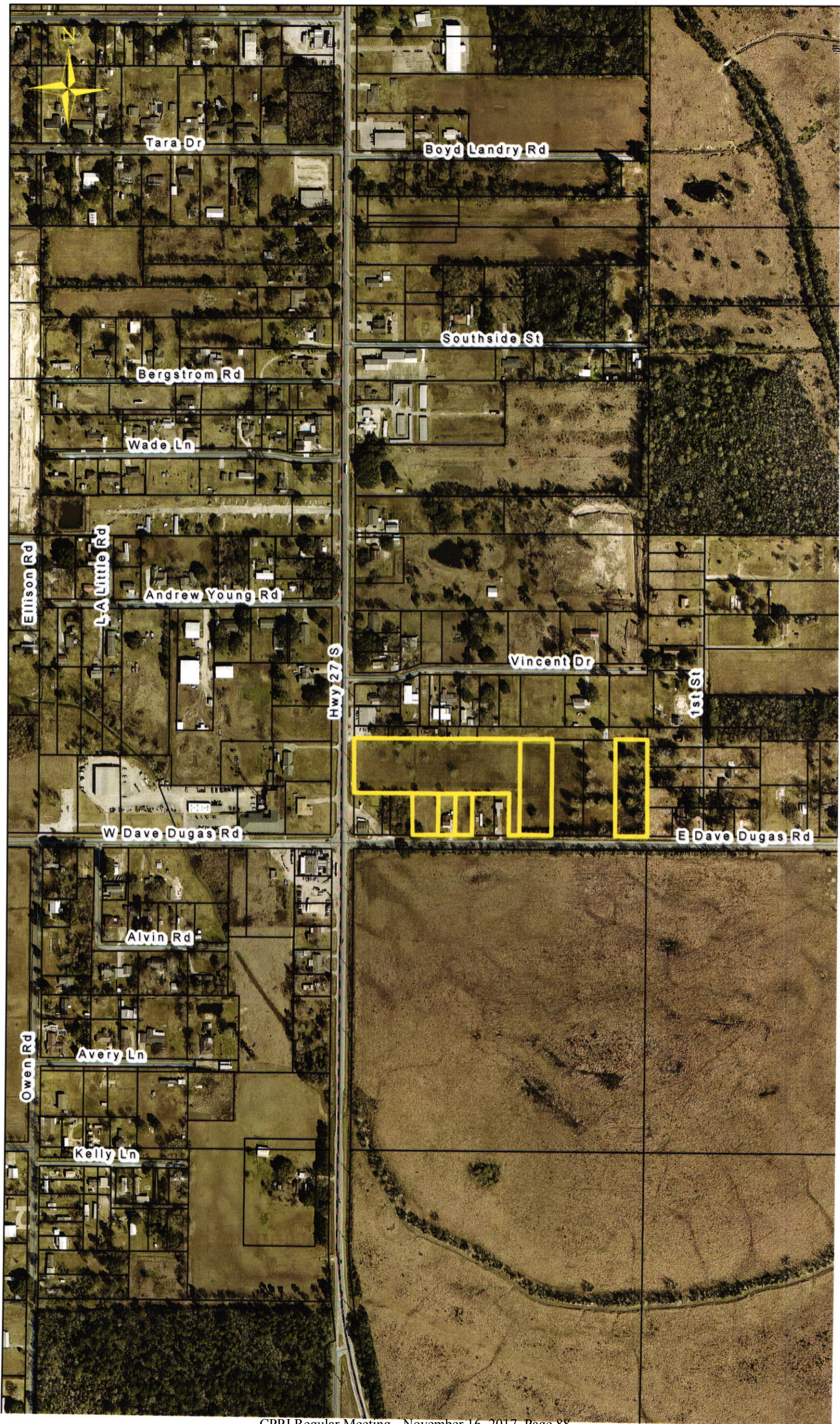
RZ-1017-0034
October 2017



RZ-1017-0034
October 2017



RZ-1017-0034
October 2017





CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by North Bay Properties, LLC, to rezone from Light Industrial (I-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (144 recreational vehicle spaces and 10 manufactured home spaces) at 2926 Highway 90 West in Ward Four (RZ-1017-0035). (District 13, Mr. Andrepont)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that no blinking/flashing signs be installed; 4) that RV “park model” types are prohibited; 5) that natural screening be maintained and that a 6’ privacy fence be installed along the west, east, and north property lines in accordance with the proposed fencing plan; 6) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; 7) that permitting is subject to approval of the Louisiana Department of Transportation and Development and Louisiana Department of Health and Hospitals; and 8) that local development permit be obtained within one year of zoning approval or the zoning will revert to the original zoning of Agricultural (A-1).]

ATTACHMENTS:

Description	Type
▣ North Bay Properties, LLC RZ-1017-0035	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-1017-0035

DATE RECEIVED 10/5/17

FEE \$560.00

APPLICANT INFORMATION

NAME: North Bay Properties, LLC c/o Ernest Sanders
 ADDRESS: 24015 Interstate 10 24105 Interstate 10
Wallisville, TX 77597 Wallisville, TX 77597
 PHONE NUMBER: (Home) _____ 281-381-9560
 (Work) _____ (Cell) _____

PROPERTY INFORMATION

LOCATION: 2926 Highway 90 West AMOUNT OF LAND: 534' x 290' = 28 acres
 IDENTIFYING LANDMARK: Former Pin Oak Manufactured Home Park
 PRESENT ZONING CLASSIFICATION: Light Industrial (I-1)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Light Industrial (I-1)
 TO Recreational Vehicle Park (R-RVP)

PURPOSE OF REQUEST: To allow a recreational vehicle park (144 recreational vehicle spaces and 10 manufactured home spaces).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.
 APPLICANT SIGNATURE *Ernest Sanders* DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | YES | <u>NO</u> | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | YES | <u>NO</u> | N/A |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | NO | N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | YES | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____ | YES | <u>NO</u> | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X,X(S), AE</u> BFE <u>15</u> FT. | <u>YES</u> | <u>NO</u> | N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for stipulations.

Application Summary

Applicant	North Bay Properties, LLC	Submittal Date	10/5/17
Case Number	RZ-1017-0035	Site Area	28 Acres
Location	2926 Highway 90 West	Police Jury District	13- Francis Andrepont
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017

Request(s)

To allow a recreational vehicle park (144 recreational vehicle spaces and 10 manufactured home spaces).

Site Characteristics

Present Zoning Classification	Light Industrial (I-1)		
Existing Use	Former Pin Oak Manufactured Home Park		
Urban Service Area	Out	Flood Zone	X, X (Shaded), AE, Bfe 15'

Area Characteristics

Surrounding Zoning	Agricultural (A-1), General Commercial (C-2), Light Industrial (I-1), Light Commercial (C-1), Single Family Residential (R-1)		
Surrounding Uses	Residential, Commercial, Industrial		

Zoning History

Original Zoning	Agricultural (A-1)	Date	1982
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Recent Zoning Requests in Immediate Area

In the past five years, there have been four zoning requests within the immediate area.

- In 2016, the Planning and Zoning Board **granted** a request by Daniel E. Perry, et ux for an exception to allow an extension of an existing borrow pit (7.4 acres) at 2690 Highway 90 West.
- In 2016, the Planning and Zoning Board and the Police Jury **granted** a request by North Bay Properties, LLC to rezone from Agricultural (A-1) to Light Industrial (I-1) to allow a temporary workforce housing facility (pending future approval of zoning exception) at 2926 Highway 90 West. This pertains to the property in question.
- In 2016, the Planning and Zoning Board **granted** a request by North Bay Properties, LLC for an exception to allow residential development (temporary workforce housing facility) at 2926 Highway 90 West. This pertains to the property in question.
- In 2015, the Planning and Zoning Board **granted** a request by Hankins Properties, LLC for a zoning exception to allow a borrow pit (9 acres) in the 2900 Block of Highway 90 West.

Recommendation

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following stipulations:

- 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties;
- 3) that no blinking/flashing signs be installed;
- 4) that RV "park model" types are prohibited;
- 5) that natural screening be maintained and that a 6' privacy fence be installed along the west, east, and north property lines in accordance with the proposed fencing plan;
- 6) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and
- 7) that permitting is subject to approval of the Louisiana Department of Transportation and Development and Louisiana Department of Health and Hospitals.

East 535'

BAYOU LODGE RV PARK

APPROX. 28 AC.

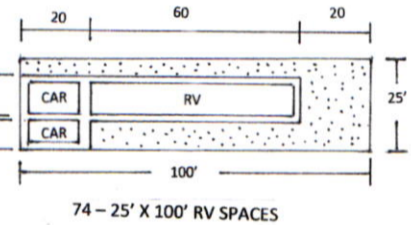
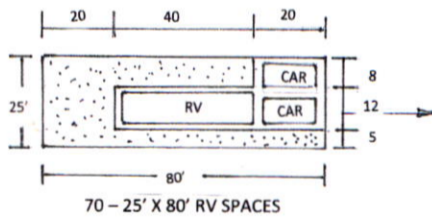
RESERVED FOR
40,000 GPD SS PLANT,
BATH HOUSE,
& ADDN.L. PARKING

EXISTING DRAINAGE CHANNEL
AND SAN. SEWER OUTFALL

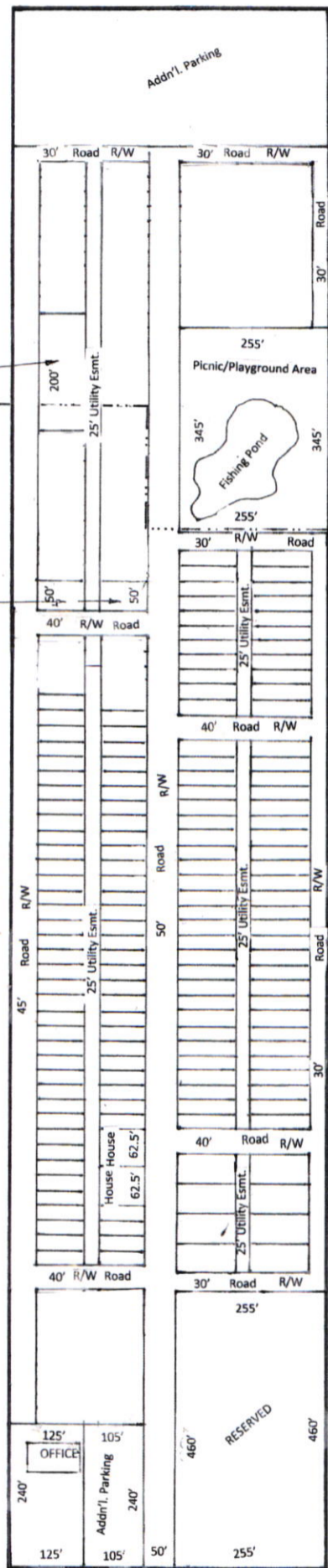
RESERVED FOR
SS FACILITIES AND
LIFT STATION

North 2600'

South 2600'



8 - 50' X 100' MOBILE HOME SPACES



← WEST

US Hwy. 90

West 535'

US Hwy. 90

EAST →

REVISIONS

No.	Date
	1" = 200'

Drawn By:

Date
10-23-2017

Job No.

Checked By:

Date

Drawing No.

Approved By:

Date

Sht. of

RECEIVED

OCT 24 2017

Calcasieu Parish Police Jury
Office of Planning & Development

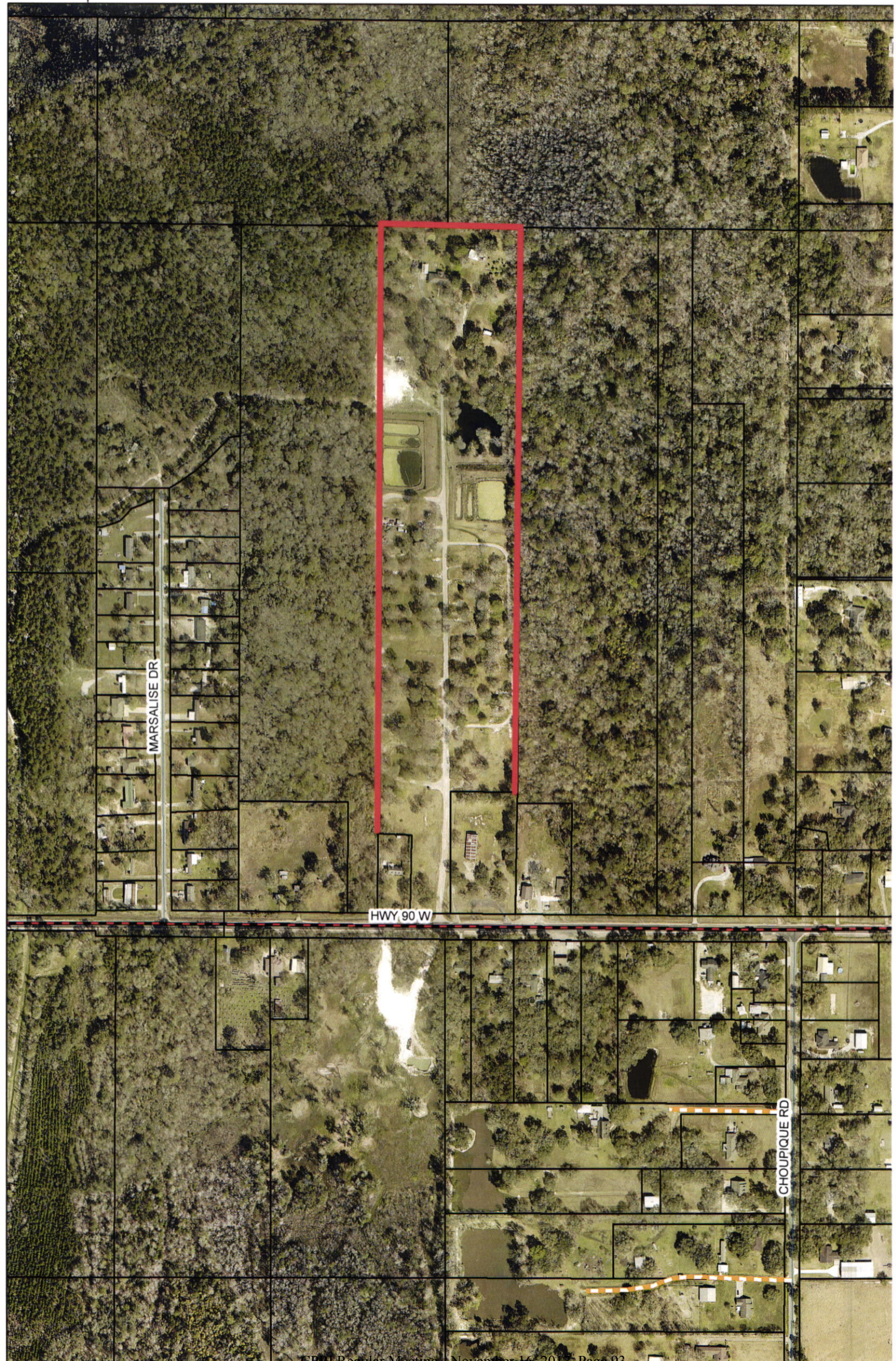
Scanned and Uploaded

Date: 10/24/17

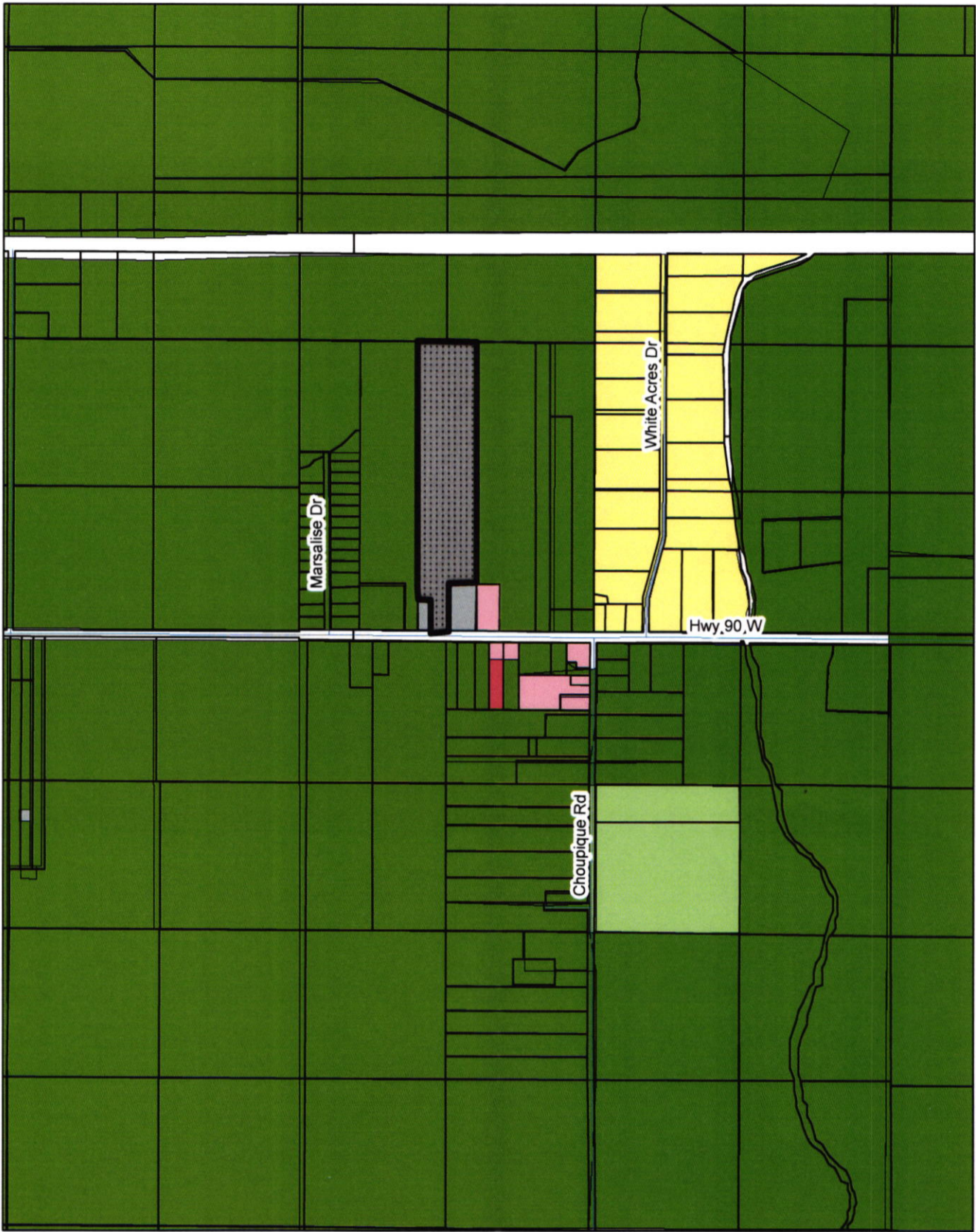
By: JW



Proposed Fencing Plan



North Bay Properties, LLC

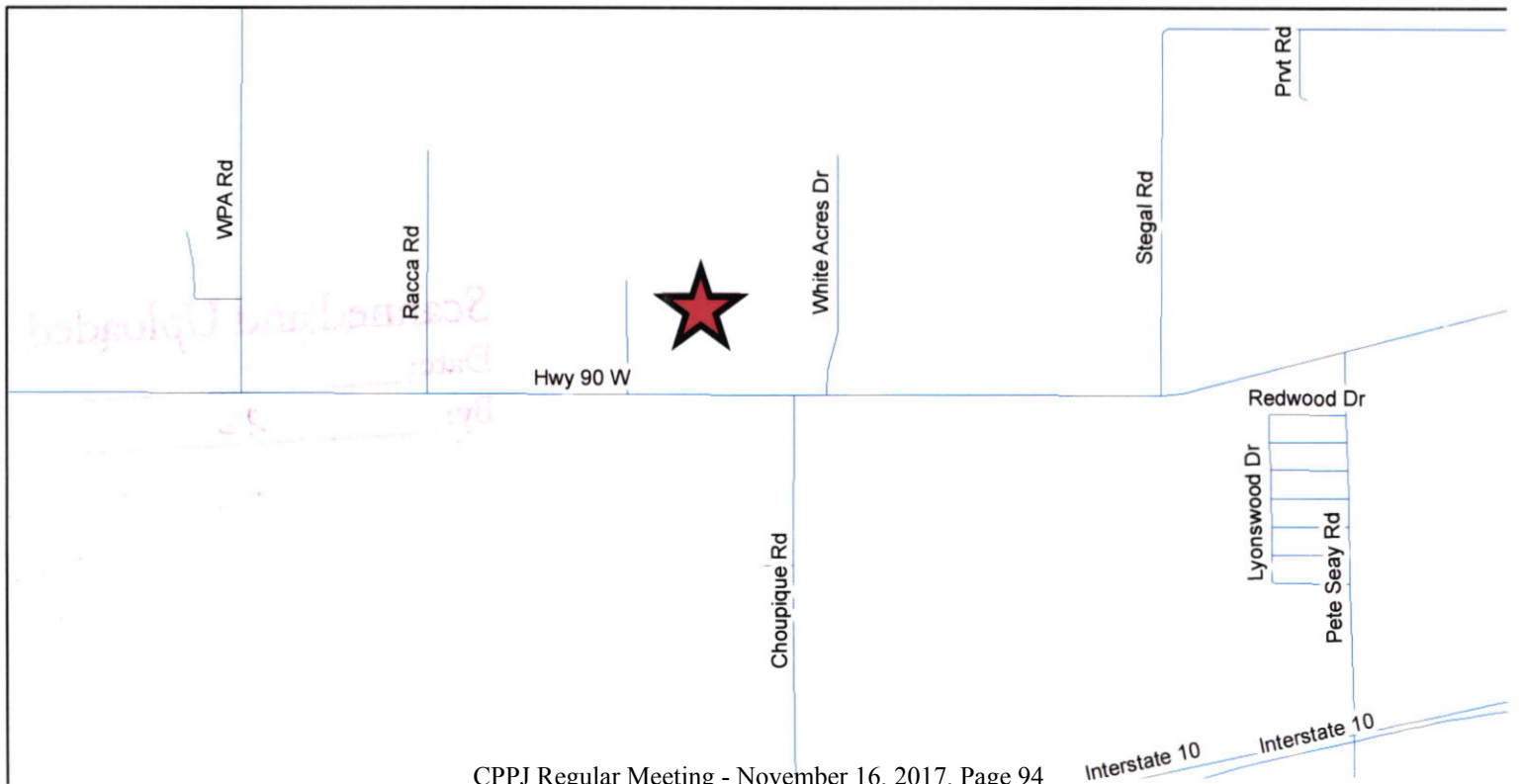


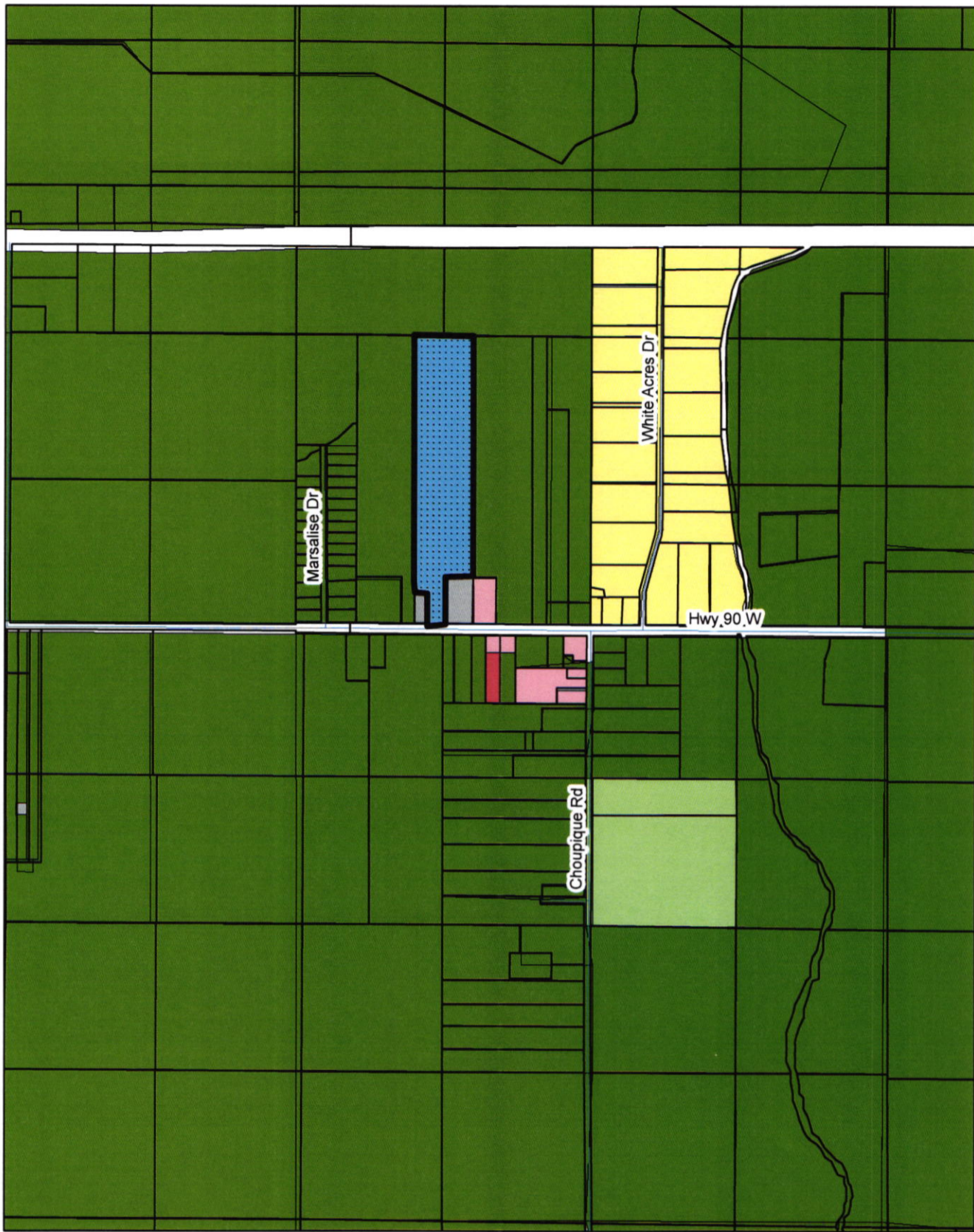
Petitioner's Property

- tax
- State_Roads
- Street_Centerlines
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 13
Francis Andrepo



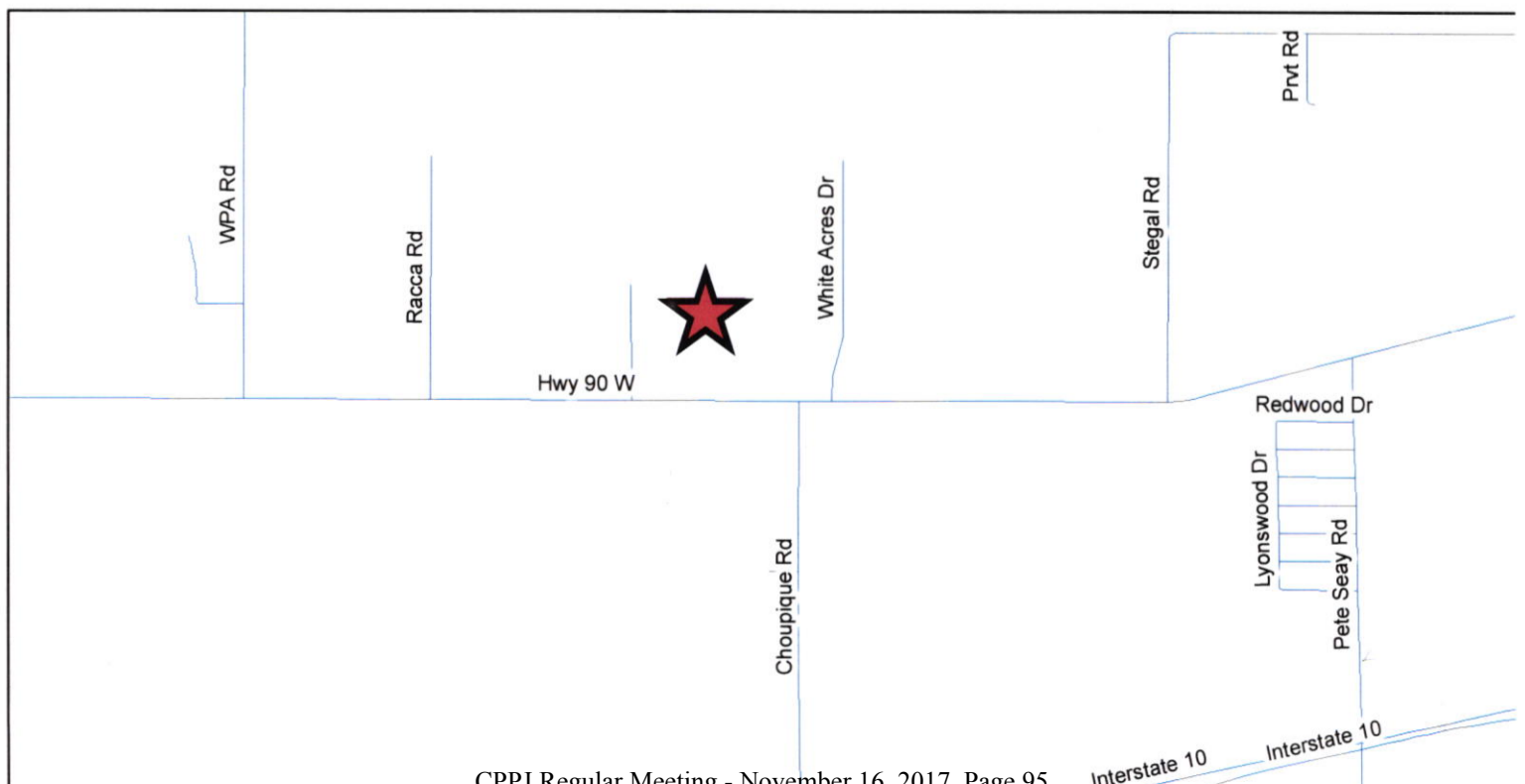


Petitioner's Property

- tax
- State_Roads
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- A1
- C1
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Police Juror
District 13
Francis Andrepo





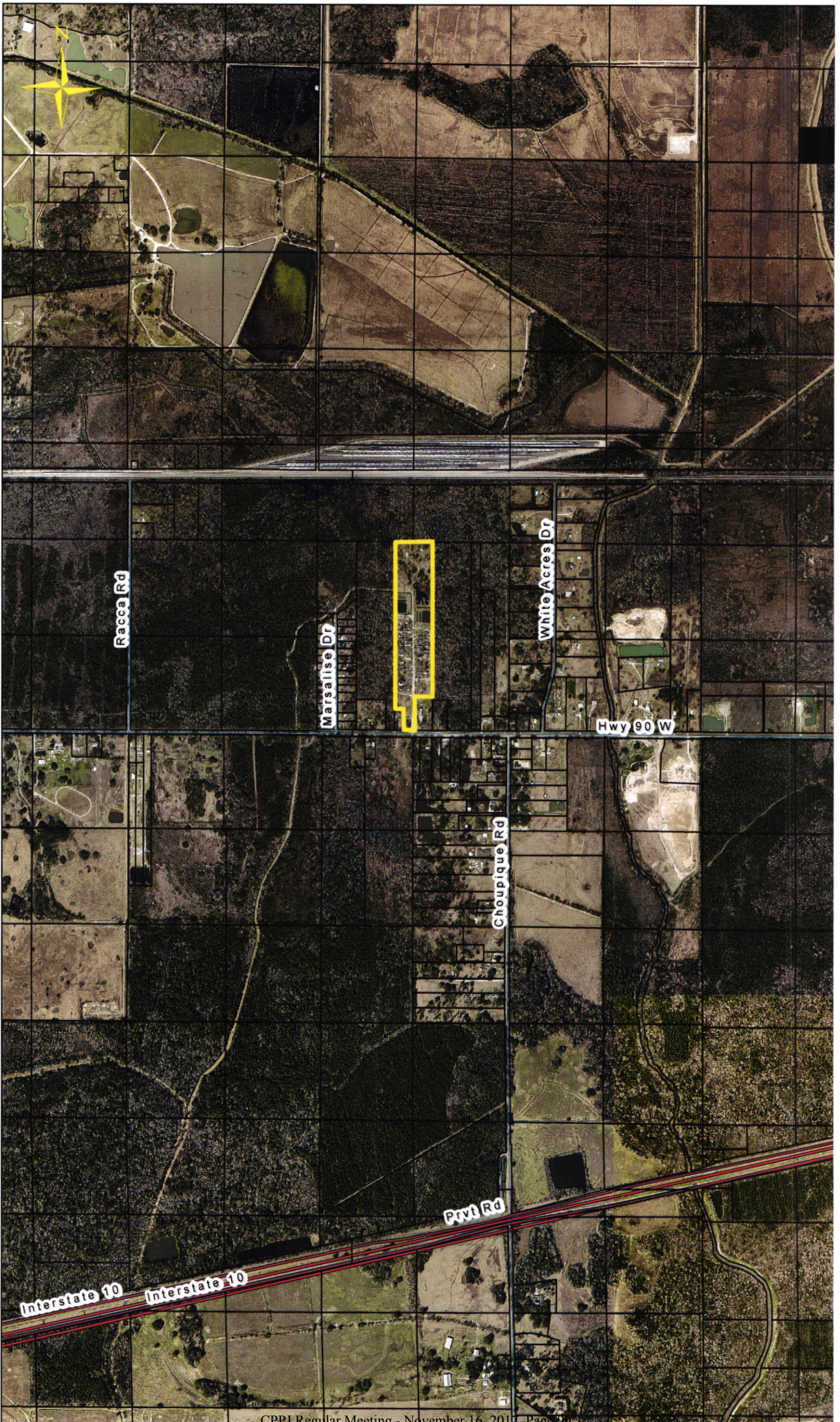
RZ-1017-0035
October 2017



RZ-1017-0035
October 2017



RZ-1017-0035
October 2017





CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by Gulf Mobile Home Park, LLC, to amend Ordinance No. 6925 (RZ-0517-0008) stipulation 1) that the development must adhere to the site plan (11 recreational vehicle spaces) to allow a revised site plan (13 recreational vehicle spaces) in the 1800 Block of Red Davis McCollister Road in Ward Three (RZ-1017-0041). (District 6, Mr. Scott)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be granted with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that a landscape plan must be provided and approved prior to permitting; 3) that the approved landscaping must be installed prior to any final electrical approval; and 4) that stipulations 2-5 of Ordinance No. 6925 remain in effect.]

ATTACHMENTS:

Description	Type
▢ Gulf Mobile Home Park, LLC RZ-1017-0041	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-1017-0041 DATE RECEIVED 10/5/17 FEE \$200.00

APPLICANT INFORMATION

Gulf Mobile Home Park, LLC
 NAME: c/o Johnny Gale
 ADDRESS: 4901 Orleans Street
Lake Charles, LA 70607
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-540-5623

PROPERTY INFORMATION

LOCATION: 1800 Block of Red Davis McCollister Road AMOUNT OF LAND: _____ x _____ = 1.93 acres
 IDENTIFYING LANDMARK: Vacant
 PRESENT ZONING CLASSIFICATION: Recreational Vehicle Park (R-RVP)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____ TO _____
 PURPOSE OF REQUEST: to amend Ordinance No. 6925 (RZ-0517-0008) stipulation 1) that the development must adhere to the site plan (11 recreational vehicle spaces) to allow a revised site plan (13 recreational vehicle spaces).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE *Johnny Gale* DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|--|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | YES | <u>NO</u> | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER <u>community sewer</u> | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | NO | N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | YES | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____ | YES | <u>NO</u> | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT. | YES | <u>NO</u> | N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for stipulations.

Application Summary

Applicant	Gulf Mobile Home Park, LLC	Submittal Date	10/5/17
Case Number	RZ-1017-0041	Site Area	1.93 Acres
Location	1800 Block of Red Davis McCollister Road	Police Jury District	6- Dennis Scott
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017

Request(s)

To amend Ordinance No. 6925 (RZ-0517-0008) stipulation 1) that the development must adhere to the site plan (11 recreational vehicle spaces) to allow a revised site plan (13 recreational vehicle spaces).

Site Characteristics

Present Zoning Classification	Recreational Vehicle Park (R-RVP)		
Existing Use	Vacant		
Urban Service Area	In	Flood Zone	X

Area Characteristics

Surrounding Zoning	Manufactured Home Park (R-MHP), General Commercial (C-2), Agricultural (A-1)		
Surrounding Uses	Residential		

Zoning History

Original Zoning	Manufactured Home Park (R-MHP)	Date	1980
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Recent Zoning Requests in Immediate Area

In the past five years, there has been one zoning request within the immediate area.

- In 2017, the Planning and Zoning Board and the Police Jury granted a request by Gulf Mobile Home Park, LLC to rezone from Manufactured Home Park (R-MHP) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (11 spaces) in the 1800 Block of Red Davis McCollister Road. This is the property in question.

Recommendation

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following stipulations:

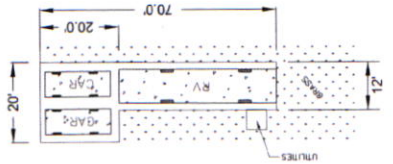
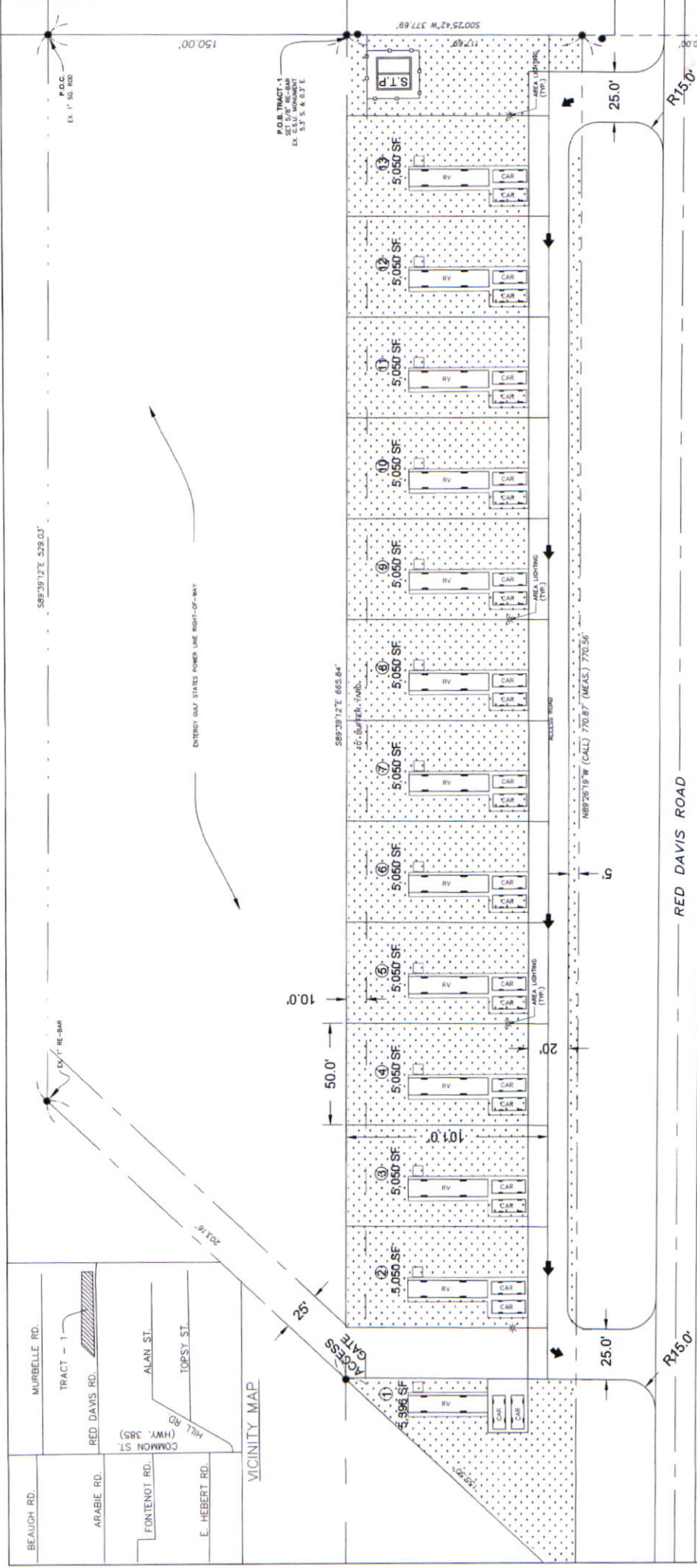
- 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development;
- 2) that a landscape plan must be provided and approved prior to permitting;
- 3) that the approved landscaping must be installed prior to any final electrical approval; and
- 4) that stipulations 2-5 of Ordinance No. 6925 remain in effect.

ENGINEER: ESC
 DESIGNER: ESC
 DRAWN: ESC
 REVISION: 1
 DATE: 10-4-17

CONCEPTUAL SITE PLAN

PROPOSED RV PARK
 JOHNNY GAYLE RV PARK
 CALCASIEU PARISH, LOUISIANA

PLAN
 SHEET: C-1
 DATE: MAY 2017
 PROJECT:
 SCALE: 1"=40'

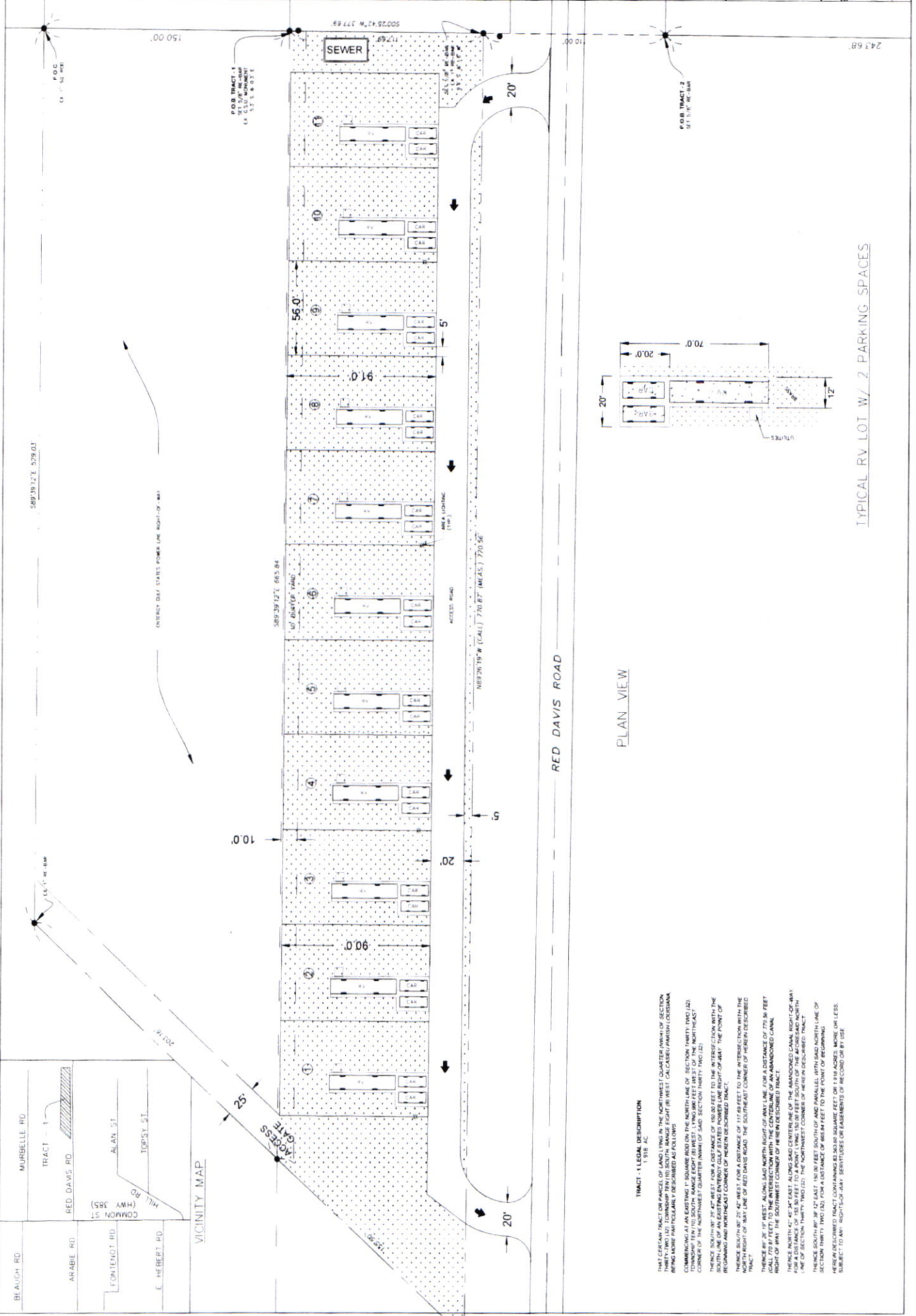


PLAN VIEW

TRACT - 1 LEGAL DESCRIPTION

1.915 AC.
 THAT CERTAIN TRACT OR PARCELS OF LAND LYING IN THE NORTHWEST QUARTER ANIMAL OF SECTION THIRTY-TWO (32), TOWNSHIP TEN (10) SOUTH, RANGE EIGHT (8) WEST, CALCASIEU PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT AN EXISTING 1" SQUARE IRON ON THE NORTH LINE OF SECTION THIRTY-TWO (32), TOWNSHIP TEN (10) SOUTH, RANGE EIGHT (8) WEST, LYING 154.00 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (PART) OF SAID SECTION THIRTY-TWO (32);
 THENCE SOUTH 89°29'12" EAST, 154.00 FEET TO A POINT ON SAID NORTH LINE WITH THE BEGINNING AND NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE SOUTH 00°25'42" WEST, FOR A DISTANCE OF 117.60 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RED DAVIS ROAD, THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE 89°28'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 770.56 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SECTION THIRTY-TWO (32), TOWNSHIP TEN (10) SOUTH, RANGE EIGHT (8) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THENCE NORTH 42°45'34" EAST, ALONG SAID CENTERLINE OF THE ABANDONED CANAL, RIGHT-OF-WAY, FOR A DISTANCE OF 155.90 FEET TO A POINT LYING 154.00 FEET SOUTH OF THE AFORESAID NORTH LINE OF SECTION THIRTY-TWO (32); THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE SOUTH 89°28'39" EAST, 154.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION THIRTY-TWO (32), FOR A DISTANCE OF 466.84 FEET TO THE POINT OF BEGINNING.
 HEREIN DESCRIBED TRACT CONTAINING 1.915 ACRES, MORE OR LESS, SUBJECT TO ANY RIGHTS-OF-WAY, SERVITUDES OR ENCUMBRANCES OF RECORD OR BY USE.

TYPICAL RV LOT W/ 2 PARKING SPACES



original site plan approved under Ordinance No. 6925

PARISH OF  CALCASIEU
State of Louisiana
ORDINANCE

ORDINANCE NO. 6925

AN ORDINANCE in accordance with the provisions of Chapter 26 - Zoning and Development, of the Code of Ordinances of the Parish of Calcasieu, Louisiana, classifying the area: A request by Gulf Mobile Home Park, LLC, to rezone from Manufactured Home Park (R-MHP) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (11 spaces) on the following described property: The Northern 117.69 feet, or that portion lying North of the Red Davis Road Extension, particularly described as: Commencing 990.0 feet W of the N/4 corner S32, T10S, R8W, thence W along the North section line of S32 a distance of 528.8 feet, thence S 42 degs 52' 44" W a distance of 358.66 feet for the pob, also being the North right of way line for Red Davis Road, thence S 89 degs 20' 58" E a distance of 770.87 feet, thence N 0 degs 19' 40" E a distance of 117.69, thence N 89 degs 34' 40" W a distance of 667.46 feet, thence S 42 degs 52' 44" W a distance of 155.35 feet to the poc. Containing approximately 1.93 acres.

BE IT ORDAINED BY THE POLICE JURY OF CALCASIEU PARISH, LOUISIANA, convened in Regular Session on the 26th day of June, 2017, that in accordance with the provisions of Chapter 26 - Zoning and Development, of the Code of Ordinances of the Parish of Calcasieu, Louisiana, the Comprehensive Zoning Map for Calcasieu Parish, Louisiana, is hereby amended insofar as said ordinance and map pertain to the following property in Ward Three of this parish:

From Manufactured Home Park (R-MHP) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (11 spaces) with the following stipulations: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that RV "park model" types are prohibited; 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; and 5) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering, on the following described property: The northern 117.69 feet, or that portion lying North of the Red Davis Road Extension, particularly described as: Commencing 990.0 feet W of the N/4 corner S32, T10S, R8W, thence W along the North section line of S32 a distance of 528.8 feet, thence S 42 degs 52' 44" W a distance of 358.66 feet for the pob, also being the North right of way line for Red Davis Road, thence S 89 degs 20' 58" E a distance of 770.87 feet, thence N 0 degs 19' 40" E a distance of 117.69, thence N 89 degs 34' 40" W a distance of 667.46 feet, thence S 42 degs 52' 44" W a distance of 155.35 feet to the poc. Containing approximately 1.93 acres.

Zoning Case RZ-0517-0008 (1800 Block of Red Davis McCollister Road in Ward Three)

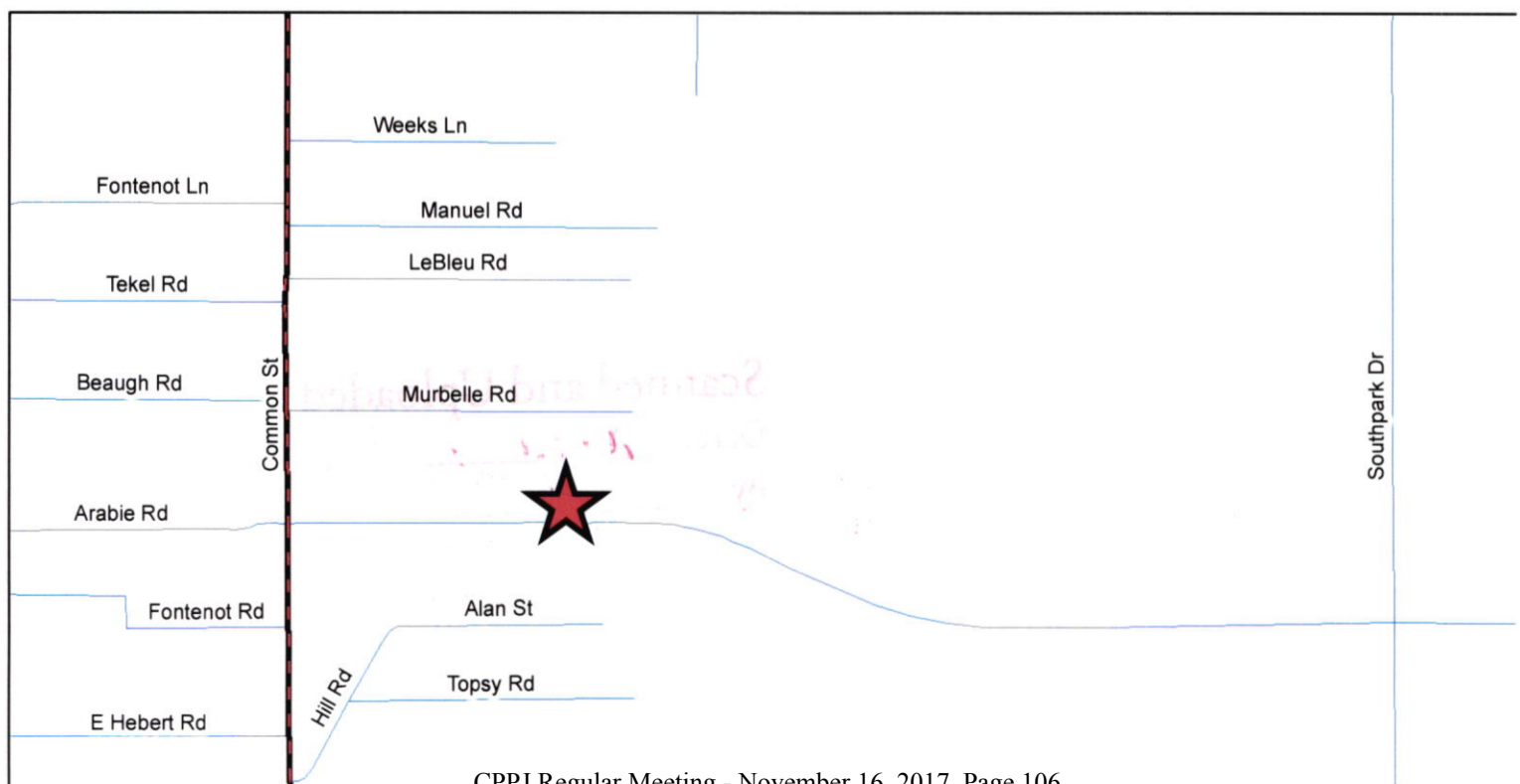
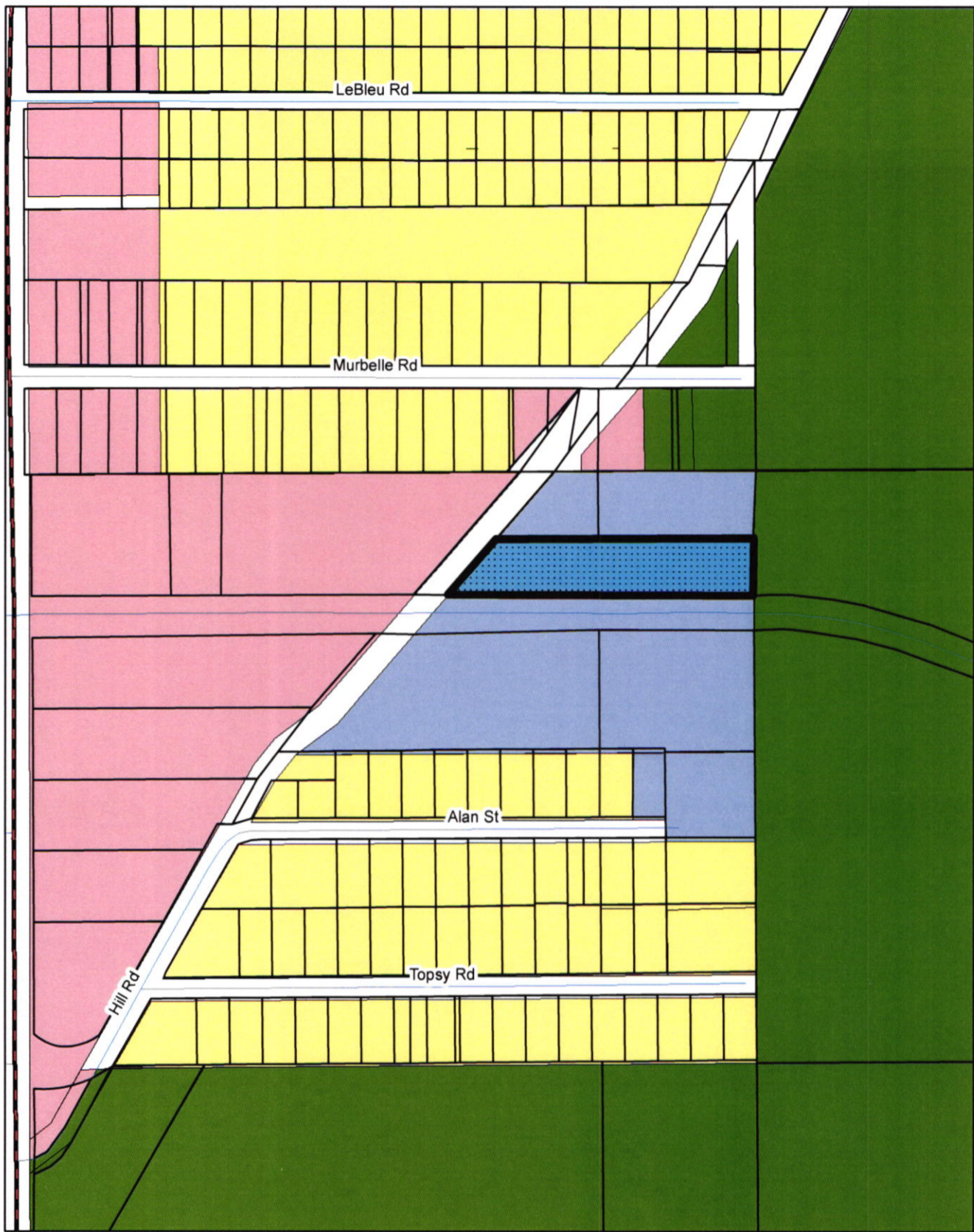
BE IT FURTHER ORDAINED that the rezoning of the above described property is effective this date, classified in accordance with a new zoning District Map (adding to the existing District Map) which is attached to this ordinance to be placed on file in the Office of the Clerk of Court showing the classification of the new area of the above described property.

THUS DONE AND PASSED BY THE CALCASIEU PARISH POLICE JURY on the date above inscribed.

/s/ Kevin D. Guidry
Kevin D. Guidry, President

/s/ Kathy P. Smith
Kathy P. Smith, Parish Secretary

Gulf Mobile Home Park, LLC





RZ-1017-0041
October 2017



RZ-1017-0041
October 2017



RZ-1017-0041
October 2017





CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on a request by FMN Enterprises, Inc., to rezone from Mixed Residential (R-2) to Light Commercial (C-1) to allow commercial development (convenience store) at 2719 Glenlea Road in Ward Three (RZ-1017-0038). (District 8, Mr. Brame)

[The Planning and Zoning Board met on Tuesday, November 14, 2017, and voted unanimously to recommend that the request be denied. Should the Police Jury grant the request, the Board recommends the following stipulations: 1) that the development adheres to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; and 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering.]

ATTACHMENTS:

Description	Type
▣ FMN Enterprises Inc. RZ-1017-0038	Cover Memo
▣ Opposition Email Kathy Romero	Cover Memo
▣ Opposition Email Danny Romero	Cover Memo

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS**



CASE NUMBER RZ-1017-0038

DATE RECEIVED 10/5/17

FEE 200.00

APPLICANT INFORMATION

NAME: FMN Enterprises, Inc. c/o Thomas Gayle
 ADDRESS: 5899 West Kayleigh Lane 713 Kirby Street
Lake Charles, LA 70605 Lake Charles, LA 70601
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-494-1220

PROPERTY INFORMATION

LOCATION: 2719 Glenlea Street AMOUNT OF LAND: 184.55 x 164.50 = .70 acres
 IDENTIFYING LANDMARK: House
 PRESENT ZONING CLASSIFICATION: Mixed Residential (R-2)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Mixed Residential (R-2)
 TO Light Commercial (C-1)

PURPOSE OF REQUEST: to allow commercial development (convenience store).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE [Signature] DATE 10/4/17

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|---|--|---|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____
OTHER _____ | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>AE</u> BFE <u>9</u> FT. | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A |

STAFF RECOMMENDATION: Staff recommends the request be denied.

Application Summary

Applicant	FMN Enterprises, Inc.	Submittal Date	10/5/17
Case Number	RZ-1017-0038	Site Area	.70 Acres
Location	2719 Glenlea Street	Police Jury District	8- Guy Brame
P&Z Meeting Date	November 14, 2017	PJ Meeting Date	November 16, 2017

Request(s)

To allow a light commercial development (convenience store).

Site Characteristics

Present Zoning Classification	Mixed Residential (R-2)		
Existing Use	House		
Urban Service Area	In	Flood Zone	AE

Area Characteristics

Surrounding Zoning	Mixed Residential (R-2), Single Family Residential (R-1), Agricultural (A-1)
Surrounding Uses	Residential

Zoning History

Original Zoning	Mixed Residential (R-2)	Date	1980
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Recent Zoning Requests in Immediate Area

In the past five years, there has been one zoning request within the immediate area.

- In 2015, the Planning and Zoning Board and the Police Jury **granted** a request by Baggett Investors, LLC to rezone from Agricultural (A-1) to Single Family Residential (R-1) to allow a single family residential development (95 lots in Bowknot Farms Subdivision) in the 6500 Block of Elliott Road.

Recommendation

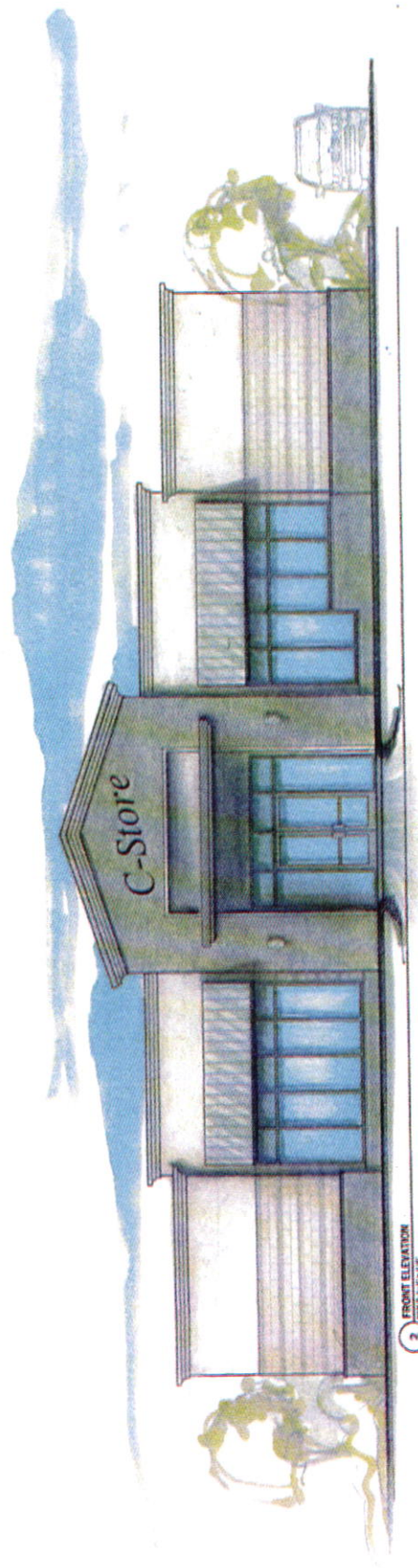
Because the development is not consistent with the character of the area, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following stipulations:

- 1) that the development adheres to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties;
- 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; and
- 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering.

KUDLA
ARCHITECTURE

4220 BUCKINGHAM
SUITE 100
DENVER, COLORADO 80231
P. 303.434.3888
WWW.KUDLAARCHITECT.COM

Proposed Commercial Development for:
A New Convenience Store
75A 5th Lane Road
DNY, FURNAL, DENIA, 70808



2 FRONT ELEVATION
7/23/17

Project: **1749**

Date: 7/23/17

Scale: 1/8" = 1'-0"

Sheet: 2

Revised: 2

Proposed Front Elevation

D 2.0

FMN Enterprises, Inc.

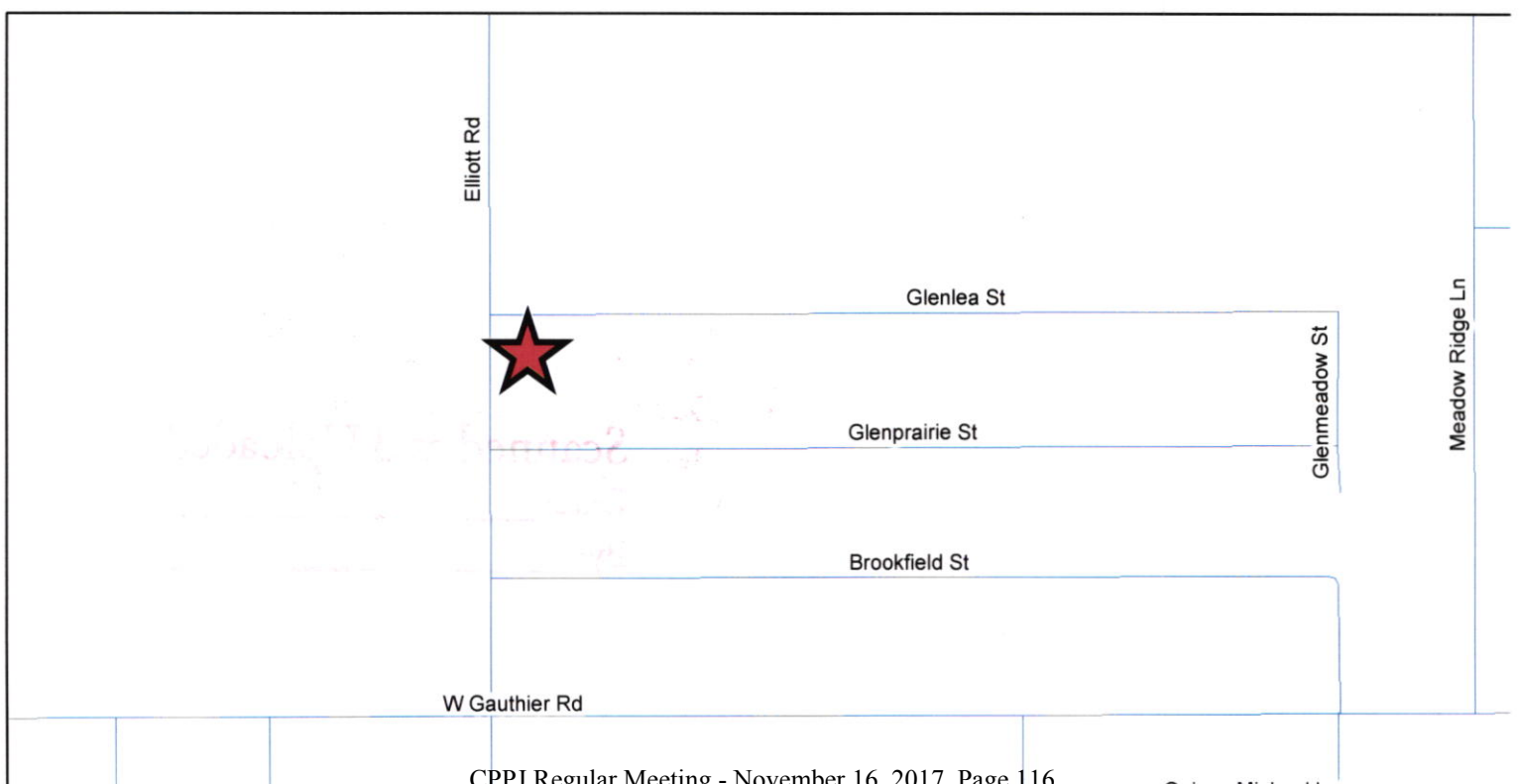


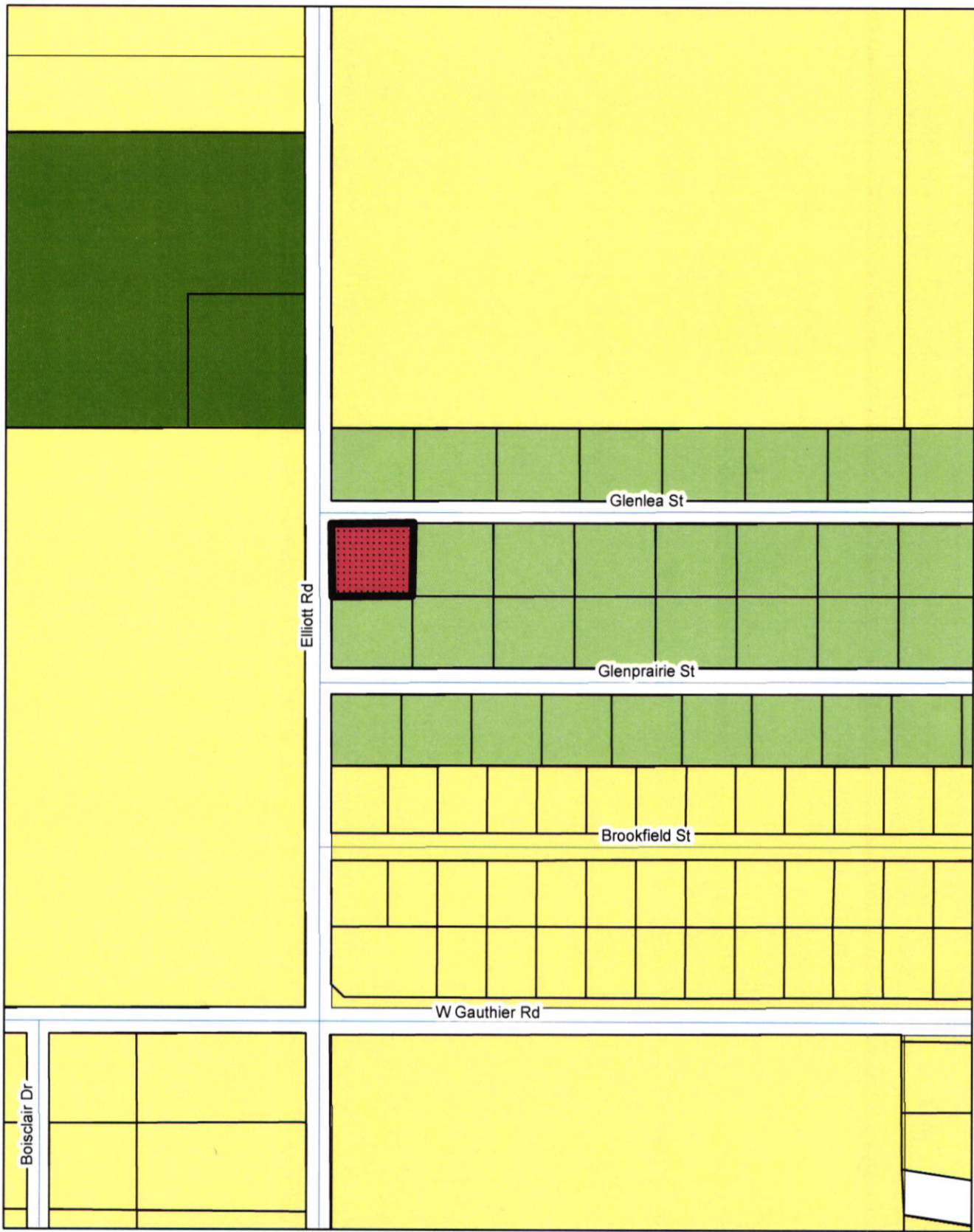
Petitioner's Property

- tax
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- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 8
Guy Brame



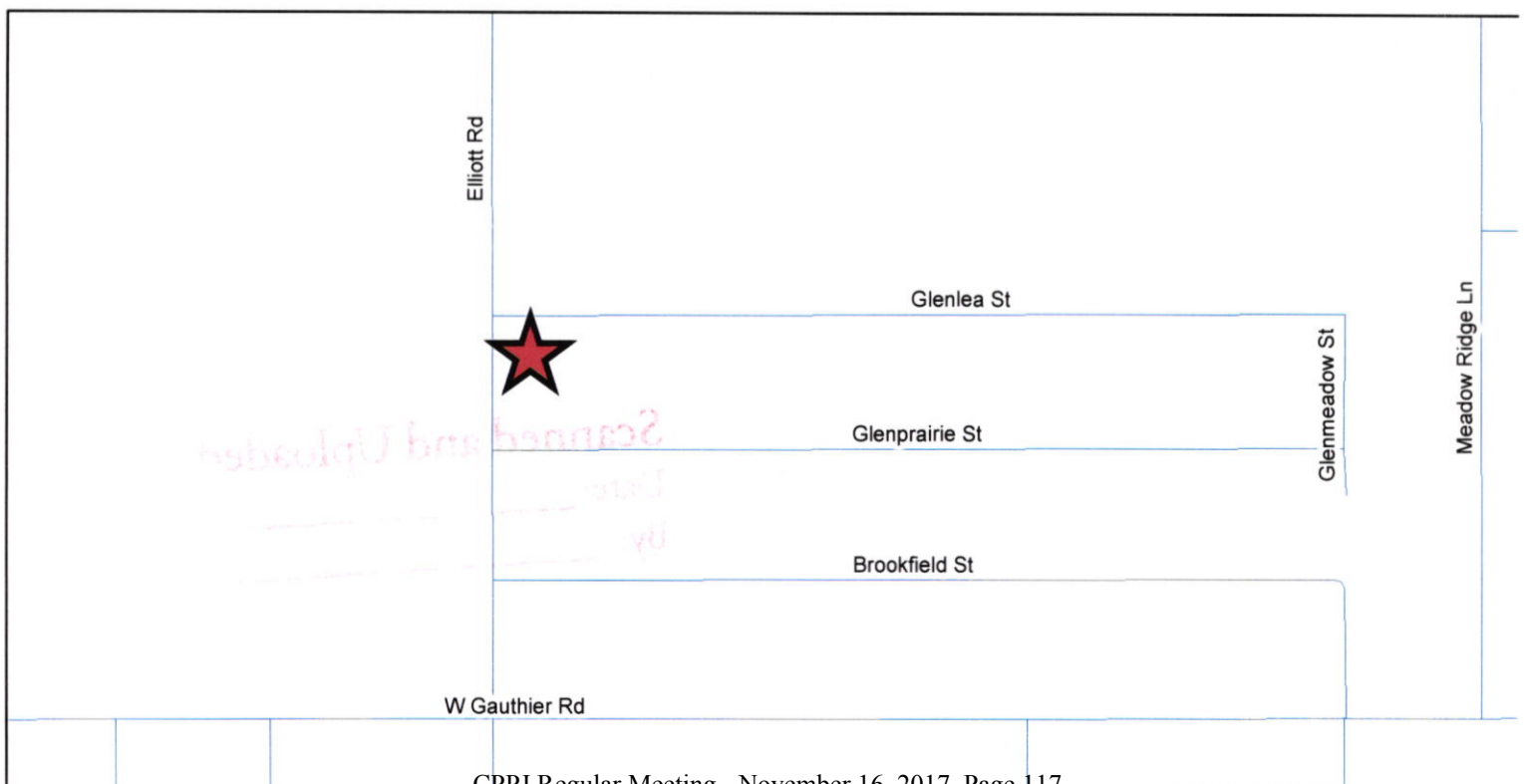


Petitioner's Property

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- R-RVP
- LAKE
- NELSON



Police Juror
District 8
Guy Brame





RZ-1017-0038
October 2017



RZ-1017-0038
October 2017



Kaitlynn E. Price

From: Kathy Ringuet <katkay70@yahoo.com>
Sent: Tuesday, November 14, 2017 3:49 PM
To: Kaitlynn E. Price
Subject: Opposition on RZ-1017-0038

Hello

My name is Kathy Romero. I live and own my residence at 2521 GlennPrairie st. Lake Charles La. 70605. I am in strong opposition to this request to change from residential zone to light commercial zone. This is a small private and quite community that has restricted access and egress with limited traffic. There are places for convenient stores and the limited entrance into a residential neighborhood is not the place for a commercial establishment. We have numerous kids that play throughout this community crossing the street from friends house to friends house. Bringing such an establishment to this particular location will jeopardize the safety of our children and also the quite and secluded nature of our community we have come to love. There are plenty of stores/gas stations that are already conveniently located nearby. I am all for business only at the right locations and under the right provisions. I urge you to please vote against this zoning change as it is not an ideal location. Thank you for your time and consideration.

Kathy Romero

Kaitlynn E. Price

From: Danny <dromero3627@yahoo.com>
Sent: Tuesday, November 14, 2017 2:02 PM
To: Kaitlynn E. Price
Subject: Opposition on RZ-1017-0038

Hello

My name is Danny Romero. I live and own my residence at 2521 GlennPrairie st. Lake Charles ,La. 70605. I am in strong opposition to this request to change from residential zone to light commercial zone. This is a small private and quite community that has restricted access and egress with limited traffic. There are places for convenient stores and the limited entrance into a residential neighborhood is not the place for a commercial establishment. We have numerous kids that play throughout this community crossing the street from friends house to friends house. Bringing such an establishment to this particular location will jeopardize the safety of our children and also the quite and secluded nature of our community we have come to love. There are plenty of stores/gas stations that are already conveniently located nearby.. I am all for business only at the right locations and under the right provisions. I urge you to please vote against this zoning change as it is not an ideal location. Thank you for your time and consideration.

Danny Romero



CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Take appropriate action on bids received by the Parish Purchasing Agent on November 8, 2017, for Mosquito Control chemicals (annuals) with unit prices effective from January 1, 2018, until December 31, 2018.

ATTACHMENTS:


	Description	Type
▣	PJ Memo 11/16/17	Cover Memo



CALCASIEU PARISH POLICE JURY
GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

Purchasing Department
P.O. Drawer 3287
Lake Charles, Louisiana 70602-3287
337/ 721-3660
Fax 337/ 437-4107

MEMORANDUM

TO: Members of the Calcasieu Parish Police Jury
FROM: Mary M. Flavin, CPPB, Purchasing Agent 
DATE: November 16, 2017

This is to advise that the following bids were received and opened in my office on Wednesday, November 8, 2017 at 2:00 P.M., as advertised in accordance with the Public Bid Law. The bids are listed below followed by the staff recommendations:

-
- I. Mosquito Control Chemicals (Annual)- Bid Number: SB-2017-MC-165
- a. ADAPCO, LLC
 - b. Clarke Mosquito Control Products, Inc.
 - c. Target Specialty Products
 - d. Univar USA

Accept the respective low bids of ADAPCO, LLC, Clarke Mosquito Control Products, Inc., Target Specialty Products, and Univar USA, with unit prices effective from January 1, 2018 until December 31, 2018.



CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

SUBJECT/TITLE:

Consideration of authorizing the Parish Purchasing Agent to advertise for bids for the *Calcasieu Correctional Center Security Door and Computer Upgrade Project* (DB-2017-FM-168).