

PLANNING AND ZONING BOARD

Tuesday, November 14, 2023

5:30 PM

AGENDA

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Explain the Rules of Procedure
5. Take appropriate action to approve the minutes of the regular meeting of October 17, 2023, Planning and Zoning meeting.

6. **VARIANCE**

- 6.A Take appropriate action on the following application: **104 Long Pine Drive in Ward Six** - variance to allow a lounge within 300 feet of a residential dwelling (required 300 feet; requesting shortest distance 32.8 feet). Applicant: Jett Engel, et ux (VAR-0923-0241) (District 14, Mr. Burleigh)

Because the development is within close proximity to a residential neighborhood, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions: 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 plan in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties; 3) that six (6) foot screening is required in accordance with Section 26-50 of the Parish Code of Ordinances and as shown on the proposed site plan on file with the Division of Planning and Development prior to final electrical approval; and 4) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.

7. **EXCEPTION**

- 7.A Take appropriate action on the following application: **3678 Frank Parker Road in Ward Six** - exception to allow a commercial development (bed and breakfast establishment). Applicant: Jason Genna, et ux (EX-1023-0186) (District 14, Mr. Burleigh)

Because minimal impacts are to be expected, the staff recommends that the request be **granted**.

8. **ABANDONMENT**

- 8.A Take appropriate action on the following application: **500 Block of Bozo Road and the west side of W-K-N Subdivision in Ward One** - to abandon and revoke the original road and right of way dedication of an undeveloped portion of Bozo Road (360 feet) and an undeveloped right of way (1,320 feet) along the west side of W-K-N Subdivision. Applicant: Pentangeli Row Development, LLC (AB-0823-0032) (District 1, Mr. Richard)

The staff recommends that the request be **granted**.

9. REZONINGS

- 9.A Take appropriate action on the following application: **9545 Ward Line Road in Ward Two** - rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor's office, shop, storage yard and heavy equipment rental). Applicant: Marshland Equipment Rentals, LLC (RZ-0923-0253) (District 10, Mr. Stelly)

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions: 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 plan in light of technical or engineering considerations discovered during development; and 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties.

- 9.B Take appropriate action on the following application: **5000 Block of Maplewood Drive in Ward Four** - rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor's office, shop and storage yard). Applicant: Bell Family Irrevocable Trust (RZ-1023-0257) (District 15, Mr. Tramonte)

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 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 plan in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties; 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; 4) that truck traffic entering and/or exiting the proposed site will be limited to an easterly direction only; and 5) that no hazardous materials to be stored on-site.

- 9.C Take appropriate action on the following application: **north and south of Gray Road, south of Highway 108 West, east and west of Johnny Breaux Road, east of Joe Courville Road, and west of Thoroughbred Drive in Ward Seven** - rezone from Agricultural (A-1) and Single Family Residential (R-1) to Single Family Residential (R-1), General Commercial (C-2), Central Business Commercial (C-3), Light Industrial (I-1) and Heavy Industrial (I-2) to allow residential, commercial, and industrial development (future development). Applicants: Calcasieu Parish Police Jury, Division of Planning and Development (RZ-0923-0255) (District 12, Mr. Bares)

Being that the study area is transitioning from agricultural to industrial with some commercial and residential, the staff recommends the properties be **reclassified to residential, commercial, and industrial** to allow for future development. The rezoning

recommendation is illustrated on the map labelled as “Final Zoning Map”.

10. The next item on the agenda is to advise that the next regularly scheduled Planning and Zoning meeting will be held on Tuesday, December 12, 2023.

11. **ADJOURNMENT**

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: VARIANCE

SUBJECT: Take appropriate action on the following application: **104 Long Pine Drive in Ward Six** - variance to allow a lounge within 300 feet of a residential dwelling (required 300 feet; requesting shortest distance 32.8 feet). Applicant: Jett Engel, et ux (VAR-0923-0241) (District 14, Mr. Burleigh)

Because the development is within close proximity to a residential neighborhood, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions: 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 plan in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties; 3) that six (6) foot screening is required in accordance with Section 26-50 of the Parish Code of Ordinances and as shown on the proposed site plan on file with the Division of Planning and Development prior to final electrical approval; and 4) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Jett Engel VAR-0923-0241.pdf](#)
[Jett Engel VAR-0923-0241 attachments.pdf](#)

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



CASE NUMBER VAR-0923-0241

DATE RECEIVED 9/27/2023

FEE \$200.00

APPLICANT INFORMATION

NAME: Jett Engel, et ux c/o Basone Development Solutions
 ADDRESS: 3700 Hwy 27 North Robin Basone
Sulphur, LA 70663 1010 Lakelyn Drive
 PHONE NUMBER: (Home) _____ Lake Charles, LA 70605
 (Work) _____ (Cell) 337-802-7515 email: robin@basonesolutions.com
 email: doublejdirtwork@yahoo.com cell: 337-764-0389

PROPERTY INFORMATION

LOCATION: 104 Long Pine Drive AMOUNT OF LAND: _____ x _____ = 1.01 acres
 IDENTIFYING LANDMARK: Vacant
 PRESENT ZONING CLASSIFICATION: General Commerical (C-2)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____ TO _____
 PURPOSE OF REQUEST: To allow a lounge within 300 feet of a residential dwelling (required 300 feet; requesting shortest distance 32.8 feet).

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 DISPOSAL OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Submitted online. DATE 9/27/2023

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? | <u>YES</u> | NO | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND <input type="checkbox"/>
SEPTIC TANK <input type="checkbox"/> MUNICIPAL SEWAGE DISTRICT <input type="checkbox"/> MECHANICAL PLANT <input type="checkbox"/>
OTHER _____ Commercial sewer | | | |
| 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: The staff recommends that the request be denied.

Application Summary

Applicant	Jett Engel, et ux	Submittal Date	9/28/2023
Case Number	VAR-0923-0241	Site Area	+/- 1.01 Acres
Location	104 Long Pine Drive	Police Jury District	14 - Randy Burleigh
P&Z Meeting Date	November 14, 2023	PJ Meeting Date	N/A

Parish Code of Ordinances

Article III Zoning, Division 2, Section 26-45.- Development Standards, (h) Alcoholic beverage businesses. The business of selling, offering for sale, keeping for sale, storing, giving away, or otherwise handling as a business any alcoholic beverages, whether at retail, wholesale, or otherwise at any place whereby alcoholic beverages constitute over fifty (50) percent of the total gross sales is hereby prohibited within three hundred (300) feet of a dwelling under a class A parish permit in all commercial and industrial zoning districts, excluding civic clubs, unless approved by the board.

Request(s)

To allow a lounge within 300 feet of a residential dwelling (required 300 feet; requesting shortest distance 32.8 feet).

Site Characteristics

Present Zoning Classification	General Commercial (C-2)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	X

Area Characteristics

Surrounding Zoning	Agricultural (A-1), Mixed Residential (R-2), General Commercial (C-2), Central Business Commercial (C-3)
Surrounding Uses	Residential, Commercial

Zoning History

Original Zoning	General Commercial (C-2)	Ward	6	Date	1980
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Previous Requests on this Property

There has been one zoning request pertaining to this property.

- In 1996, the Planning and Zoning Board **granted** a request by Richard Vincent for a zoning exception to allow residential development (manufactured home) at 104 Long Pine Drive.

Zoning Requests along Long Pine Drive

Prior to 2018, there has been one zoning request on Long Pine Drive.

- In 2014, the Planning and Zoning Board **granted** a request by Shawn Meadows for a zoning variance to allow two dwellings with less than required lot square footage (required 87,120 square feet; requesting 42,034 square feet) at 112 Long Pine Drive.

Recent Zoning Requests in Immediate Area

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

- In 2021, the Planning and Zoning Board and the Police Jury **denied** a request by Hazel Maye to rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor office and storage yard) at 145 High Hope Road.
- In 2021, the Planning and Zoning Board **granted** a request by Maria Guadalupe for a zoning variance to allow a second dwelling with less than required public road frontage (required 200 feet; requesting 30 feet) at 209 Kassy Lane.

- In 2021, the Planning and Zoning Board and the Police Jury **granted** a request by Patriot SWLA Plumbing, LLC to rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor shop and storage yard) at 3630 Highway 27 North.
- In 2018, the Planning and Zoning Board and the Police Jury **granted** a request by Travis Farley, et ux to rezone from Agricultural (A-1) to Light Commercial (C-1) to allow commercial development (convenience store) at the northwest corner of Royer Loop and Highway 27.

Recommendation

Because the development is within close proximity to a residential neighborhood, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions:

- 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 plan in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties;
- 3) that six (6) foot screening is required in accordance with Section 26-50 of the Parish Code of Ordinances and as shown on the proposed site plan on file with the Division of Planning and Development prior to final electrical approval; and
- 4) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.

Additional Information

In January 2023, the applicant withdrew a zoning variance request to allow a lounge within 300 feet of a residential dwelling (required 300 feet; requesting shortest distance 32.8 feet) at 104 Long Pine Drive.

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

September 27, 2023

Calcasieu Parish Police Jury
Division of Planning and Zoning
901 Lakeshore Drive
Lake Charles, LA 70601

Re: The Big E
Jett Engel
104 Long Pine, Sulphur, LA 70663

To Whom It May Concern:

The property owner at the above referenced location is proposing to build a crawfish boiling restaurant and bar. The restaurant will have feature interior dining and seating at the bar. The business will operate Sunday through Saturday from noon until 10:00 pm.

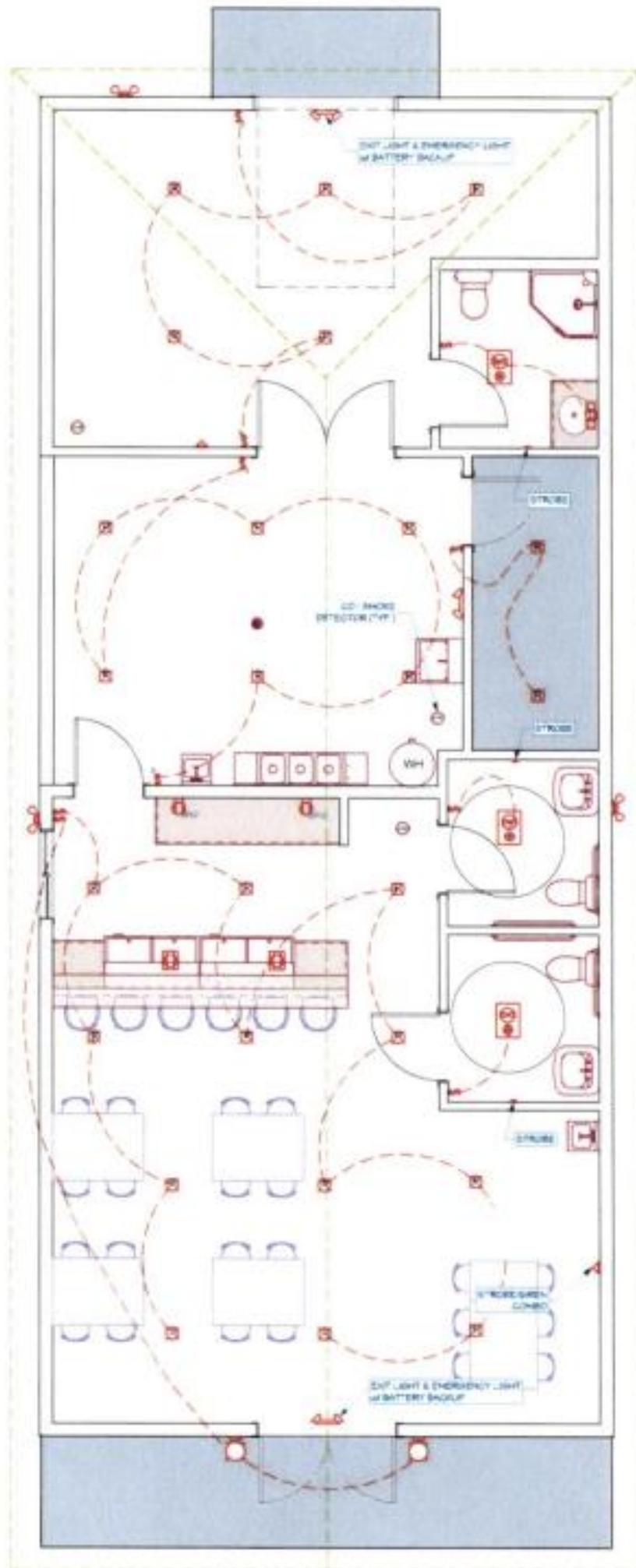
The property is adjacent to residential zoned property.

Please see the plans for all of the building details.

Thank you,

Robin Basone

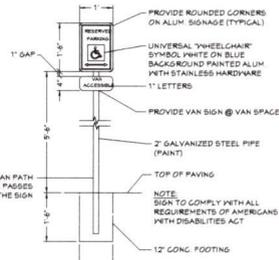
Proposed Floor Plan



POWER & LIGHTING



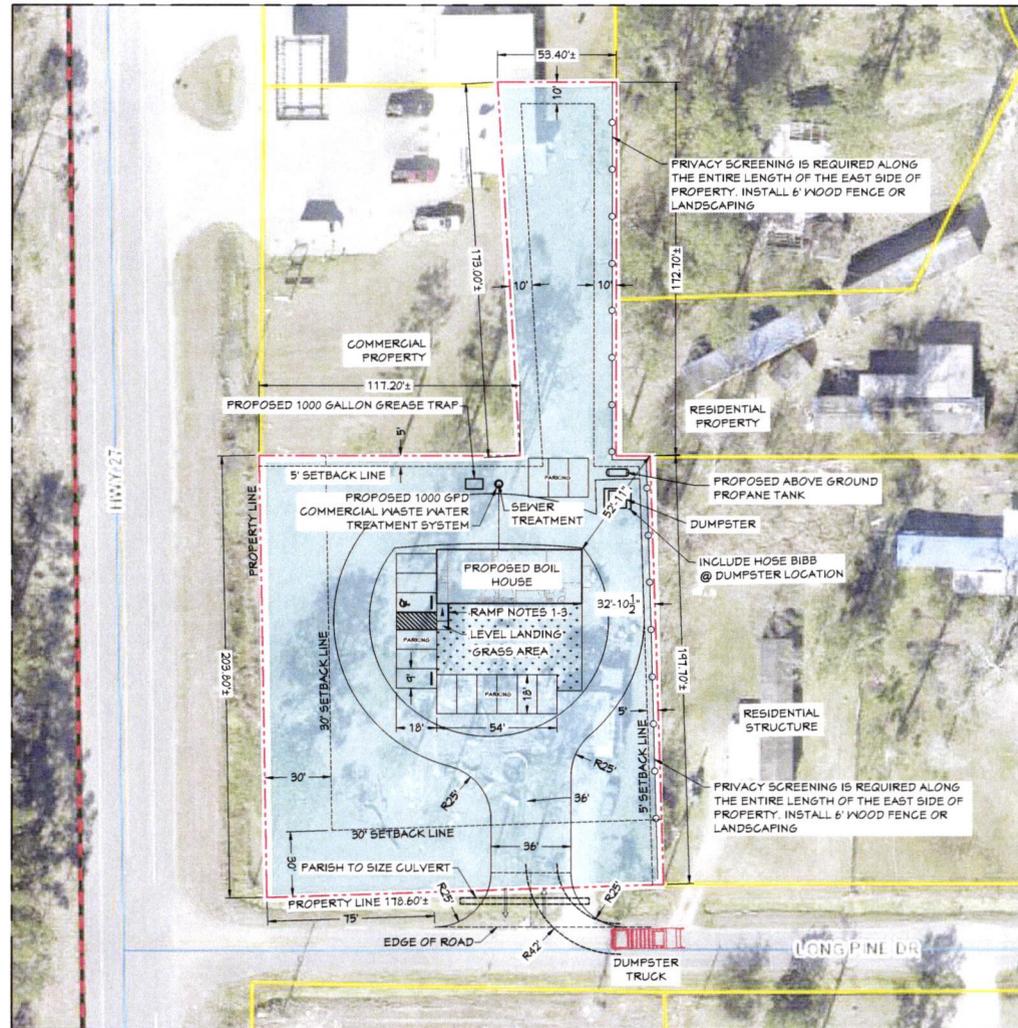
ALL PARKING SPOT DIMENSIONS ARE 9'Wx18'D



HANDICAP SIGN
DETAIL
NOT TO SCALE

RAMP NOTES

1. CONTRACTOR TO PROVIDE ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACES TO ACCESSIBLE BUILDING ENTRANCE VIA RAMP.
2. RAMP LENGTH IS DETERMINED BY ELEVATION DIFFERENCE BETWEEN FINISHED SLAB AND PARKING PAVEMENT AND SHALL BE IN ACCORDANCE WITH ADA-ABA-206.2.2
3. PER ADA-ABA-302, FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CONTRACTOR TO PROVIDE MEDIUM-BROOMED FINISH WHERE FLOOR AREAS ARE DETERMINED TO BE CONCRETE.



ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE

SITE PLAN
SCALE: 1"=30'

LOCATION OF PROPERTY



REVISION DATE	REVISED BY	NOTES

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF K&M PROJECT SERVICES, LLC, AND IS LENT TO THE BORROWER FOR HIS/HER CONFIDENTIAL USE ONLY. IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT SHALL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED.

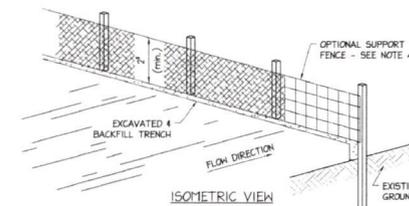


SILT-BARRIER NOTES

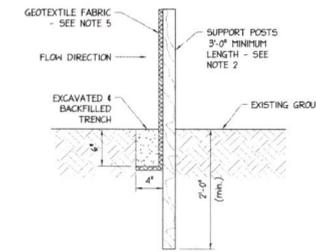
1. SILT FENCES ARE TO BE USED IN AREAS WHERE SHEET PILE OR RELATIVELY SMALL VOLUMES OF WATER CAN BE EXPECTED TO OCCUR. FOR LARGER VOLUMES SUCH AS WITHIN A DEFINED CHANNEL A CHECK DAM WILL BE REQUIRED. SILT FENCES WILL BE CONSTRUCTED AT THE EDGE OF THE ROW.
- AT THE OUTFALL OF AN INTERCEPTOR DIKE IF NATURAL VEGETATION IS INSUFFICIENT TO FILTER THE SILT FROM RUN-OFF WATER.
- AT THE BASE OF SLOPES ADJACENT TO ROADWAYS AND STREAMS WHEN THE NATIVE VEGETATION COVER HAS BEEN DISTURBED.
- WHEN THE DISTANCE (IN AREAS OF GOOD VEGETATION COVER) OF THE ROW TO A BODY OF WATER IS EQUAL TO OR LESS THAN THE FOLLOWING SCHEDULE.

PERCENT SLOPE	DISTANCE
0-5%	25 FEET
5-15%	50 FEET
15-30%	75 FEET
OVER 30%	100 FEET

2. STAKES ARE TO BE PLACED EVERY SIX (6) FT. OR CLOSER AS CONDITIONS REQUIRE.
3. ATTACH FILTER FABRIC AT EACH POST AT A MINIMUM OF THREE (3) LOCATIONS.
4. THE FILTER FABRIC (MIN. OF 1 FT) IS TO BE ANCHORED IN A 6 INCH x 6 INCH TRENCH WITH WELL COMPACTED BACKFILL OVER THE FABRIC TO PREVENT UNDERMINING.
5. TO ELIMINATE POSSIBLE END FLOW, BOTH ENDS OF THE SILT FENCE SHALL BE TURNED AND EXTENDED UPSLOPE.
6. SILT FENCES ARE TO BE CHECKED AND MAINTAINED ON A REGULAR BASIS. REMOVE ANY BUILD-UP OF SEDIMENT WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS APPROXIMATELY 20% OF THE HEIGHT OF THE BARRIER.
7. MATERIAL SHOULD BE HEAVY GEOTEXTILE FABRIC SUCH AS EXON GTF 150, MIRAF 600, OR AN APPROVED EQUIVALENT. SECONDARY REINFORCEMENT, SUCH AS A CONSTRUCTION BARRIER FENCE OR PINE MESH CAN ALSO BE USED BEHIND THE FILTER FABRIC, WHERE SPECIFICALLY REQUIRED.
8. WHERE ANCHORING CONDITIONS FOR THE SILT FENCE ARE POOR, PLACE ANCHORED STRAIN BALES ON DOWNSTREAM SIDE OF THE SILT FENCE.
9. 12" DIA. HAY PADDLES, PROVIDED BY GRADOR LAND MANAGEMENT OR APPROVED EQUAL, CAN BE USED IN LIEU OF SILT FENCE. INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



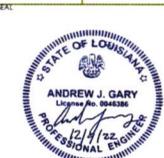
TYPICAL TEMPORARY SILT FENCING
NOT TO SCALE



TYPICAL SILT FENCING
DETAIL
NOT TO SCALE

PROPOSED BUILDING PLACEMENT FOR
BOIL & GO
104 LONG PINE DRIVE
SULPHUR, LA 70663

K & M PROJECT SERVICES, LLC
CIVIL ENGINEERING & ENVIRONMENTAL PERMITTING
LAKE CHARLES, LOUISIANA 70605
PHONE: (337) 309-7787 A.L.T. PHONE: (337) 309-2272



ANDREW GARY, P.E.
REG. NO. 0046386

SITE PLAN
DRAWN BY: SWLA DRAFTING
DESIGNED BY: A.J.G.
APPROVED BY: A.J.G.
PROJECT NO: 2022-021
DATE: 12/2022
SCALE: 1"=30'
SHEET: A-1

Jett Engel, et ux



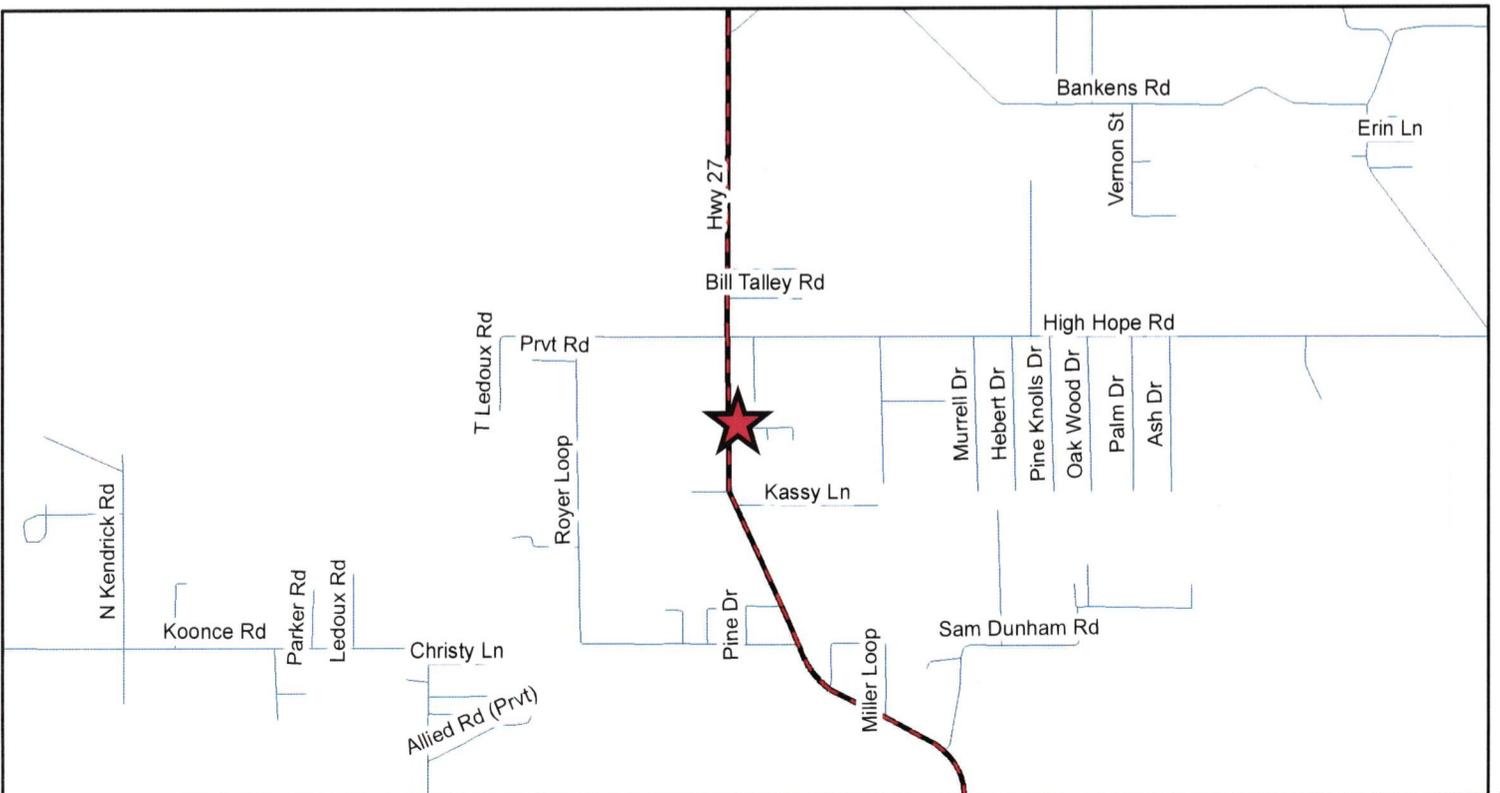
Petitioner's Property

Legend

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



Police Juror
District 14
Randy Burleigh





Oct 30, 2023 at 2:45:04 PM
104 Long Pine Dr
Sulphur LA 70663
United States





Hwy 27

Pinestraw Dr

Long Pine Dr





Office Use Only
Permit Class and Number

Louisiana Office of Alcohol and Tobacco Control
Ernest Legier Jr., Commissioner

Retail Permit Information

Permit Class Information

When deciding which class and type of permit best suits your business model, please refer to the Law Book available on the ATC website. Some helpful information is contained below, but ATC advises you to refer to the particular statute for a complete listing of requirements.

CLASS A-General: LA R.S.26:71.1 (high content) and LA R.S. 26:271 (low content)

- Alcohol is sold for on-premise consumption.
- An establishment equipped with a permanent wet bar, non-moveable sink and back-bar, or similar equipment for public display and to inform the public of brands and flavors offered for sale.
- ➔ Staffed by a bartender whose primary duty is to open and/or prepare beverage alcohol products for consumption on the premise by paying customers, or prepared with an appropriate lid or cover on the container for take-out service.
- Meets all local zoning requirements as set forth by the state and by parishes and municipalities where the Class A general retail outlet is located.
- No person under 18 allowed on premises, except as provided by LA R.S. 26:90(A) (8) (a).
- Able to accommodate 25 patrons.
- Contain no less than 375 feet of public habitable floor area.

Class A-Restaurant: LA R.S. 26:71.1(2) (A), 26:73

- Issued to a facility that meets the definition of a restaurant establishment, including the following:
 - A place of business whose average monthly revenue from food and nonalcoholic beverages exceeds 50% of its total average monthly revenue from the sale of food, nonalcoholic beverages, and alcoholic beverages.
 - Serves food on all days of operation.
 - Maintains separate sales figures for alcoholic beverages.
 - Operates a fully equipped kitchen used for the preparation of uncooked foods for service and consumption for such foods on premises.
 - Has a public habitable floor area of no less than 500 square feet dedicated to the exclusive use of applicant's business.

Class B Package Store LA R.S. 26:2/26:241(13)

- Sells alcoholic beverages in factory sealed containers for transportation and consumption off the premises.
- No person is allowed to tamper with or otherwise disrupt the manufacturer's seal on or about the licensed premises.
- Contains 500 square feet of public habitable floor area.

Class C-Package Store: LA R.S. 26:71.2 (high content; 26:271(low content); LAC 55: VII: 327

- Alcoholic beverages are the principle commodity sold for off-premise consumption.
- Does not offer to sell, sell, or otherwise distribute motor fuel.
- Sells alcoholic beverages, including frozen specialty beverages, in closed containers prepared for transportation and consumption off premises only.
- Has a public habitable floor space of no less than 1,000 square feet.
- Does not allow any person under the age of 18 to enter, visit, or loiter in or about the licensed establishment.
- Does not employ anyone under the age of 18.
- Does not allow the consumption of any alcoholic beverage for any purpose or reason on or about the licensed premises, unless and except otherwise provided for in this Title.
- Does not permit the mixing of alcoholic beverages or the sale and/or service of mixed alcoholic beverages on the premises of the licensed establishment; however, the mixing of frozen specialty beverages may be permitted according to LAC 55: VII: 327 (for more information on this statute and all others referenced, refer to the law book).

(h) *Alcoholic beverage businesses.*

- (1) Certain alcoholic beverage businesses are permitted within certain commercial and industrial zoning districts as provided for by chart A of the zoning district regulations. Notwithstanding any other provisions of this section to the contrary, no commercial or industrial zoning district shall permit an alcoholic beverage business in which alcoholic beverages constitute over fifty (50) percent of the total gross sales to locate within three hundred (300) feet of a dwelling under a class A parish permit, excluding civic clubs, unless approved by the board.
-  (2) The business of selling, offering for sale, keeping for sale, storing, giving away, or otherwise handling as a business any alcoholic beverages, whether at retail, wholesale, or otherwise at any place whereby alcoholic beverages constitute over fifty (50) percent of the total gross sales is hereby prohibited within three hundred (300) feet of a dwelling under a class A parish permit in all commercial and industrial zoning districts, excluding civic clubs, unless approved by the board.
- (3) The distance provided in subsection (2) shall be measured in a straight line from the nearest point of the property line of such dwelling to the nearest point of the premises wherein such business is conducted or proposed to be conducted; however, if there are sidewalks, the measurement of this distance shall be made as a person walks using the middle of the sidewalk from the nearest point of the property line of the dwelling to the nearest point of premises to be permitted.
- (4) The above prohibitions shall not apply to any place of business mentioned in subsection (2) which was being conducted on and prior to the effective date of this chapter, and said prohibitions shall not apply to any such business not or hereafter being conducted under permits validly issued in the event a dwelling is built or established within three hundred (300) feet of said business at any time after such business has commenced, or the permit therefore has been issued.
- (5) All alcoholic beverage businesses must comply with chapter 4 of this Code.



ALCOHOL & TOBACCO CONTROL LAW BOOK

Louisiana Alcohol, Tobacco and Consumable Hemp Laws and Regulations

2021-2022 Edition

Ernest P. Legier, Jr., Commissioner

Last updated August 2021

7979 Independence Boulevard, Suite 101, Baton Rouge, LA 70806
(225) 925-4041
www.atc.la.gov

Louisiana Revised Statutes

Title 26 – Alcoholic Beverages Control Law

wholesale or retail dealer without qualifying as a dealer. Immediately after taking possession of the alcoholic beverages, the person shall register with the secretary of the Department of Revenue and furnish to him a detailed list of the alcoholic beverages and post with the secretary a bond in such amount as the secretary deems sufficient to protect the state from any taxes due on the alcoholic beverages. The person shall pay to the secretary a registration fee of ten dollars, which fee shall permit the sale of only the alcoholic beverages detailed in the registration request.

C. If proposition five on the local option ballot, as delineated in R.S. 26:588(A), is approved by a majority vote cast in the election, a "Retailers, Class A" state permit shall be authorized for a Class "R" restaurant permittee in the locality for which the local election was held.

Amended by Acts 1950, No. 358, §1; Acts 1962, No. 398, §1; Acts 1977, No. 749, §1, eff. July 21, 1977; Acts 1984, No. 774, §2, eff. July 13, 1984; Acts 1985, No. 736, §1; Acts 1987, No. 696, §1; Acts 1989, No. 585, §2; Acts 1994, 3rd Ex. Sess., No. 63, §1, eff. July 7, 1994; Acts 1994, 3rd Ex. Sess., No. 130, §1, eff. July 7, 1994; Acts 1997, No. 658, §2; Acts 2001, No. 657, §1; Acts 2003, No. 519, §1, eff. June 20, 2003; Acts 2006, No. 803, §1; Acts 2006, No. 808, §1, eff. June 30, 2006; Acts 2011, No. 259, §1; Acts 2012, No. 26, §1; Acts 2014, No. 57, §1; Acts 2015, No. 382, §1. Act 2021, No. 380, §1, eff. Aug 1, 2021

§71.1. Class A permit; definitions

The commissioner shall issue the following four types of Class A retail liquor permits:

(1) Class A-General:

(a) A Class A-General retail permit shall be issued only to a retail outlet where beverage alcohol is sold on the premises for consumption on the premises by paying customers. Such an establishment must be equipped with a permanent wet bar equipped with a non-movable sink and a back bar or similar equipment for public display and to inform the public of brands and flavors offered for sale.

→ (b) A Class A-General retail establishment shall be staffed by a bartender whose primary duty is to open and/or prepare beverage alcohol products for consumption on the premises by paying customers, or prepared with an appropriate lid or cover on the container for takeout service. Such an establishment must meet all state and local zoning requirements as set forth by the state and by parishes and municipalities where a Class A-General retail outlet is located.

(c) Repealed by Acts 1995, No. 1016, §2.

(d) A Class A-General retail permit shall be issued only to an establishment where the state law provides that no person under the age of eighteen years is allowed on the premises except as provided in R.S. 26:90(A)(8)(a).

(e) Notwithstanding the provisions of Subparagraphs (a) through (d) of this Paragraph, the commissioner shall not issue a Class A - General liquor permit to any bona fide commercial film theater unless the bona fide commercial film theater complies with the requirements in R.S. 26:73(C)(1)(a), (b), and (c) and alcoholic beverage sales are physically segregated from all other concession sales and no one under the age of eighteen is allowed to enter the area where such alcoholic beverage sales are conducted.

(f) Notwithstanding the provisions of Subparagraphs (a) through (e) of this Paragraph, the commissioner may issue a Class A-General retail permit to any retail establishment for consumption on or off the premises. Such establishment must meet all state and local zoning requirements as set forth by the state and by parishes and municipalities where the retail outlet is located. A Class A-General retail permit issued pursuant to the authority granted by this Subparagraph shall not be deemed or qualify as a prerequisite for the issuance of any other type license or permit issued by the state or any political subdivisions thereof.

(g) The licensed premises of a Class A-General retail permit shall be able to accommodate a minimum of twenty-five patrons and contain no less than three hundred seventy-five square feet of public habitable floor area.

(h) A Class A-General retail establishment shall comply with the Louisiana Department of Health guidelines for the required number of public restrooms and their locations within the retail establishment and shall provide documentation of compliance from the office of public health.

(i) Any Class A-General retail permit application submitted prior to September 1, 2001, shall not be required to meet the qualifications set forth in Subparagraph (g) of this Paragraph.

(2) Class A-Restaurant:

A Class A-Restaurant permit shall be issued only to a "restaurant establishment" as defined by R.S. 26:73(C)(1) or a dinner theater as defined in R.S. 26:2(6) and issued to a facility in conjunction with a Class "R" restaurant permit under the provisions of R.S. 26:73.

(3) Class A-Special:

(a) A Class A-Special permit shall be issued to any facility which is situated on state-owned land, and which is being developed or operated by the state for public purposes, without the necessity for a local permit from the parish or municipality, notwithstanding the provisions of R.S. 26:81(B)(1) and (C), 273(A)(1), 281(B) and (C)(1), 582, and 595, if all other pertinent qualifications and conditions of this Title are satisfied, and such establishment meets all state zoning requirements as set forth by the state.

(b)(i) The provisions of Subparagraph (a) of this Paragraph shall apply only to the Sabine River Authority Conference and Recreational Facility, located in Ward 3, Sabine Parish, Louisiana and shall be applicable only after the following proposition has been submitted to a local referendum election to the voters of Ward 3, Sabine Parish at the congressional general election to be held in 1994, with a favorable vote of a majority of votes cast, to wit:

"Shall the sale of alcoholic beverage of both high and low alcohol content for consumption on the premises be permitted at the Sabine River Authority Conference and Recreational Facility in Ward 3, Sabine Parish, Louisiana?"

(ii) This Subparagraph shall be the sole and only enabling act necessary to call this election, notwithstanding the provisions of R.S. 26:587.

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: EXCEPTION

SUBJECT: Take appropriate action on the following application: **3678 Frank Parker Road in Ward Six** - exception to allow a commercial development (bed and breakfast establishment). Applicant: Jason Genna, et ux (EX-1023-0186) (District 14, Mr. Burleigh)

Because minimal impacts are to be expected, the staff recommends that the request be **granted**.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Jason Genna EX-1023-0186.pdf](#)

[Crooks Opposition 3678 Frank Parker EX-1023-0186.pdf](#)

[Ron Turner Opposition - 3678 Frank Parker EX-1023-0186.pdf](#)

[Nikki Perkins Opposition - 3678 Frank Parker EX-1023-0186.pdf](#)

[Liz Moberg Opposition - 3678 Frank Parker EX-1023-0186.pdf](#)

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



CASE NUMBER EX-1023-0186

DATE RECEIVED 9/29/2023

FEE \$200.00

APPLICANT INFORMATION

NAME: Jason Genna, et ux
 ADDRESS: 3020 Cypress Lake Drive
Lake Charles, LA 70611
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) (337) 274-3419 email: _____
 email: 3678frankparker@gmail.com

PROPERTY INFORMATION

LOCATION: 3678 Frank Parker Road AMOUNT OF LAND: _____ x _____ = 0.29 acres
 IDENTIFYING LANDMARK: House and storage building
 PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____ TO _____
 PURPOSE OF REQUEST: To allow commercial development (bed and breakfast establishment).

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 DISPOSAL OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Applied online. DATE 9/29/2023

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

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

STAFF RECOMMENDATION: Staff recommends that the request be granted. See brief for conditions.

Application Summary

Applicant	Jason Genna, et ux	Submittal Date	9/29/2023
Case Number	EX-1023-0186	Site Area	+/- 0.29 Acres
Location	3678 Frank Parker Road	Police Jury District	14 - Randy Burleigh
P&Z Meeting Date	November 14, 2023	PJ Meeting Date	N/A

Parish Code of Ordinances

Article III Zoning, Division 1, Section 26-35.- Minimum requirements, Agricultural (A-1)

Request(s)

To allow a commercial development (bed and breakfast establishment).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Existing house and storage building		
Urban Service Area	Out	Flood Zone	AE

Area Characteristics

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

Zoning History

Original Zoning	Agricultural (A-1)	Ward	6	Date	1983
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Previous Requests on this Property

There have been no zoning requests pertaining to this property.

Zoning Requests along Frank Parker Road

Prior to 2018, there has been one zoning request on Frank Parker Road.

- In 2014, the Planning and Zoning Board **granted** a request by Daniel Unkel for a zoning variance to allow two non-conforming lots (one dwelling per lot) at 3698 Frank Parker Road.

Recent Zoning Requests in Immediate Area

In the past five years, there have been no zoning requests within the immediate area.

Recommendation

Because minimal impacts are to be expected, the staff recommends that the request be granted.

Re:

Jason and Elaine Genna
3678 Frank Parker Rd.
Sulphur, LA 70663

Zoning Letter of Intent

We are requesting permission to short term lease this property through websites such as Air BNB.

We intend to have the property short term leased out about 40% of the year, used personally about 20% of the year, and to be vacant the remainder of the year (40%).

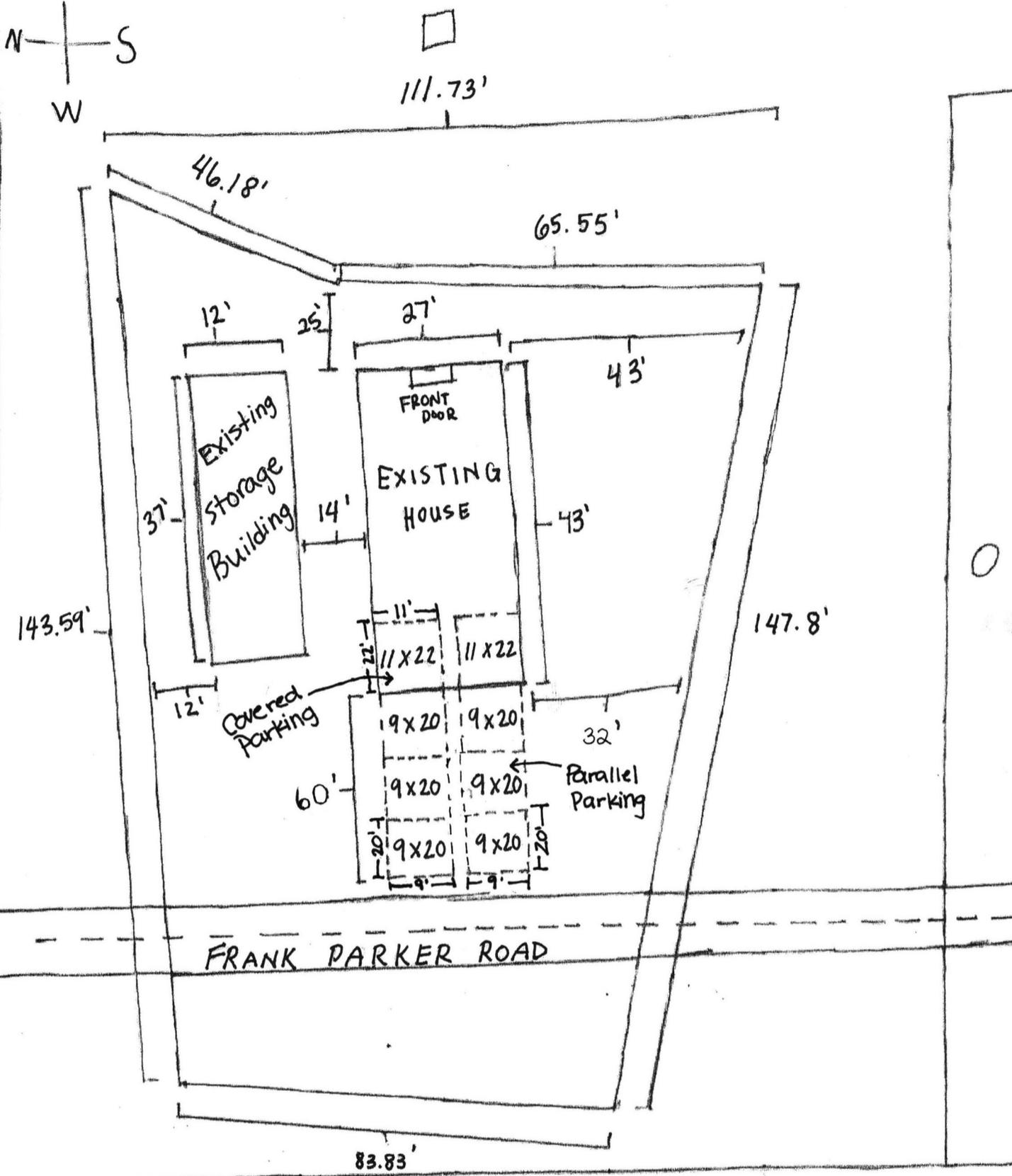
The maximum sleeping capacity is 6 individuals. The renters will be background checked by listing company, and instructed to respect the laws and the community. Failure to do so will result in banishment.

The intention of wanting to short term lease the property, is partially to help us pay for the property, while also being able to create family memories, enjoy it for ourselves and our son who is on the Autism spectrum (whom does not travel well), along with Elaine who cannot travel far because of health issues.

Thank you for your consideration.

Jason and Elaine Genna

RESIDENTIAL SITE PLAN



Adjacent owners/use

- - Calcasieu River/Public
- ▽ - Walters Home Rentals/Vacant Lot
- - Glen Crooks/House
- - Cecos International/Swamp

Notes

- House and storage building are elevated \approx 8 ft
- Frank Parker Road is privately owned by the property owners on the road
- "Subdivision" is Powell Campsites (Book 32, Page 373)
No restrictions are on file as per the courthouse
- East is the front (Front door)
West is the back



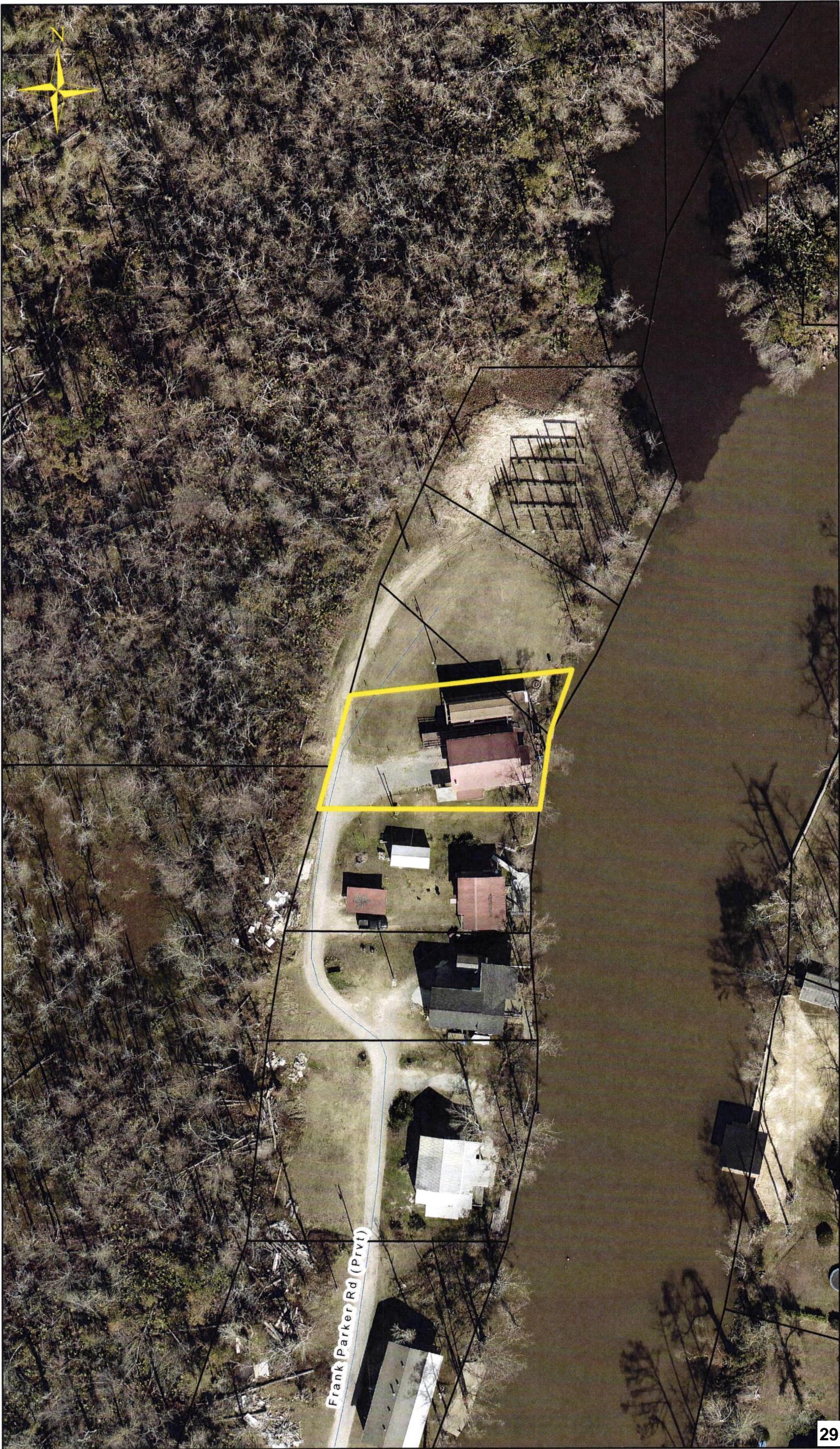


Oct 30, 2023 at 9:19:46 AM
3674 Frank Parker Rd
Sulphur LA 70663
United States



Oct 30, 2023 at 9:19:42 AM
3674 Frank Parker Rd
Sulphur LA 70663
United States





Frank Parker Rd (Prvt)

From: [Glen Crooks](#)
To: [Kimberly P. Vidrine](#)
Subject: Rezoning Frank Parker rd (Genna property)
Date: Thursday, November 2, 2023 10:57:19 AM

You don't often get email from glencrooks1@gmail.com. [Learn why this is important](#)

To whom it my concern . I would like to formally oppose the rezoning of the property on Frank Parker rd for commercial use(bed and breakfast)It is a privately owned and maintained road. We don't have confidence in the vetting process of those that have been renting the property , those who would potentially rent it and the people that go there to meet the renters. Referring to the safety of our persons and property.We have small children that play out there as does other property owners there ,and the increased traffic causes a safety concern . On two separate occasions the has been domestic disturbances there caused by the renters at that location.

Thank you for your consideration on this matter .

Glen and Kimberly Crooks 3676 Frank Parker Rd, Sulphur, LA 70663

From: RON TURNER
To: Randy Burleigh; Kimberly P. Vidrine
Subject: Rezoning ex1023-0186 Frank Parker Rd sulphur
Date: Thursday, November 2, 2023 7:33:45 PM

[You don't often get email from rntur61@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good afternoon

My name is Ronald Turner I live at 3674 Frank Parker Rd Sulphur La 70663 with my girlfriend and daughter . It has been brought to our attention that there is a request to rezone this location to a commercial zone. We are strongly against this request . I bought this property because it was a quite peaceful out of the way place where we could let our kids be kids our pets be pets and relax and enjoy this area we love. Since the Genna's purchased this property and made it in to an Air BnB we have been unable to do these things , our daily routines have been changed . Were once we knew the people coming down our private road now we don't have a clue . We have had issues with vehicles speeding up and down road (which is a right of way) that runs through my property . We had to call the owners about their renters fighting ,the law was called about people throwing live fireworks into river some exploding above water this occurred during the burn ban and again multiple times about renters speeding which tears up the road that we maintain . We don't feel we should have to change our lifestyle and worry about the safety of our kids ,pets, and property so they can make money .

Thank you for your time in this matter

Ronald Turner

Sent from my iPhone

From: [Nikki Perkins](#)
To: [Kimberly P. Vidrine](#)
Subject: Letter of opposition
Date: Friday, November 3, 2023 3:53:12 PM

You don't often get email from ndperkins76@gmail.com. [Learn why this is important](#)

To whom it may concern,

In regards to the property located at 3678 frank Parker rd, I oppose the rezoning to allow commercial building I.E. his bed and breakfast. This venue has caused multiple issues within the past year of him renting this property. The increased traffic to include not only the renters and their guests but the onlookers just checking the location. This is a private road that we all maintain and many would not even realize it's existence until Mr. Genna opened up our private drive for his financial gain. He has had renters who have caused many issues to include the police being called. He came into this community almost strong arming his way or no way attitude into our lives. He has not worked with us yet against us in making a civil go at this property for him. We asked him to place a fence (which hasn't been done) we asked if he would inform us of when he has renters (which he only does now, since the issue his wife had with our dog). We have installed an invisible fence as per his request and we do leash our pet when he informs us of renters. So this agreement is solely one side and its from the ones who want to keep our peace, quiet and solitude. Mr. Genna does not care of the quiet community we have because he is not the primary resident as he states on his assessor papers. He purchased this for the sole purpose of a rental only. He is asking for an exception when he has been renting it for a year. It was purchased the end of October and rented in November. So this is not his primary residence and we don't want it rezone for commercial purposes as this would set others up to try and do the same. Please consider the kids who get to run free in open yards because they don't have to fear the traffic. Please don't commercialize a property on a private drive for one person's financial gain over the peace 8 other families have out here, especially when there are 3 other properties closer to his true primary residence on a main road that could be suited for a river side rental. 4606, 4928, 4638 cypress lake dr. are all available.

Sincerely,

Nikki perkins

720-837-4667

3674 frank Parker rd

Permanent primary resident on private dr.

From: [Liz Moberg](#)
To: [Kimberly P. Vidrine](#)
Subject: Rezoning of property on Frank Parker Road, Sulphur, La
Date: Monday, November 6, 2023 1:10:30 PM

You don't often get email from mobi1kanobe@gmail.com. [Learn why this is important](#)

To whom it may concern:

I would like to formally oppose the rezoning of the property on Frank Parker Road for commercial use (bed and breakfast)

Frank Parker Road is a one lane and privately maintained (by the residents) road.

I own property at the beginning of the road and have witnessed many people driving at high rates of speed around a blind corner, past my house and back. I have heard the concerns of my neighbors regarding traffic, noise, the influx of the unknown into our once quiet peaceful neighborhood, and the disturbance of their peace. I agree. The beauty and peace are why we bought property here.

We know nothing of the vetting process for the rental, or if there is a vetting process. We are concerned for the safety of our friends, neighbors, children and property.

Lastly, this is only an example of what rezoning can bring. What will be next? Would it then be a public road? What other concerns?

Thank you for your consideration on this matter.

Elizabeth Molbert, 3616 Frank Parker Road, Sulphur, LA 70663

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: ABANDONMENT

SUBJECT: Take appropriate action on the following application: **500 Block of Bozo Road and the west side of W-K-N Subdivision in Ward One** - to abandon and revoke the original road and right of way dedication of an undeveloped portion of Bozo Road (360 feet) and an undeveloped right of way (1,320 feet) along the west side of W-K-N Subdivision. Applicant: Pentangeli Row Development, LLC (AB-0823-0032) (District 1, Mr. Richard)

The staff recommends that the request be **granted**.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Pentangeli Row - AB-0823-0032.pdf](#)

CASE NUMBER AB-0823-0032 DATE RECEIVED 8/17/2023 FEE \$200.00

CALCASIEU PARISH POLICE JURY
DIVISION OF PLANNING & DEVELOPMENT
APPLICATION FOR ROAD ABANDONMENT

APPLICANT INFORMATION

NAME: Pentangeli Row Development, LLC Gayle Law Firm c/o Thomas Gayle
ADDRESS: c/o David Minton, 4310 Ryan Street, 713 Kirby Street
Unit 122, Lake Charles, LA 70605 Lake Charles, LA 70601
PHONE NUMBER: (337) 802-3213

PROPERTY INFORMATION

LOCATION: 500 Block of Bozo Road and the west side of W-K-N Subdivison
DEDICATION AND ACCEPTANCE: October 3, 1944
WAS ROAD BUILT: YES NO
PRESENT CONDITION OF ROAD: N/A

ROAD ABANDONMENT REQUEST

NAME OF ROAD: Undeveloped portion of Bozo Road and an undeveloped right-of-way located on the east line of E 1/2 of the SW 1/4 of the NW 1/4 of Sec. 8-T9S-R8W

PURPOSE OF REQUEST: To abandon and revoke the original road and right-of-way dedication of an undeveloped portion of Bozo Road (360 feet) and an undeveloped right-of-way (1,320 feet) along the west side of W-K-N Subdivision.

AFFECTED PROPERTY OWNERS: Pentangeli Row Development, LLC; Athony Lane, et ux; Jennifer Savoie; Julia Williams; Donna Perkins; Reyes Ramirez, et ux; Timothy Dronet, et ux; Brian Louviere; Allen Abshire, et ux; Terry Yeet, et ux; Pine Island Development Partners, LTD.

APPLICANT SIGNATURE Submitted online. DATE: 8/17/2023

STAFF RECOMMENDATION & COMMENTS: The staff recommends that the request be granted.

Application Summary

Applicant	Pentangeli Row Development, LLC, et al	Submittal Date	8/17/2023
Case Number	AB-0823-0032	Site Area	N/A
Location	500 Block of Bozo Road and the west side of W-K-N Subdivision	Police Jury District	1- Ashton Richard
P&Z Meeting Date	November 14, 2023	PJ Meeting Date	November 16, 2023

Parish Code of Ordinances

Chapter 26 - Zoning and Development

Request(s)

To abandon and revoke the original road and right-of-way dedication of an undeveloped portion of Bozo Road (360 feet) and an undeveloped right-of-way (1,320 feet) along the west side of W-K-N Subdivision.

Site Characteristics

Present Zoning Classification	Single Family Residential (R-1) and Mixed Residential (R-2)		
Identifying Landmark	Undeveloped right-of-way		
Urban Service Area	In	Flood Zone	X, X (Shaded), AE, Bfe 10'

Area Characteristics

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

Zoning History

Original Zoning	Single Family Residential (R-1), Mixed Residential (R-2)	Ward	1	Date	1982
------------------------	---	-------------	---	-------------	------

Recent Zoning Requests on Bozo Road

- In 2021, the Division of Planning and Development granted a request by Terry Peet, et ux for an administrative review to allow an accessory building prior to the main dwelling and to decrease the setback requirements of an accessory building (required 60 feet; requesting 35 feet) at 501 Bozo Road.

Recent Zoning Requests in Immediate Area

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

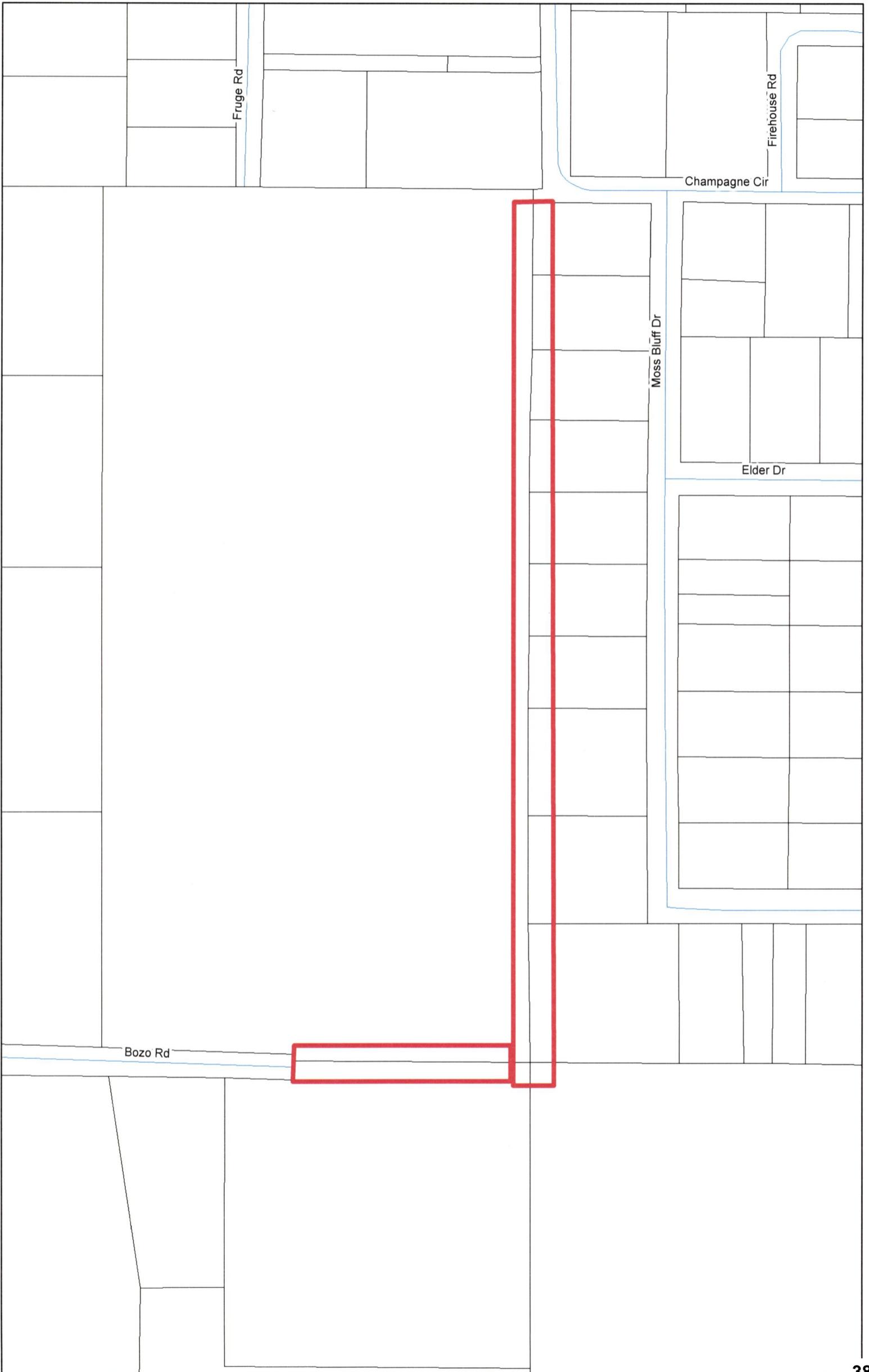
- In 2023, the Planning and Zoning Board **granted** a request by Joshua McGee, et al for a zoning exception to allow residential development (manufactured home) at 693 Bozo Road.
- In 2022, the Planning and Zoning Board **granted** a request by Jilian Fleming Moore to rezone from Mixed Residential (R-2) to Multi-Family Residential (R-M) to allow multi-family residential development (28-single units) at 240 and 248 Jones Road.
- In 2021, the Planning and Zoning Board **granted** a request by Adams Family Trust for a zoning variance to decrease the lot size requirement (required 7,500 square feet; requesting smallest lot 6,380 square feet) in the 300 Block of Fruge Road.
- In 2019, the Planning and Zoning Board and the Police Jury **granted** a request by TKN Properties, LLC to rezone from Mixed Residential (R-2) to Multi-Family Residential (R-M) to allow multi-family residential development (11 duplexes) at 268 Soileau Lane.
- In 2019, the Planning and Zoning Board **granted** a request by TKN Properties, LLC for a zoning variance to increase the density requirements (allowed 16 units; requesting 22 units) at 268 Soileau Lane.

Recommendation

The staff recommends that the request be **granted**.



Dedicated undeveloped right of way





E Weber Cir

378

Bronco Ln

Sam Houston Jones Pkwy

Farquar Ln

Gilmore Rd

Fruge Rd

Long Leaf Dr

Firehouse Rd

Soileau Ln

Champagne Cir

Moss Bluff Dr

Elder Dr

Tupelo Ln

Cedar Ln

Bozo Rd







Dedicated undeveloped right of way 



Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: REZONINGS

SUBJECT: Take appropriate action on the following application: **9545 Ward Line Road in Ward Two** - rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor's office, shop, storage yard and heavy equipment rental). Applicant: Marshland Equipment Rentals, LLC (RZ-0923-0253) (District 10, Mr. Stelly)

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions: 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 plan in light of technical or engineering considerations discovered during development; and 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Marshland Equipment RZ-0923-0253.pdf](#)

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



CASE NUMBER RZ-0923-0253

DATE RECEIVED 9/11/2023

FEE \$200.00

APPLICANT INFORMATION

NAME: <u>Marshland Equipment Rentals, LLC</u>	representative: <u>Patrick Hebert</u>
ADDRESS: <u>9545 Ward Line Road</u> <u>Bell City, LA 70630</u>	<u>9545 Ward Line Road</u> <u>Bell City, LA 70630</u>
PHONE NUMBER: (Home) _____	<u>cell (337) 540-2282</u>
(Work) <u>(337) 598-2000</u> (Cell) _____	email: _____
email: <u>delisa@marshlandequipment.com</u>	

PROPERTY INFORMATION

LOCATION: 9545 Ward Line Road AMOUNT OF LAND: 466.70' x 466.70' = 5.0 acres
 IDENTIFYING LANDMARK: Contractor's office, shop and storage yard.
 PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agricultural (A-1)
TO Light Industrial (I-1)

PURPOSE OF REQUEST: To allow industrial development (contractor's office, shop, storage yard and heavy equipment rental).

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 Applied online. DATE 9/11/2023

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

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

STAFF RECOMMENDATION: The staff recommends that the request be granted. See brief for conditions.

Application Summary

Applicant	Marshland Equipment Rentals, LLC	Submittal Date	9/11/2023
Case Number	RZ-0923-0253	Site Area	+/- 5.0 Acres
Location	9545 Ward Line Road	Police Jury District	10 - Tony Stelly
P&Z Meeting Date	November 14, 2023	PJ Meeting Date	November 16, 2023

Parish Code of Ordinances

Article III Zoning, Division 1, Section 26-35.- Minimum requirements

Request(s)

To rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor's office, shop, storage yard and heavy equipment rental).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Office, shop, and storage yard		
Urban Service Area	Out	Flood Zone	AE

Area Characteristics

Surrounding Zoning	Agricultural (A-1)
Surrounding Uses	Agricultural

Zoning History

Original Zoning	Agricultural (A-1)	Ward	2	Date	1983
------------------------	--------------------	-------------	---	-------------	------

Previous Requests on this Property
There have been no zoning requests pertaining to this property.

Recent Zoning Requests in Immediate Area
In the past five years, there have been no zoning requests within the immediate area.

Recommendation

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

- 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 plan in light of technical or engineering considerations discovered during development; and
- 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties.

Patrick K. Hebert
General Manager

Office: (997) 598-2000
Cell: (997) 540-2282
Fax: (997) 598-2800



MARSHLAND EQUIPMENT RENTALS

A LIMITED LIABILITY COMPANY

9545 Ward Line Road
Belle City, Louisiana 70630
Tax ID #58-2601979

Louisiana Contractor's
License No. 50874
Arkansas Contractor's
License No. 021642

Calcasieu Parish Police Jury - Planning and Development
901 Lakeshore Drive, fifth floor
P.O. Drawer 3287
Lake Charles, LA 70602

RE: Marshland Equipment Rentals, LLC
Rezoning - Letter of Intent

Planning Members,

We are requesting a zoning change from our current status to I-1, Light Industrial. Our business model is renting marsh and marine equipment primarily used in wetland/beach restoration, and support to dredging of navigational and drainage waterways. The reason for our request is to obtain permits for additional structures to accommodate the growth of our company which heavily depends on the maintenance and repair of our equipment.

We intend to expand our facilities in 3 separate phases as indicated on site plan:

- Two-bay wash slab with a water treatment system.
- Cover over two-bay wash slab.
- Paint shop with a filtration system to control overspray.

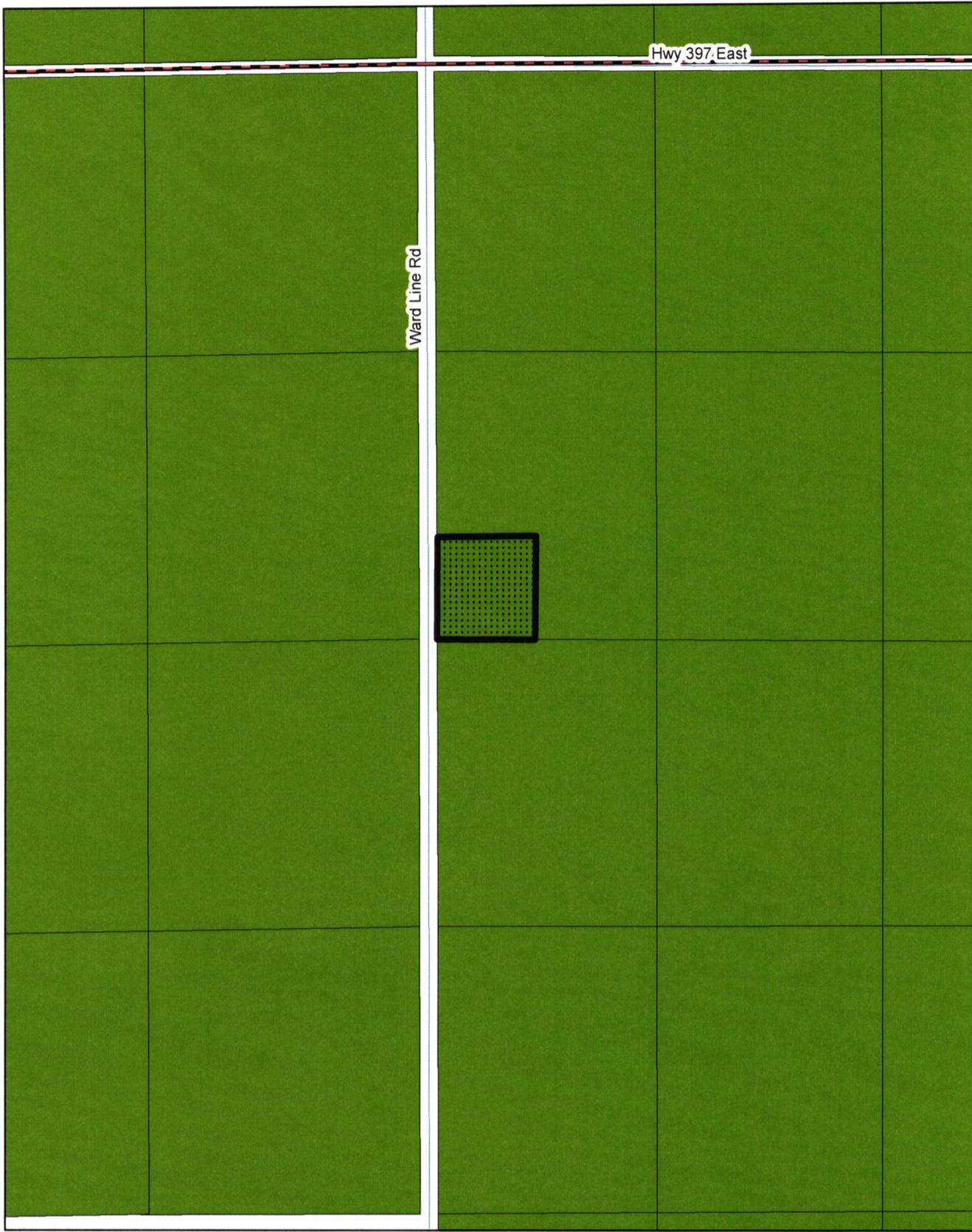
Rezoning will enable us to make these investments in our facilities to address excess sediment, water runoff, and other externalities associated with the operation of our company.

Sincerely,


David T. Conner

DTC:dtc

Marshland Equipment Rentals LLC



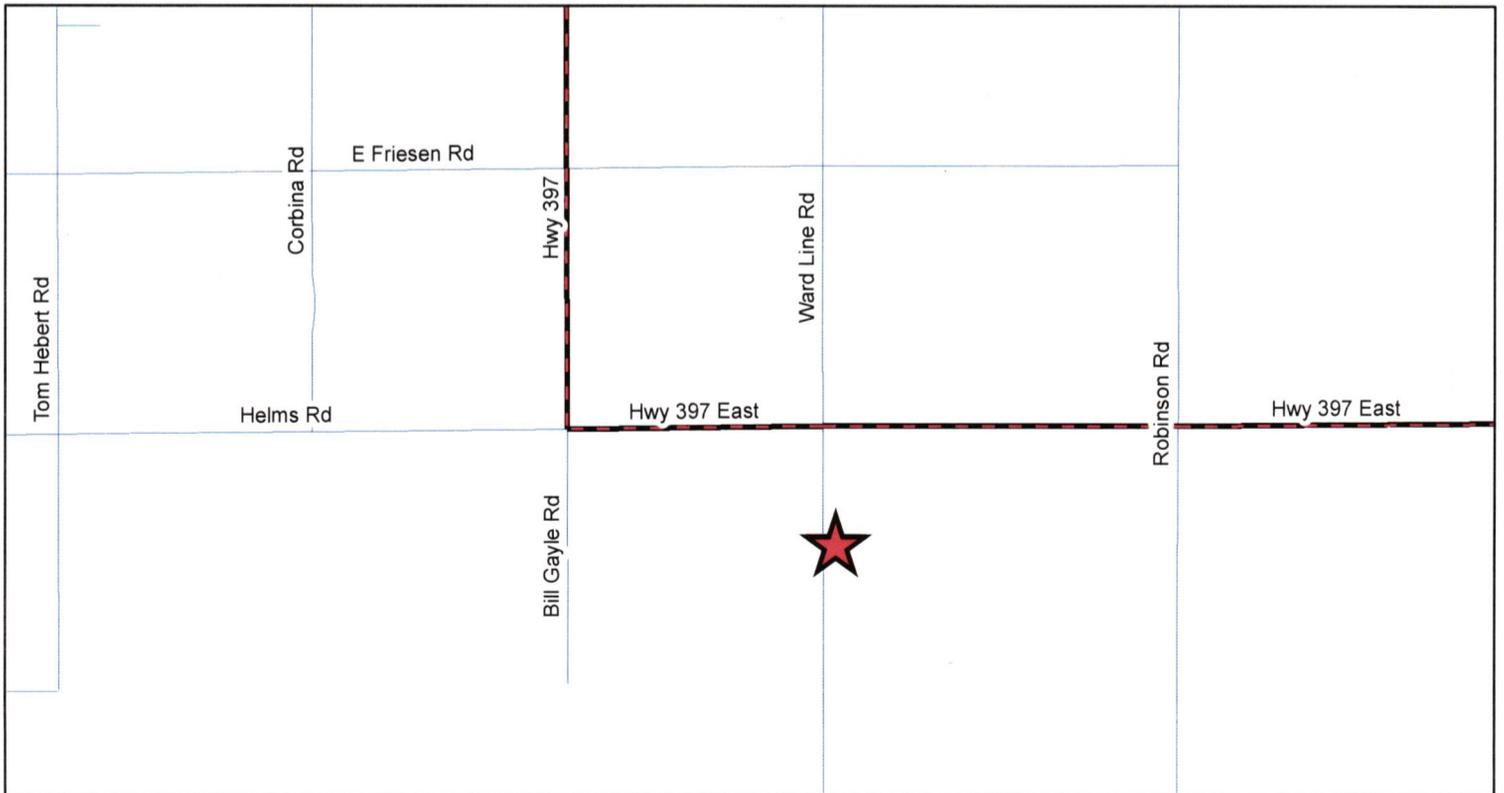
 Petitioner's Property

Legend

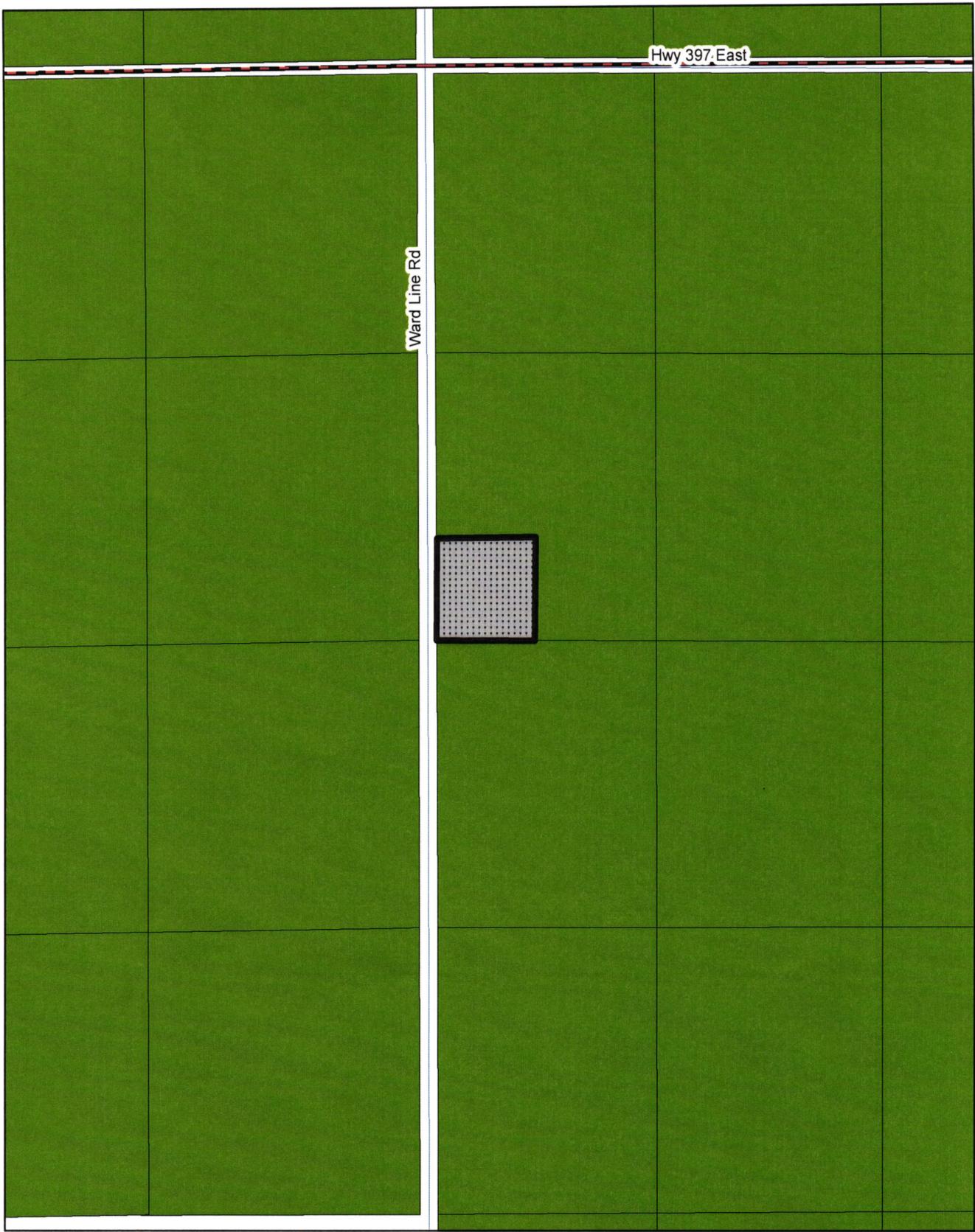
-  A1
-  C1
-  C2
-  C3
-  CITY
-  I1
-  I2
-  I2R
-  I3
-  PUD
-  R1
-  R2
-  RM
-  RMHP
-  R-RVP
-  LAKE
-  NELSON



Police Juror
District 10
Tony Stelly



Marshland Equipment Rentals LLC



Final Zoning Map

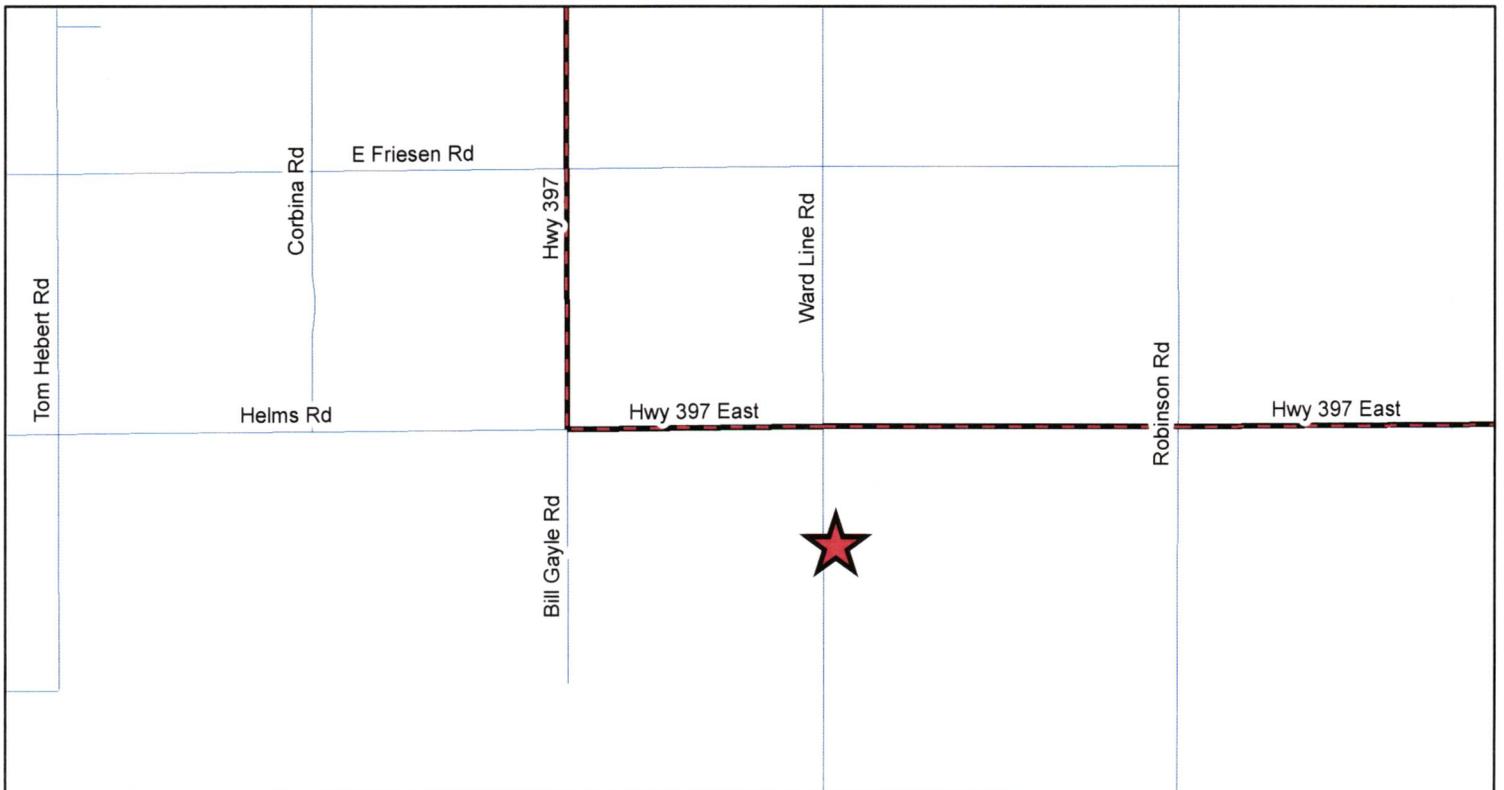
 Petitioner's Property

Legend

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



Police Juror
District 10
Tony Stelly



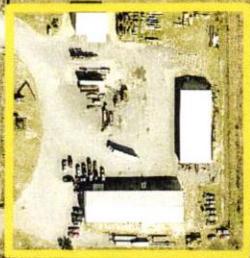




Hwy 397 East

397

Ward Line Rd



Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: REZONINGS

SUBJECT: Take appropriate action on the following application: **5000 Block of Maplewood Drive in Ward Four** - rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor’s office, shop and storage yard). Applicant: Bell Family Irrevocable Trust (RZ-1023-0257) (District 15, Mr. Tramonte)

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 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 plan in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties; 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; 4) that truck traffic entering and/or exiting the proposed site will be limited to an easterly direction only; and 5) that no hazardous materials to be stored on-site.

ADDITIONAL INFORMATION:

ATTACHMENTS:

- [Packet - Bell Family RZ-1023-0257.pdf](#)
- [Bell Family Revised Brief RZ-1023-0257.pdf](#)

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



CASE NUMBER RZ-1023-0257

DATE RECEIVED 9/7/2023

FEE \$226.00

APPLICANT INFORMATION

NAME: Bell Family Irrevocable Trust
ADDRESS: c/o Miguele Bell Haese
4900 W. Westridge Park Dr., Lake Charles, LA 70605
PHONE NUMBER: (Home) _____
(Work) _____ (Cell) (337) 499-2933
email: mbhaese@gmail.com

representative:
Basone Development Solutions, LLC
c/o Robin Basone
1010 Lakelyn Drive
Lake Charles, LA 70605
email: robin@basonesolutions.com
cell: 337-764-0389

PROPERTY INFORMATION

LOCATION: 5000 Block of Maplewood Drive AMOUNT OF LAND: _____ x _____ = 10 acres
IDENTIFYING LANDMARK: Vacant property with pond
PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agricultural (A-1)
TO Light Industrial (I-1)
PURPOSE OF REQUEST: To allow industrial development (contractor's office, shop and storage 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 Applied online. DATE 9/7/2023

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | YES | <u>NO</u> | 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 <input type="checkbox"/>
SEPTIC TANK <input type="checkbox"/> MUNICIPAL SEWAGE DISTRICT <input type="checkbox"/> MECHANICAL PLANT <input type="checkbox"/>
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</u> BFE _____ FT. | YES | <u>NO</u> | N/A |

STAFF RECOMMENDATION: Staff recommends that the request be granted. See brief for conditions.

Application Summary

Applicant	Bell Family Irrevocable Trust	Submittal Date	9/7/2023
Case Number	RZ-1023-0257	Site Area	+/- 11.3 Acres
Location	5000 Block of Maplewood Drive	Police Jury District	15 - Tony Tramonte
P&Z Meeting Date	November 14, 2023	PJ Meeting Date	November 16, 2023

Parish Code of Ordinances

Article III Zoning, Division 1, Section 26-35.- Minimum requirements

Request(s)

To rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor's office, shop and storage yard).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant property with pond		
Urban Service Area	Out	Flood Zone	X

Area Characteristics

Surrounding Zoning	Light Industrial (I-1), Heavy Industrial (I-2), City of Sulphur
Surrounding Uses	Industrial, Residential

Zoning History

Original Zoning	Agricultural (A-1)	Ward	4	Date	1981
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Previous Requests on this Property

There have been no zoning requests pertaining to this property.

Recent Zoning Requests in Immediate Area

In the past five years, there have been no zoning requests within the immediate area.

Recommendation

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

- 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 plan in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties;
- 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and
- 4) that truck traffic entering and/or exiting the proposed site will be limited to an easterly direction only.

September 7, 2023

Calcasieu Parish Police Jury
Division of Planning and Zoning
901 Lakeshore Drive
Lake Charles, LA 70601

Re: Service International of SWLA, LLC
TBD Maplewood Dr, Sulphur, LA 70663 (parcel #00118613)

To Whom It May Concern:

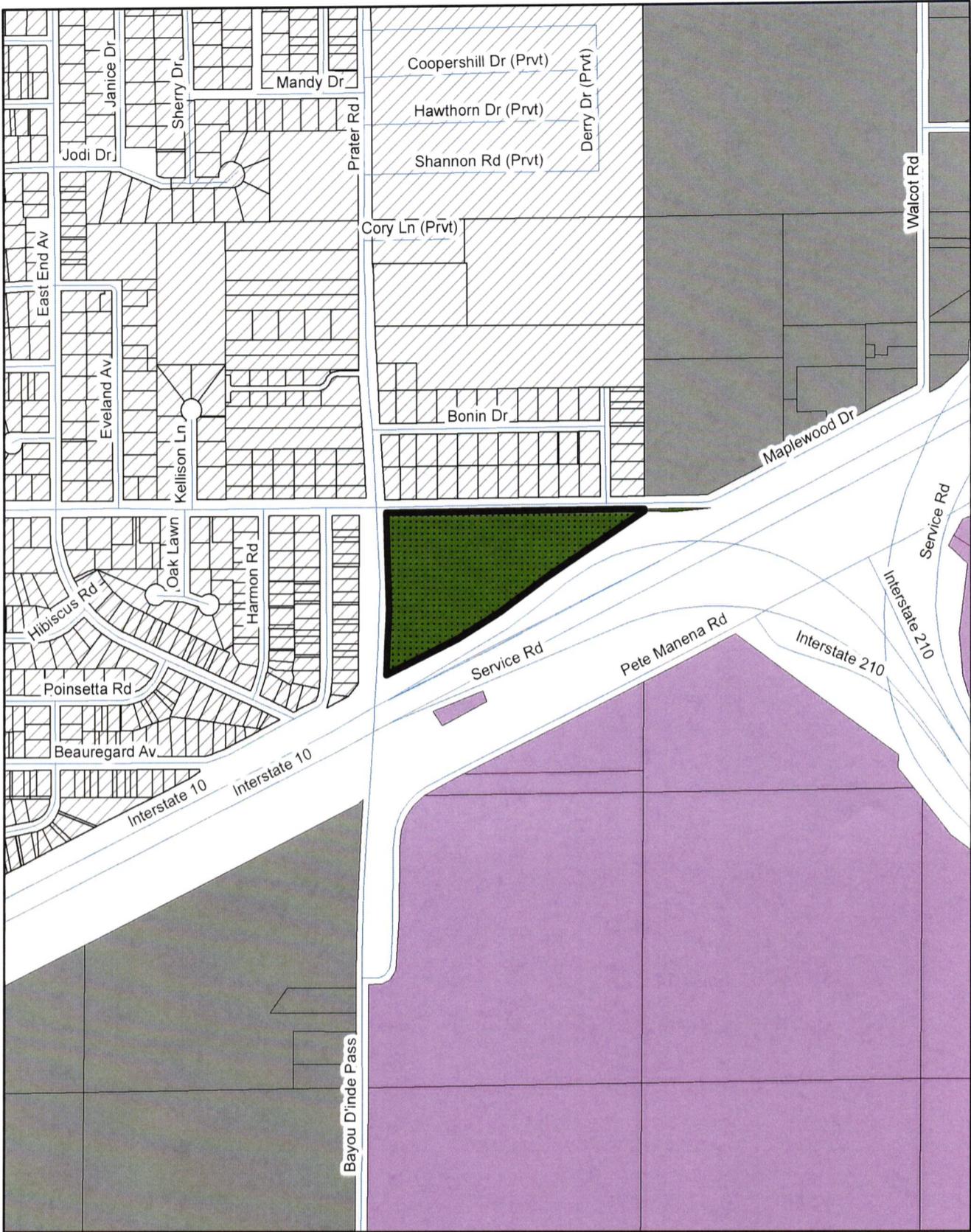
The purchaser at the above referenced location is proposing construction of a 60'x100' shop and 24'x52' office for the operations of a trucking company. This will include vehicle parking on approximately 2.75 acres of this ten (10) acre tract.

The business will have approximately six (6) staff per day, including three (3) mechanics and three (3) office staff. The business will operate from 8:00 am until 5:00 pm.

Thank you,

Robin Basone

Bell Family Irrevocable Trust



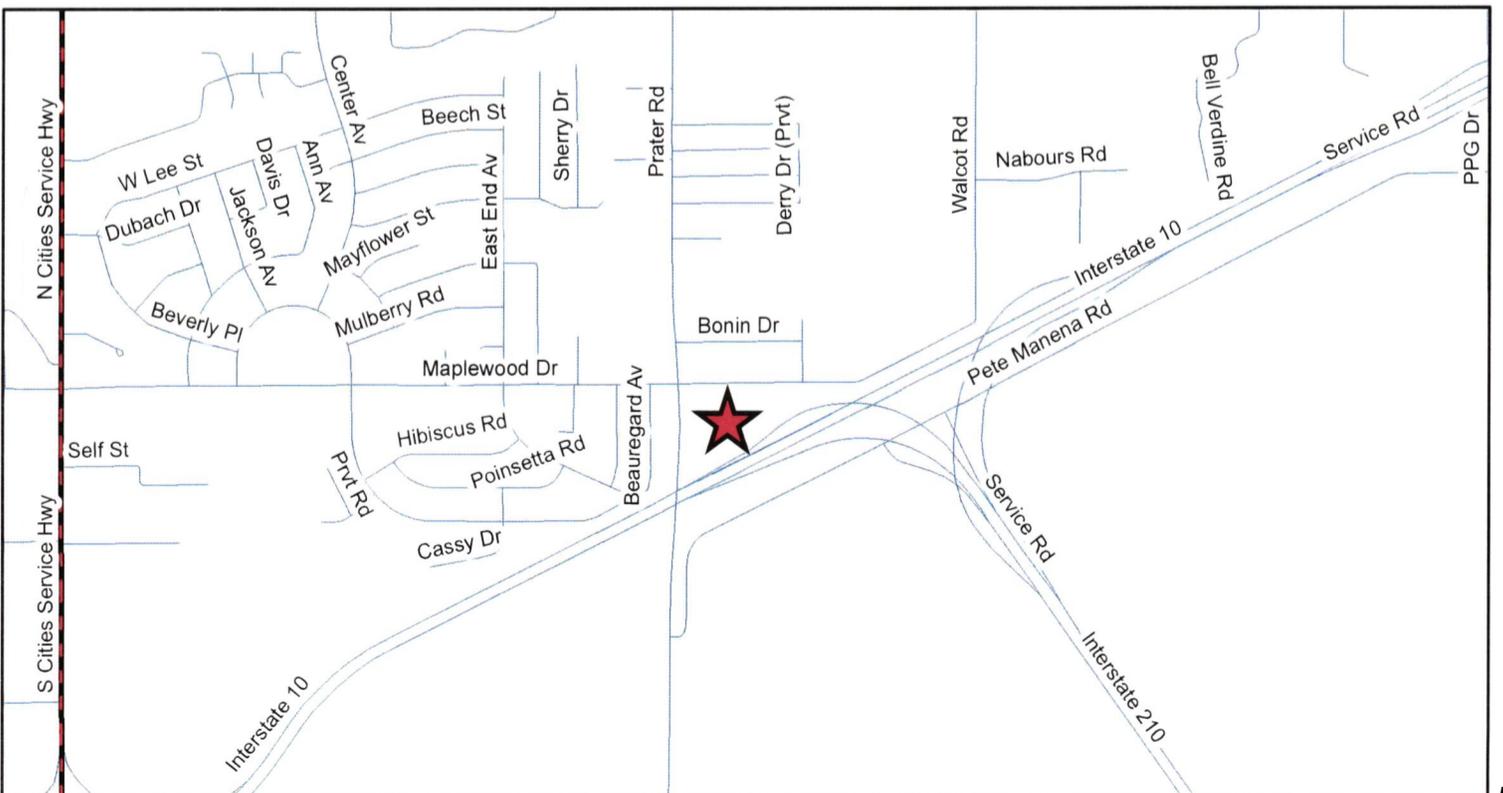
Petitioner's Property

Legend

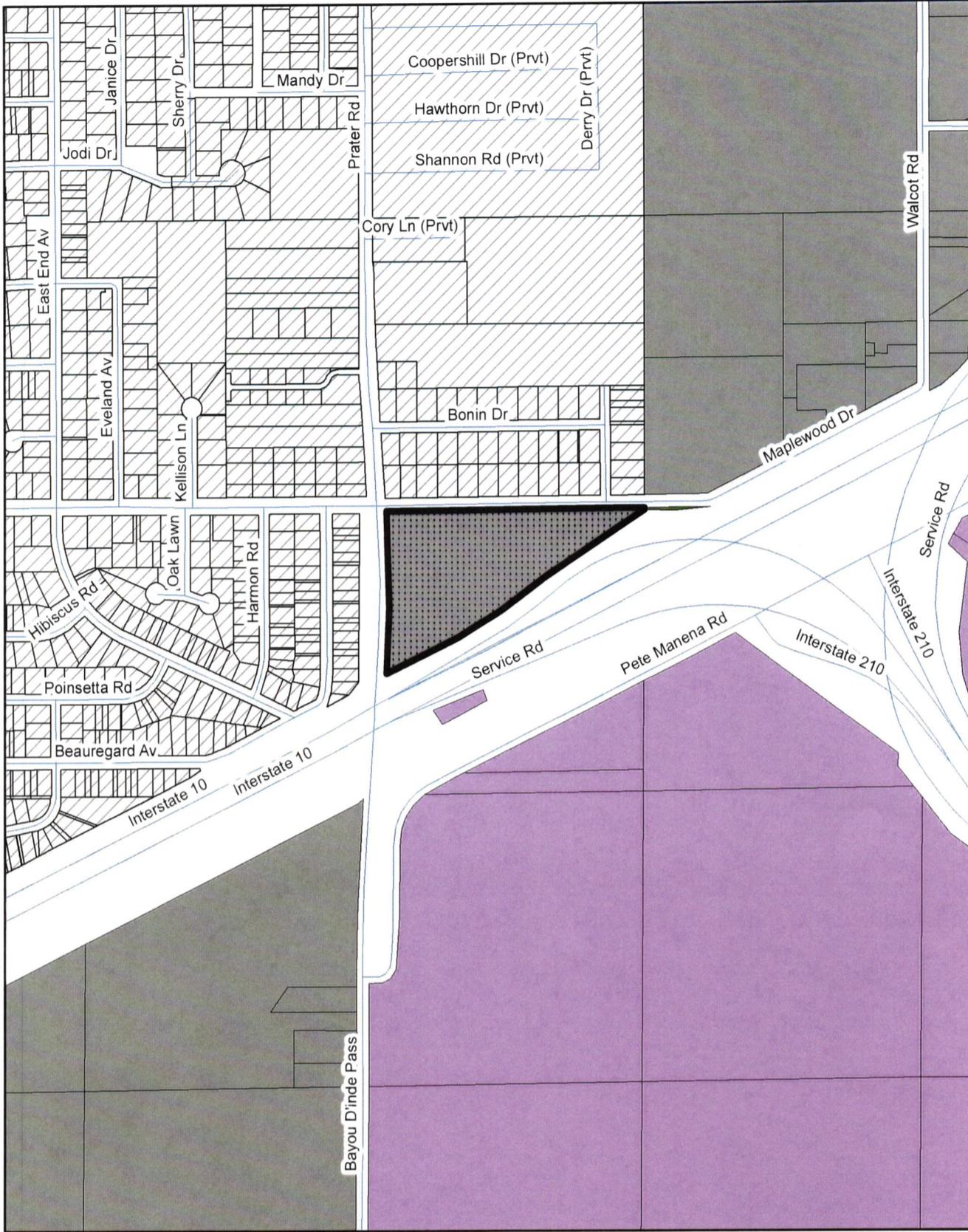
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 15
Tony Tramonte



Bell Family Irrevocable Trust



Final Zoning Map

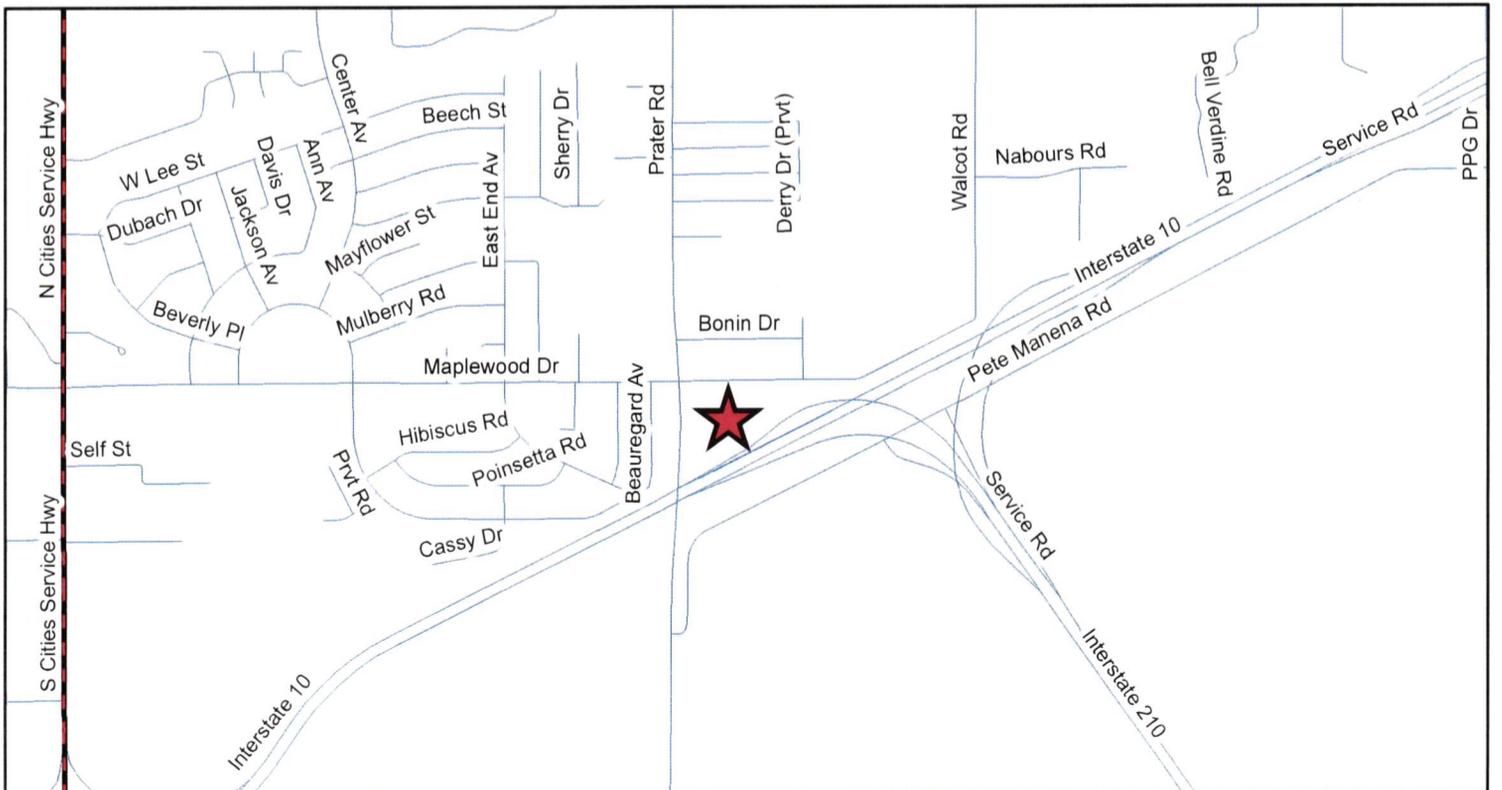
Petitioner's Property

Legend

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



Police Juror
District 15
Tony Tramonte



Oct 30, 2023 at 8:50:20 AM
5056 Maplewood Dr
Sulphur LA 70663
United States



10-30-2023 08:50 AM

Oct 30, 2023 at 8:50:36 AM
5009-5067 Maplewood Dr
Sulphur LA 70663
United States



10-30-2023 08:50 AM

Oct 30, 2023 at 8:50:56 AM
5009-5067 Maplewood Dr
Sulphur LA 70663
United States



10-30-2023 08:50 AM

Oct 30, 2023 at 8:50:42 AM
5009-5067 Maplewood Dr
Sulphur LA 70663
United States

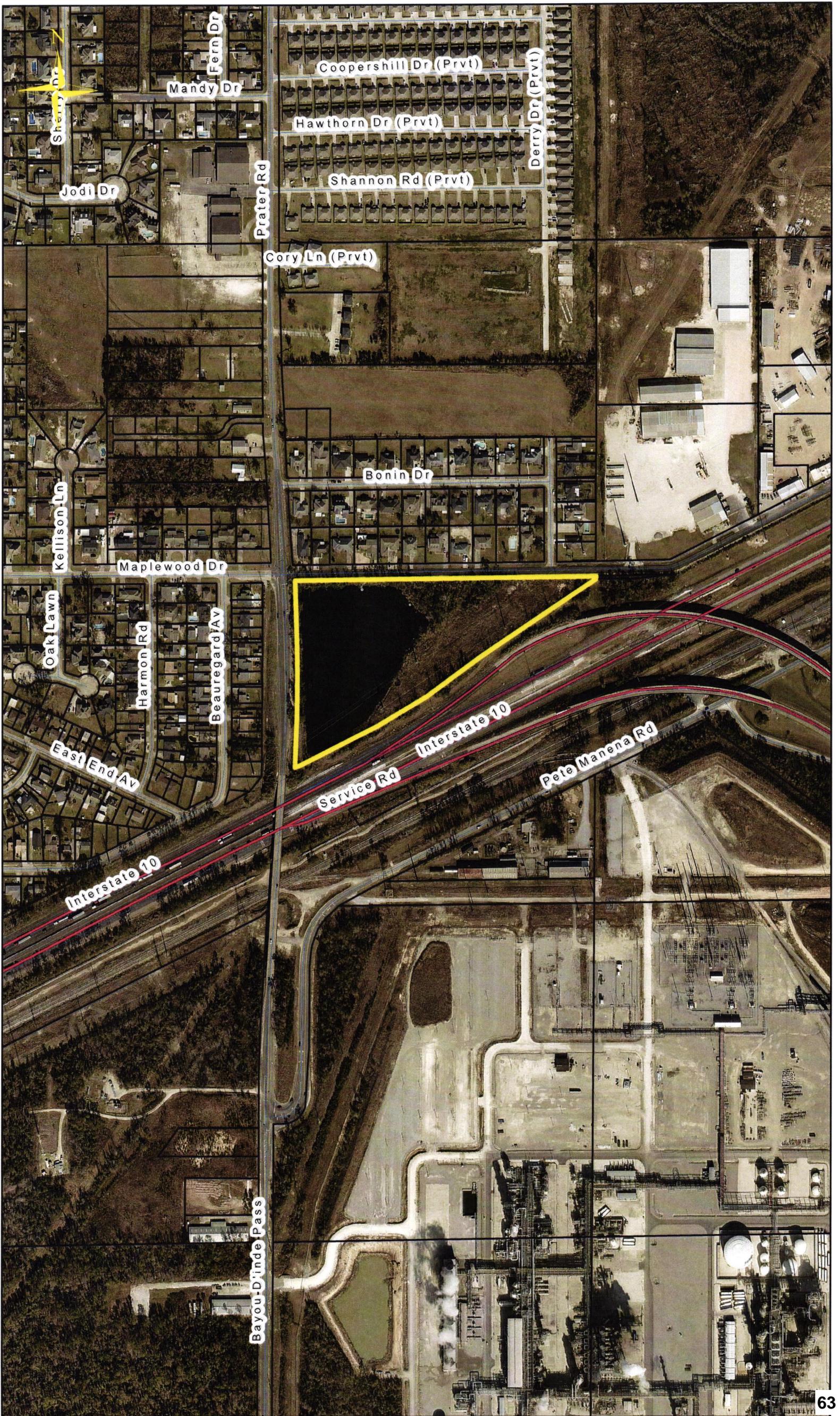


10-30-2023 08:50 AM

Oct 30, 2023 at 8:50:32 AM
5009-5067 Maplewood Dr
Sulphur LA 70663
United States

RZ-1023-0257
PUBLIC HEARING
CALCASIEU PARISH
GOVERNMENT BUILDING
1015 PITHON STREET
LAKE CHARLES, LA
337-721-3600
www.calcasieu.gov
DATE: Nov. 14, 2023 TIME: 5:30 pm
REQUEST: Rezoning from Agricultural
to Light Industrial to allow
Industrial development (contractors
office, shop and storage yard.)

10-30-2023 08:50 AM



REVISED Application Summary

Applicant	Bell Family Irrevocable Trust	Submittal Date	9/7/2023
Case Number	RZ-1023-0257	Site Area	+/- 11.3 Acres
Location	5000 Block of Maplewood Drive	Police Jury District	15 - Tony Tramonte
P&Z Meeting Date	November 14, 2023	PJ Meeting Date	November 16, 2023

Parish Code of Ordinances

Article III Zoning, Division 1, Section 26-35.- Minimum requirements

Request(s)

To rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (contractor's office, shop and storage yard).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant property with pond		
Urban Service Area	Out	Flood Zone	X

Area Characteristics

Surrounding Zoning	Light Industrial (I-1), Heavy Industrial (I-2), City of Sulphur
Surrounding Uses	Industrial, Residential

Zoning History

Original Zoning	Agricultural (A-1)	Ward	4	Date	1981
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Previous Requests on this Property

There have been no zoning requests pertaining to this property.

Recent Zoning Requests in Immediate Area

In the past five years, there have been no zoning requests within the immediate area.

Recommendation

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

- 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 plan in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties;
- 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering;
- 4) that truck traffic entering and/or exiting the proposed site will be limited to an easterly direction only; and
- 5) that no hazardous materials to be stored on-site.

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: REZONINGS

SUBJECT: Take appropriate action on the following application: **north and south of Gray Road, south of Highway 108 West, east and west of Johnny Breaux Road, east of Joe Courville Road, and west of Thoroughbred Drive in Ward Seven** - rezone from Agricultural (A-1) and Single Family Residential (R-1) to Single Family Residential (R-1), General Commercial (C-2), Central Business Commercial (C-3), Light Industrial (I-1) and Heavy Industrial (I-2) to allow residential, commercial, and industrial development (future development). Applicants: Calcasieu Parish Police Jury, Division of Planning and Development (RZ-0923-0255) (District 12, Mr. Bares)

Being that the study area is transitioning from agricultural to industrial with some commercial and residential, the staff recommends the properties be **reclassified to residential, commercial, and industrial** to allow for future development. The rezoning recommendation is illustrated on the map labelled as “Final Zoning Map”.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - CPPJ RZ-0923-0255.pdf](#)

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



CASE NUMBER RZ-0923-0255

DATE RECEIVED 9/29/2023

FEE _____

APPLICANT INFORMATION

NAME: Calcasieu Parish Police Jury

ADDRESS: c/o Division of Planning and Development
1015 Pithon Street, Lake Charles, LA 70601

PHONE NUMBER: (Home) _____

(Work) 337-721-3600 (Cell) _____

email: _____

PROPERTY INFORMATION

LOCATION: North and south of Gray Road, South of Highway 108 West, east and west of Johnny Breaux Road, east of Joe Courville Road, and west of Thoroughbred Drive. AMOUNT OF LAND: _____ x _____ = +/- 985 acres

IDENTIFYING LANDMARK: Vacant land and three (3) dwellings.

PRESENT ZONING CLASSIFICATION: Agricultural (A-1) and Single Family Residential (R-1)

METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agriculture (A-1) and Single Family Residential (R-1)
TO Single Family Residential (R-1), General Commercial (C-2), Central Business Commercial (C-3), Light Industrial (I-1) and Heavy Industrial (I-2)

PURPOSE OF REQUEST:
To allow residential, commercial and industrial development (future development).

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? | YES | NO | <u>N/A</u> |
| 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 | NO | <u>N/A</u> |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND <input type="checkbox"/>
SEPTIC TANK <input type="checkbox"/> MUNICIPAL SEWAGE DISTRICT <input type="checkbox"/> MECHANICAL PLANT <input type="checkbox"/>
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), AE</u> BFE <u>TBD</u> FT. | <u>YES</u> | NO | N/A |

STAFF RECOMMENDATION: The staff recommends that the request be granted.

**RECLASSIFICATION STUDY
OF PROPERTIES LOCATED WITHIN WARD SEVEN,
SECTIONS 23, 25, 26, 35 AND 36
TOWNSHIP 10 SOUTH, RANGE 12 WEST
RZ-0923-0255 ▪ NOVEMBER 14, 2023**

I. PURPOSE

On September 7, 2023, the Police Jury authorized the Division of Planning and Development by resolution to study the feasibility of reclassifying tracts of land in Ward Seven. The purpose of this study is to examine existing land use of certain designated parcels and to determine whether certain tracts of land, which are currently zoned Agricultural (A-1) and Single Family Residential (R-1) should be reclassified. The parcels are located within Sections 23, 25, 26, 35 and 36, Township 10 South, Range 12 West near the Vinton community.

II. SCOPE

The land area inventoried included a total of approximately 985 acres, divided into over 49 parcels, with 10 property owners. Properties included in the study area are generally located north and south of Gray Road, south of Highway 108 West, east and west of Jonny Breaux Road, east of Joe Courville Road, and west of Thoroughbred Drive.

III. STUDY RESULTS

A. Windshield Study

After conducting a windshield survey of the study area, the staff established the following existing developments in the area:

- Three (3) single-family dwellings
- Two (2) manufactured homes
- Two (2) power plants or submission substations
- Numerous vacant properties

B. Development Trends

This area was originally zoned Agricultural (A-1) and Single Family Residential (R-1) as part of the 1983 Comprehensive Zoning Plan. Since that time, there have

been no zoning requests within the study area. There have been several zoning requests in the surrounding area. In 2018, the Calcasieu Parish Police Jury rezoned over 12,000 acres to allow commercial and light industrial development (light industrial mega-site), which is located to the east of the proposed study area.

C. Adjacent Zoning

To the north, east, and west, the adjacent properties are zoned Agricultural (A-1), Single Family Residential (R-1), General Commercial (C-2), Central Business Commercial (C-3) and Light Industrial (I-1). To the south is Heavy Industrial (I-2) and Agricultural (A-1) zoned land.

D. Public Services/Utilities

Private water wells and mechanical sewer plants are utilized within the study area.

E. Public Roads

The roads in the study area are hard-surfaced parish-maintained along with the future adoption of the extension of Johnny Breaux Road.

IV. RECOMMENDATION

Being that the study area is transitioning from agricultural to industrial with some commercial and residential, the staff recommends the properties be reclassified to residential, commercial, and industrial to allow for future development. The rezoning recommendation is illustrated on the map labelled as “Final Zoning Map”.

PARISH OF  CALCASIEU
State of Louisiana
RESOLUTION

BE IT RESOLVED BY THE POLICE JURY OF CALCASIEU PARISH, LOUISIANA, convened in Regular Session on the 7th day of September, 2023, that it does hereby authorize the Division of Planning and Development to study the feasibility of reclassifying certain tracts of land in Ward Seven from Agricultural (A-1) and Single Family Residential (R-1) to a residential, commercial, or industrial zoning classification, and further, to report the findings to the Planning and Zoning Board and the Police Jury.

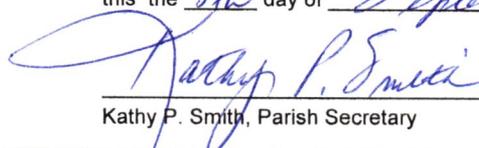
THUS PASSED AND ADOPTED on this, the 7th day of September, 2023.

* * * * *

STATE OF LOUISIANA
PARISH OF CALCASIEU

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original resolution as adopted by the Calcasieu Parish Police Jury in Regular Session convened on the 7th day of September, 2023.

IN TESTIMONY WHEREOF, witness my official signature and the seal of the Parish of Calcasieu, Louisiana, on this the 7th day of September, 2023.

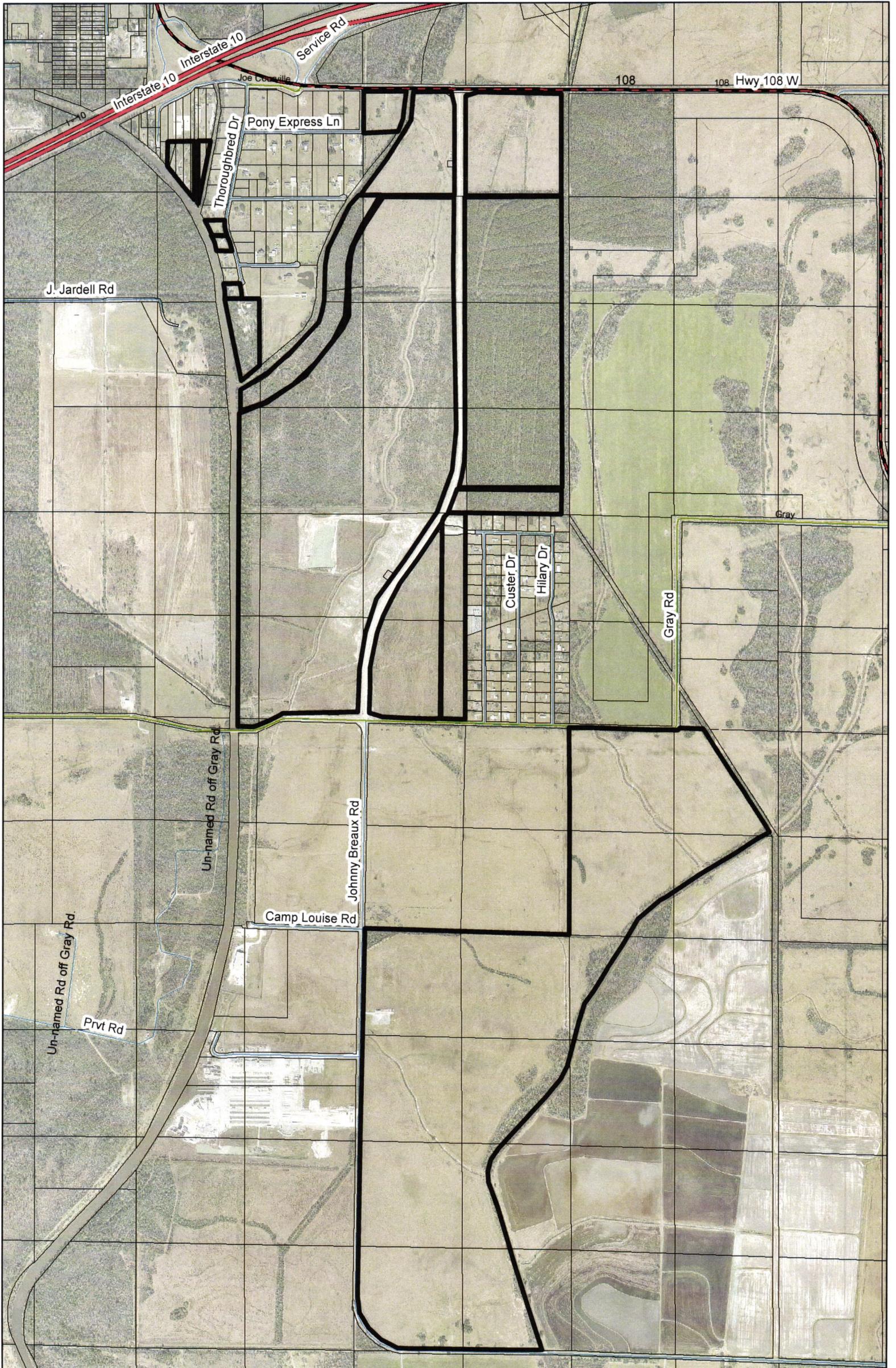

Kathy P. Smith, Parish Secretary



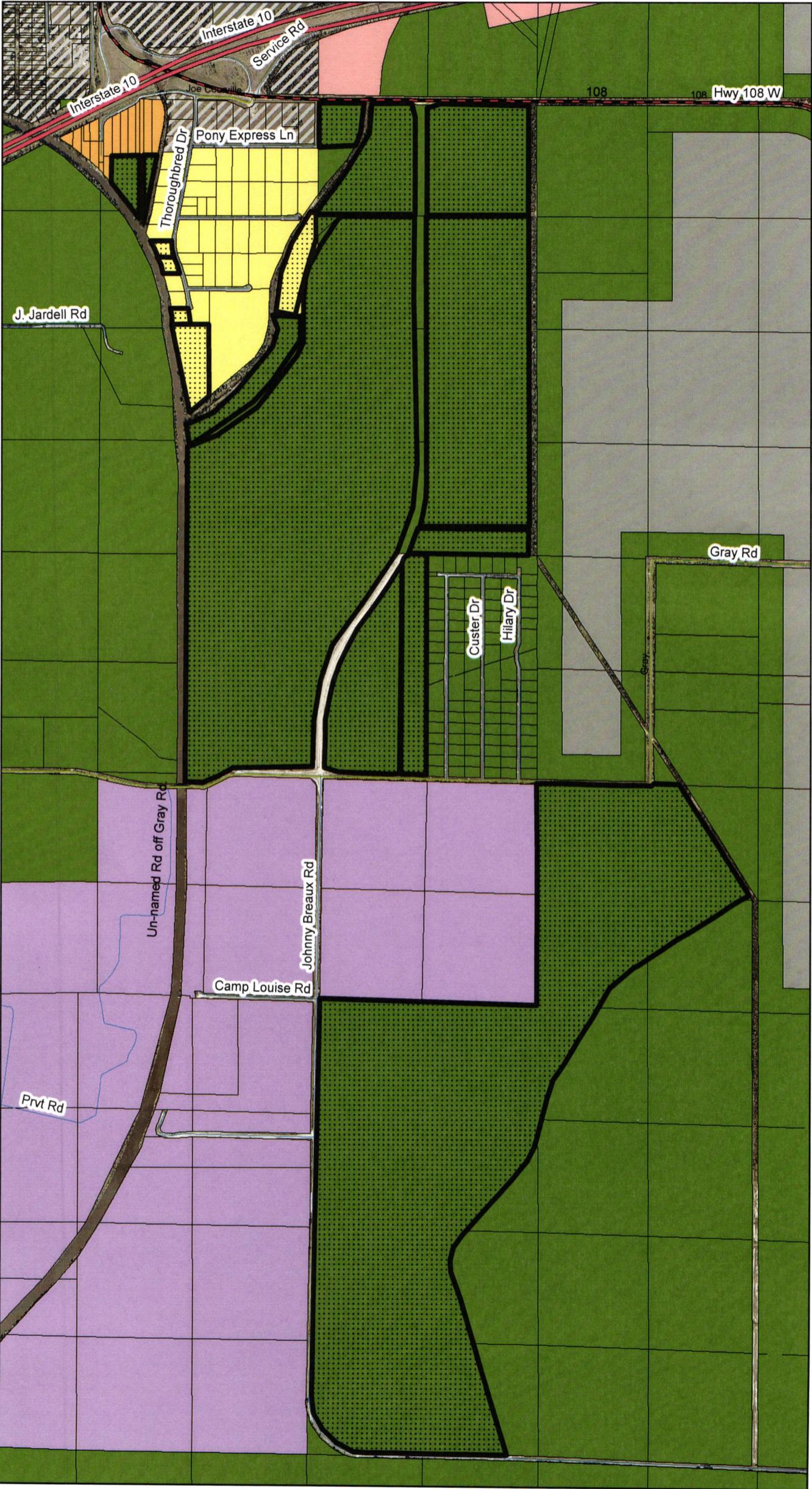
Site Area

Legend

- Interstate
- State_Roads

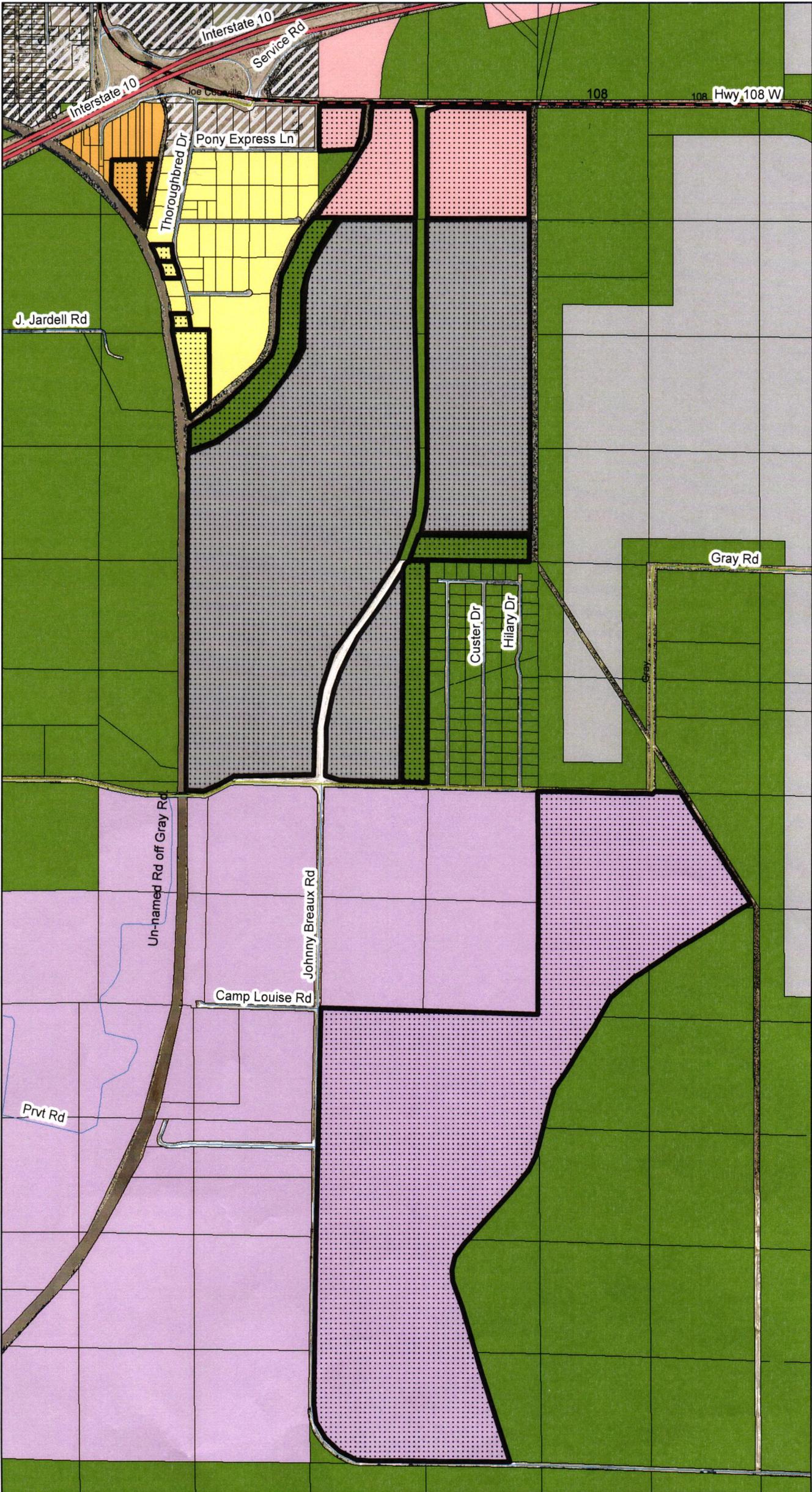


Existing Zoning Map



- ### Legend
- Interstate
 - State_Roa
 - A1
 - C1
 - C2
 - C3
 - CITY
 - I1
 - I2
 - I2R
 - I3
 - PUD
 - R1
 - R2
 - RM
 - RMHP
 - R-RVP
 - LAKE
 - NELSON

Proposed Final Zoning Map



Legend

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











Oct 30, 2023 at 1:50:53 PM
1991-1999 Thoroughbred Dr
Vinton LA 70668
United States







Oct 30, 2023 at 1:16:14 PM
2380 Johnny Breaux Rd
Vinton LA 70668
United States



10-30-2023 01:16 PM

