

**NOTICE OF PUBLIC MEETING**  
**Posted February 23, 2022**

A public meeting of the Denham Springs Planning and Zoning Commission will be held as follows:

**DATE:** March 14, 2022  
**TIME:** 6:00 p.m.  
**PLACE:** Council Chambers  
116 N. Range Ave  
Denham Springs, LA 70726

**AGENDA:**  
\*\*Pursuant to La. R.S. 42:14(D) public comment or input shall be allowed at any time prior to a vote on any agenda item

**PLANNING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of February 14, 2022 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lots 4-A-1 & 4-B of Pine Crest Subdivision into Lots 4-A-1 thru Lots 4-A-5 and 4-B-1 located in Sec. 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-806). Requested by Nora Perkins. [906 Hatchell Ln]	
3.	Hold a Public Hearing to consider the Resubdivision of Lots 1 & 2 into Lot 1-A and Lots 25 & 26 into Lot 25-A of Southern Legacy Subdivision located in Sec. 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-807). Requested by H3S, LLC. [1193 So. Living Ln]	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of February 14, 2022, as sent to each member.	
2.	Hold a Public Hearing to consider a Rezoning request from C-3 Commercial to R-3 Residential for Tract B-1 located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-439). Requested by Colt Fore & Paige Wax [near 303 Rushing Rd W]	
3.	Hold a Public Hearing on a minimum lot size variance request from 0.75 acre to 0.39 acre for the purpose of a Used Auto Sales lot located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1019). Requested by Southeast Auto Holdings, LLC. [983 Rushing Rd]	

City of Denham Springs  
P.O. Box 1629  
Denham Springs, LA 70727-1629

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.



SITE DATA:

TOTAL AREA BEING RESUBDIVIDED . . . . . 4.32 ACRES  
TOTAL NO. LOTS . . . . . 6  
STREETS . . . . . STATE ROAD  
SEWER . . . . . CITY

GENERAL NOTES:

1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
3. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
4. Bearings shown are based on reference map No.
5. \* Indicates taken from reference and not surveyed.
6. Wetland determination was not requested, and was not included in this survey.
7. (REC) indicates taken from reference, not field verified this survey.
8. (SY) indicates information actually surveyed on the ground.
9. School Districts: Denham Springs
10. Streets: Hatchell Lane
11. Sewage Disposal: City of Denham Springs
12. Water Supply: City of Denham Springs
13. No. of Acres in Subdivision: 4.32 Acres
14. No. of Lots in Subdivision: 2
15. Gas Supply: City of Denham Springs
16. Electricity: DEMCO
17. Telephone: Bellsouth
18. Drainage District: 1
19. Fire District: 3
20. Recreation District: Denham Springs
21. Zoning-R-1
22. Setbacks: Front - 30' Side - 5' (Aggregate 15') Rear - 25'

FLOOD CERTIFICATION:

According to F.I.R.M. Community Panel No. 220116 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "X".  
100 Year Flood Elev. N/A

REFERENCE:

1. "Map Showing Resubdivision of Lot 4 of Pine Crest Subdivision..., dated July 21, 2015, by Alvin Fairburn & Associates.

This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

SEWERAGE:

No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of Livingston Parish.

PUBLIC DEDICATION:

The Servitudes and Rights-of-Way shown hereon if not previously dedicated are hereby dedicated to the perpetual use of the public. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purposes for the general use of the public. No building structure, or fence shall be constructed, nor shrubbery planted within the limits of any servitude so as to prevent or unreasonably interfere with any purpose for which the servitude is granted.

*Nora Perkins*  
OWNER, NORA PERKINS

2-14-22  
DATE

Recommended for Approval:

City of Denham Springs  
Planning Commission

Fred Banks  
Chairman

Date

Acting City Engineer

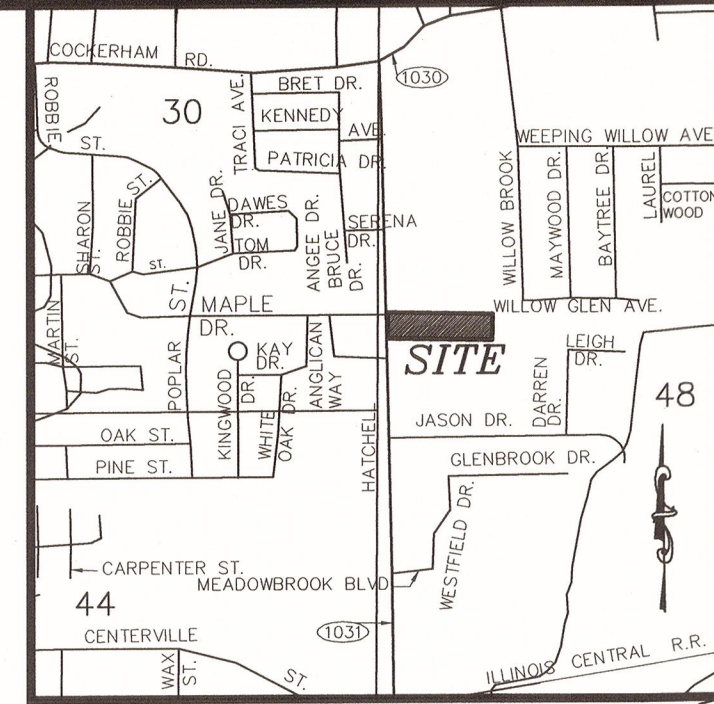
Date

Approved:

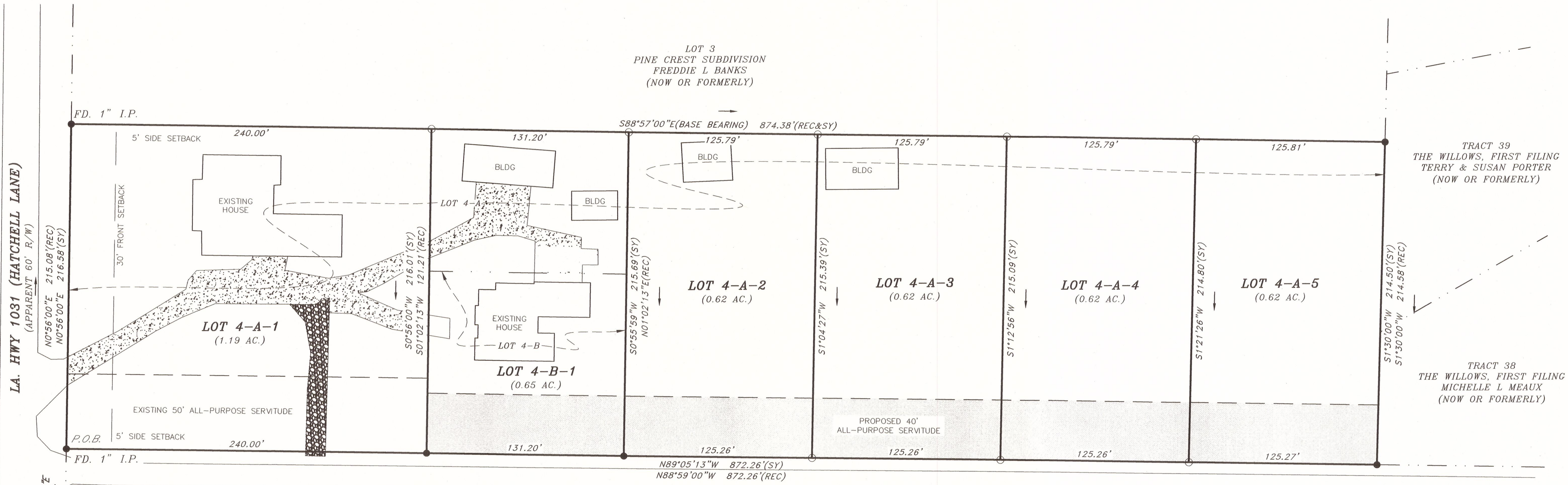
City of Denham Springs

Gerard Landry  
Mayor

Date



VICINITY MAP  
1"=2000'



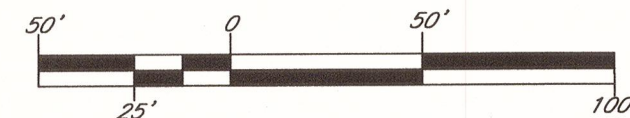
LEGEND:

- FD. 1/2" I.R. OR AS SHOWN
- SET 1/2" I.R. OR AS SHOWN



This is to certify that this plot is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class B Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plat is properly revised by the certifier to reflect same.

*Alvin Fairburn, Jr.*  
ALVIN FAIRBURN, JR., P.L.S.  
DATE: JANUARY 25, 2022  
FILE: "PERKINS, NORA"



-	-	CF	CB	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD



ALVIN FAIRBURN & ASSOCIATES, LLC  
CONSULTING ENGINEERS ~ LAND SURVEYORS  
LAND DEVELOPMENT CONSULTANTS ~  
PROJECT DESIGNERS

1289 DEL ESTE AVE.  
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515  
JOB NO. S210402-2A



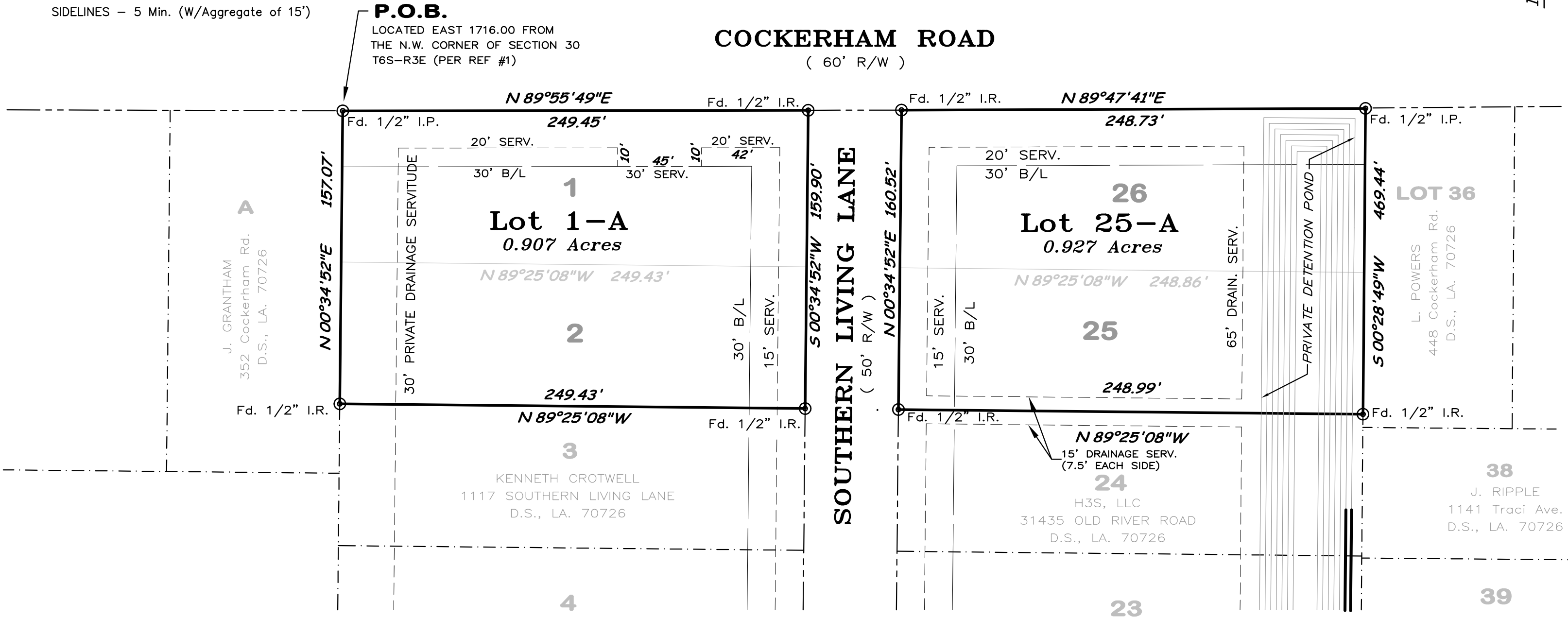
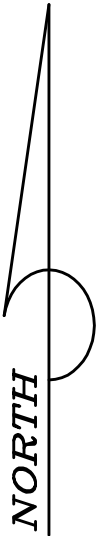
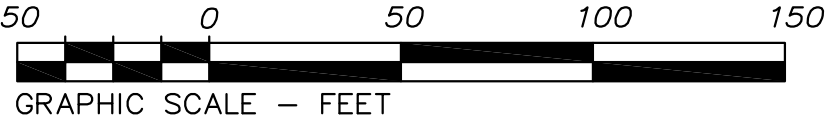
BASE BEARING: *GPS - C4GNET - RTN (LOUISIANA SOUTH ZONE - NAD 83)*  
FLOOD ZONE: *"X"* BASE FLOOD ELEVATION: *N/A*  
F.E.M.A. F.I.R.M. PANEL NO. *220116 0115/205 E* DATE: *4/3/12*

DRAWN BY:	<i>PLV</i>
CREW CHIEF:	<i>DEC</i>
TECHNICIAN:	<i>PLV</i>
CHECKED BY:	
CHECKED BY:	

A WETLANDS INVESTIGATION WAS NOT REQUESTED  
AND IS NOT A PART OF THIS SURVEY.  
TOTAL NO. ACRES: 1.834 ACRES  
TOTAL NO. LOTS: 2  
ZONING: R-1, RESIDENTIAL  
SET BACKS: FRONT - 30'  
REAR - 25'  
SIDELINES - 5 Min. (W/Aggregate of 15')

REFERENCE:

1. FINAL PLAT OF SOUTHERN LEGACY (A RESIDENTIAL DEVELOPMENT)  
LOCATED IN SECTION 30, T6S-R3E,...  
BY BRETT J. MARTIN, P.L.S., DATED 06-22-2016.



VICINITY MAP  
SCALE: 1" = 2000'

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL,  
EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM,  
UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS  
BEEN APPROVED BY THE STATE BOARD OF HEALTH.

THIS SURVEY WAS PREPARED AT THE REQUEST  
AND FOR THE EXCLUSIVE USE OF:

**H3S, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE  
TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE  
AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM  
REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES  
OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT  
THE SUBJECT PROPERTY.

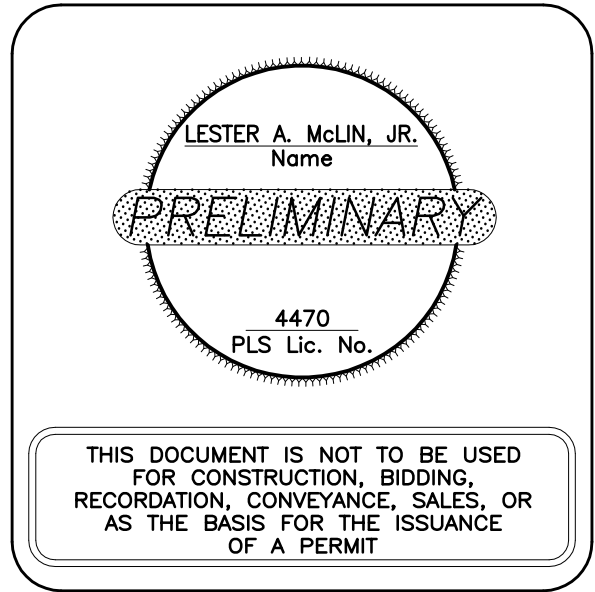
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH  
LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL  
PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS  
MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR  
BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT  
TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.  
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT  
FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT  
EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED  
BY THE CERTIFIER TO REFLECT SAME.

**PRELIMINARY**

LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE # 4470  
McLIN TAYLOR, INC.

**2/22/2022**  
DATE



Recommended for Approval:  
City of Denham Springs Planning Commission

Fred Banks, Chairman Date

City Engineer Date

Approved:  
City of Denham Springs

Gerard Landry, Mayor Date

MAP SHOWING SURVEY & CONSOLIDATION  
OF

Lots 1 & 2

INTO

Lot 1-A

AND

Lots 25 & 26

INTO

Lot 25-A

SOUTHERN LEGACY SUBDIVISION

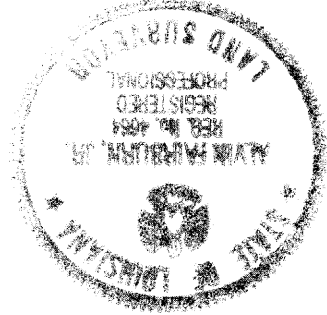
LOCATED IN SECTION 30, T 6 S-R 3 E  
GREENSBURG LAND DISTRICT  
CITY OF DENHAM SPRINGS  
LIVINGSTON PARISH, LOUISIANA  
FOR  
H3S, LLC



McLin Taylor, Inc.

Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444



ALVIN FAIRBURN, JR., P.E.  
DATE: APRIL 24, 2008  
FILE: "ROY FORB, JR., ..."

28-C 21 JB BG BQ BQ AFJR  
FB POS PC CALC DWG CKD

6-30-03 Revised to show record information on Northwest side of Tract B-1.

This is to certify that this plot is made in accordance with Louisiana Revised Statutes 33:5051 et seq. and conforms to all City ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for a Class "C" Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plot is properly revised by the certifier to reflect same.

1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this plot is prohibited except by permission of this firm. Additional information is often added in a continuing process. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted. 2. Property restrictions, servitudes, and/or rights-of-way or potential buyers should be aware that obstructing the title to this property to show all encumbrances was not within the scope of this survey. 3. (SY) indicates information taken from an actual ground survey. 4. (REC. 1) indicates information taken from Reference No. 1. 5. (REC. 2) indicates information taken from Reference No. 2. 6. Wetland determination was not requested, and was not included in this survey. 7. \* indicates taken from reference and not surveyed.

6-13-03  
6-13-03  
Roy Fore, Jr., Owner  
Howard L. Young, Planner

DEDICATION: This is to certify that the servitudes and rights-of-way shown on this plot are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage, and utilities. No trees, shrubs, or plants may be planted, nor shall any building, fence, structure, or other improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Also, I hereby certify that I am the owner of Record.

SEWAGE NOTE: No person shall provide or install a method of sewage disposal or accept connection to an approved sanitary system, until the method of sewage treatment or disposal has been approved by the State Board of Health and the City of Denham Springs for this subdivision.

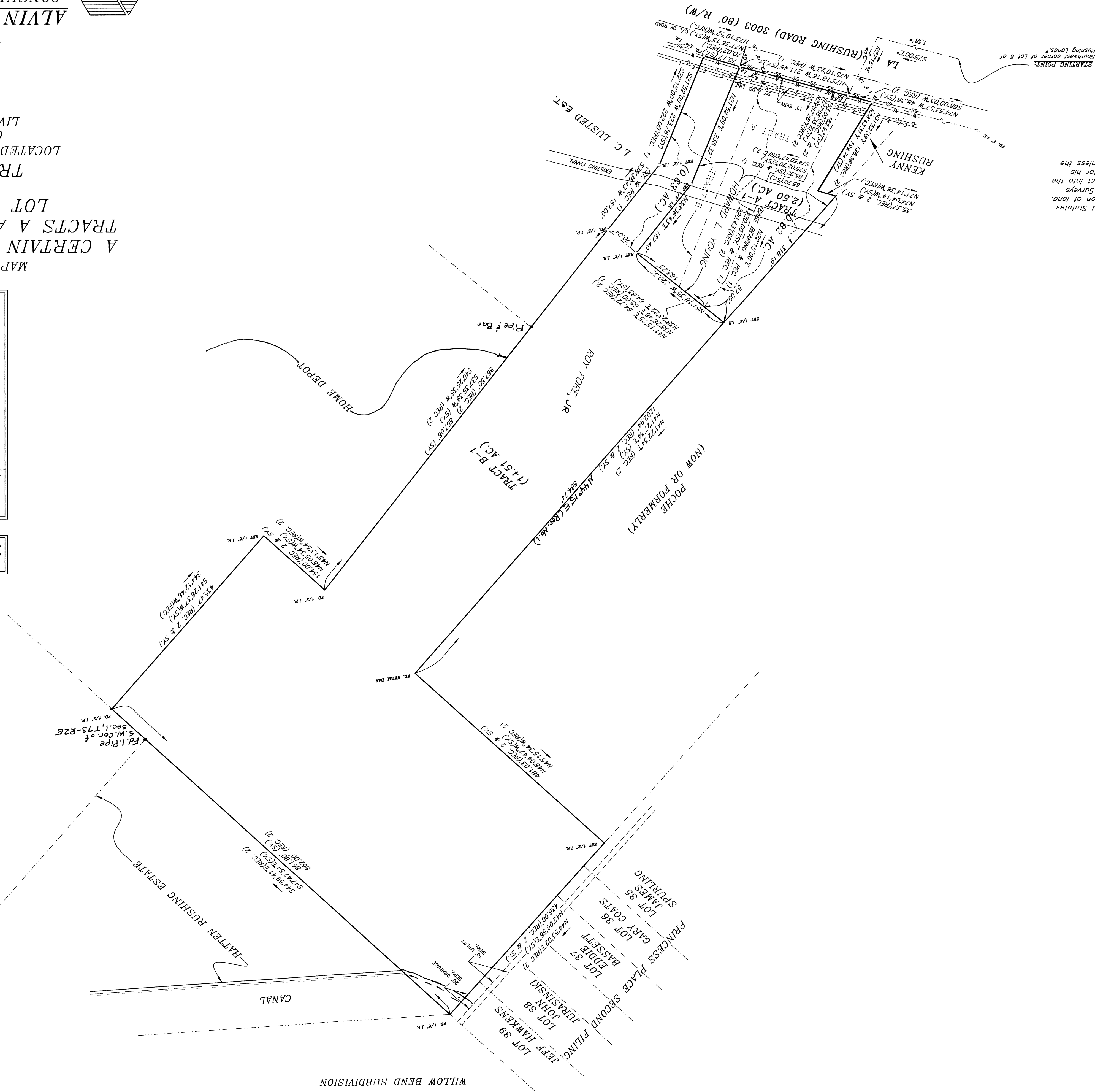
This is to certify that the undersigned is the owner of the land shown hereon.

REFERENCE:  
1. Map showing resubdivision of a 1.91 Ac. Lot and a 0.40 Ac. Lot., dated 10-06-86, by Alvin Fairburn Sr., P.E.  
2. Survey map for Roy Fore, Jr., dated 09-25-96, by Wilfred A. Fontenot, P.E.S.

10. FLOOD CERTIFICATION:  
According to the Federal Emergency Management Agency Flood Insurance Rate Map dated 8-23-01, Community No. 22063C0205 D, City of Denham Springs, La., this property lies within Flood Zone "AE".

1. Water, Gas & Sewerage: City of Denham Springs  
2. Electricity: Entergy  
3. Telephone: Bell South  
4. Zoning Classification: C-3  
5. No. of Lots: 2  
6. Total Acreage: 17.01 ACRES  
7. 3' Minimum side building setback line.  
8. 20' Minimum rear building setback line.  
9. TBM: Bronze Disk in Concrete. The disk is 36.9 feet southwest of the centerline of Sherry Street and 18.6 feet south of a 33M; (ELTY = 39.46)

LEGEND:  
— G — Gas  
— W — Water  
— E — ELECTRIC  
— SS — Sanitary Sewer

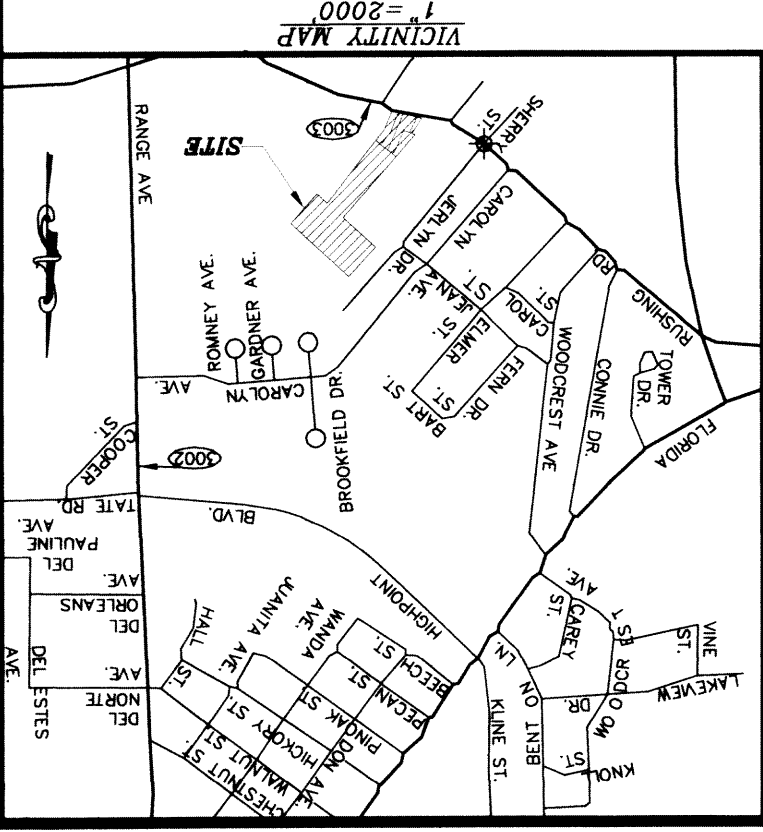


Recommended for Approval:  
City of Denham Springs  
Planning Commission  
Date: 11/2/03  
Chairman: Fred Banks  
Approved: City of Denham Springs  
Date: 3/11/03  
Mayor: James Durbin  
Approved: Acting City Engineer  
Date: 6/10/03

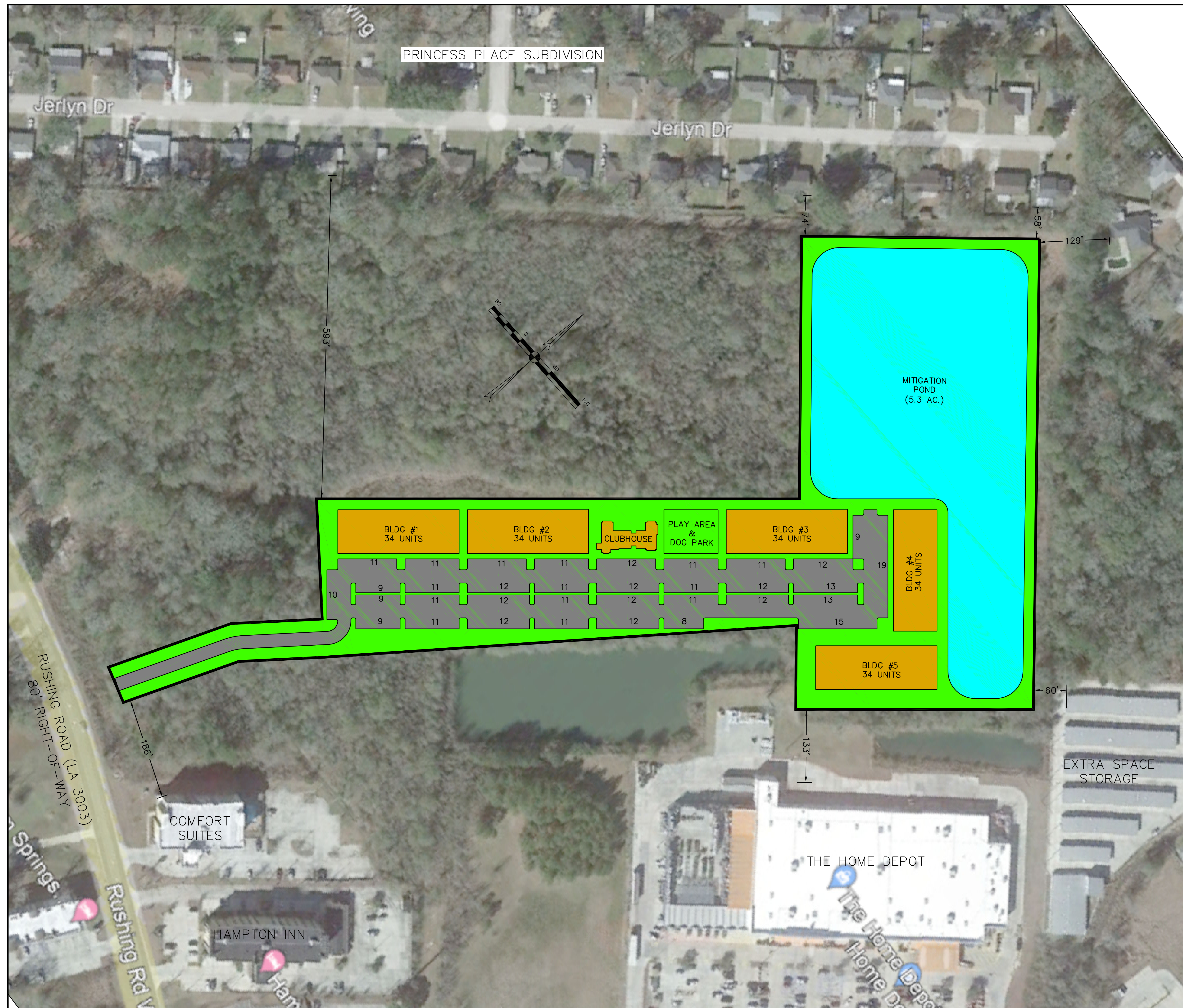
This represents an act of exchange between adjoining property owners and the additional lots were created.

ALVIN FAIRBURN & ASSOCIATES, LLC  
CONSULTING ENGINEERS-DESIGNERS  
LAND SURVEYORS-LAND PLANNERS  
1110 SOUTH RANGE AVE.  
DENHAM SPRINGS, LOUISIANA (225)665-1515  
JOB NO. A030168-3A

MAP SHOWING RESUBDIVISION OF  
A CERTAIN 14.70 ACRE TRACT OF LAND,  
TRACTS A AND B, BEING A PORTION OF  
LOT 6 OF RUSHING LANDS,  
INTO  
TRACTS A-1 AND B-1,  
LOCATED IN SECTION 67, T7S-R2E, G.L.D.,  
LIVINGSTON PARISH, LOUISIANA  
FOR  
ROY FORE JR.  
&  
HOWARD L. YOUNG







GEOFFREY L. WILSON  
**PRELIMINARY**  
License No. 34039

THIS DOCUMENT IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING, RECORDATION,  
CONVEYANCE, SALES OR AS THE BASIS  
FOR THE ISSUANCE OF A PERMIT

PARKING SUMMARY				
CODE RATIO	UNITS	TOTAL REQUIRED	TOTAL PROPOSED	PROPOSED ACCESSIBLE
2.25 SPACE/UNIT	170	383	388	10

**GENERAL NOTES:**

NO ATTEMPT HAS BEEN MADE BY GEOFF WILSON ENGINEERING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS- OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS PLAN DOES NOT, NOR IS IT INTENDED TO, REPRESENT AN ON THE GROUND SURVEY BY GEOFF WILSON ENGINEERING, LLC.

THIS PLAN SHALL NOT BE USED FOR THE SALE OR CONVEYANCE OF  
PROPERTY.

PROPERTY BOUNDARIES, ELEVATIONS, AND OTHER EXISTING INFORMATION SHOWN ON THIS PLAN ARE AS SHOWN ON MAP SHOWING RESUBDIVISION OF A CERTAIN 14.70 ACRE TRACT OF LAND, TRACTS A AND B, BEING A PORTION OF LOT 6 OF RUSHING LANDS, INTO TRACTS A-1 AND B-1 LOCATED IN SECTION 67, T7S-R2E, GLD PREPARED BY ALVIN FAIRBURN, JR. PLS DATED 04/24/03.

ACCORDING TO FEMA FIRM 22063C0205D, DATED 08/23/2001, THIS  
PROPERTY IS LOCATED IN FLOOD ZONE AE.  
BASE FLOOD ELEVATION IS 42

SHEET NAME	SHEET NO.
CONCEPT PLAN	1

**CONCEPT PLAN OF  
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
LOCATED IN  
THE CITY OF DENHAM SPRINGS**

[illegible]

**Geoff Wilson Engineering, LLC**  
2297 Port Hudson-Prude Road, Zachary, LA 70791 / Phone: 225-205-6869



SITE DATA:  
TOTAL AREA BEING RESUBDIVIDED . . . . .0.390 ACRES  
TOTAL NO. LOTS . . . . .1  
STREETS . . . . .PARISH ROAD  
SEWER . . . . .CITY

LOT A-1-A-1  
ANIMAL HOSPITAL CORPORATION  
(NOW OR FORMERLY)

This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

SEWERAGE:  
No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of Livingston Parish.

PUBLIC DEDICATION:  
The Servitudes and Rights-of-Way shown hereon if not previously dedicated are hereby dedicated to the perpetual use of the public. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purposes for the general use of the public. No building structure, or fence shall be constructed, nor shrubbery planted within the limits of any servitude so as to prevent or unreasonably interfere with any purpose for which the servitude is granted.

OWNER OR REPRESENTATIVE  
JOSEPH JOHNSON

DATE

- GENERAL NOTES
1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
  2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
  3. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
  4. Bearings shown are based on reference map No. 1.
  5. \* Indicates taken from reference and not surveyed.
  6. Wetland determination was not requested, and was not included in this survey.
  7. (REC) indicates taken from reference, not field verified this survey.
  8. (SY) indicates information actually surveyed on the ground.
  9. Setbacks: 20' Front, 3' Side, 3' Rear.
  10. Zoning: C3

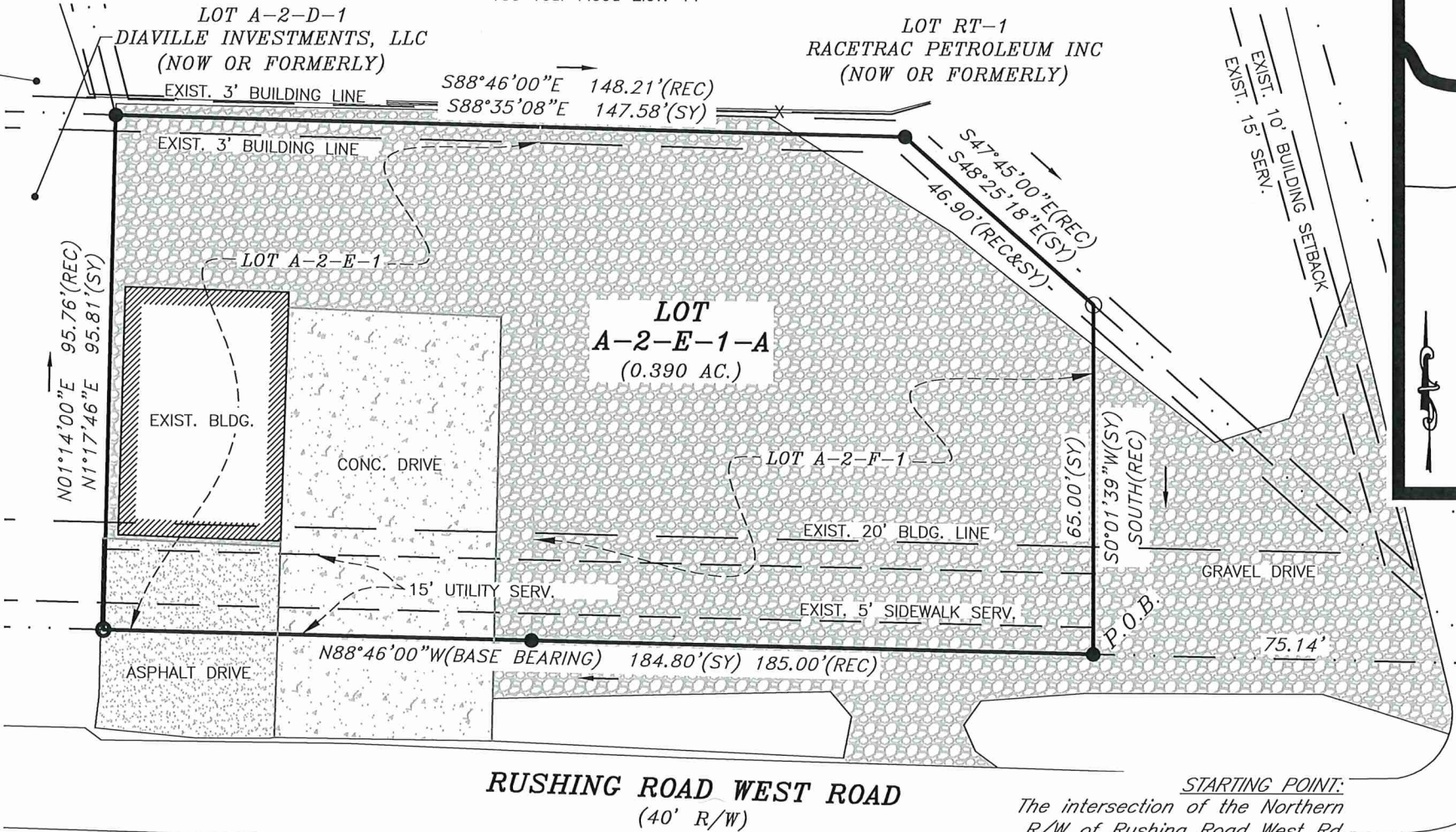
This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class D Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plat is properly revised by the certifier to reflect same.

PRELIMINARY

ALVIN FAIRBURN, JR. P.L.S.  
DATE: JANUARY 19, 2022  
FILE: "SOUTHEAST AUTO HOLDINGS, LLC"

REFERENCE:  
1. "The Resubdivision/Realignment of Lots A-1-A...", dated 11-7-2006, by CEI Engineering Associates, Inc.

FLOOD CERTIFICATION:  
According to F.I.R.M. Community Panel No. 220116 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "AE".  
100 Year Flood Elev. 44'



- LEGEND:
- FD. 5/8" IRON ROD
  - FD. 1/2" IRON PIPE
  - SET 1/2" IRON ROD

Recommended for Approval:

City of Denham Springs  
Planning Commission

Fred Banks  
Chairman

Date

Acting City Engineer

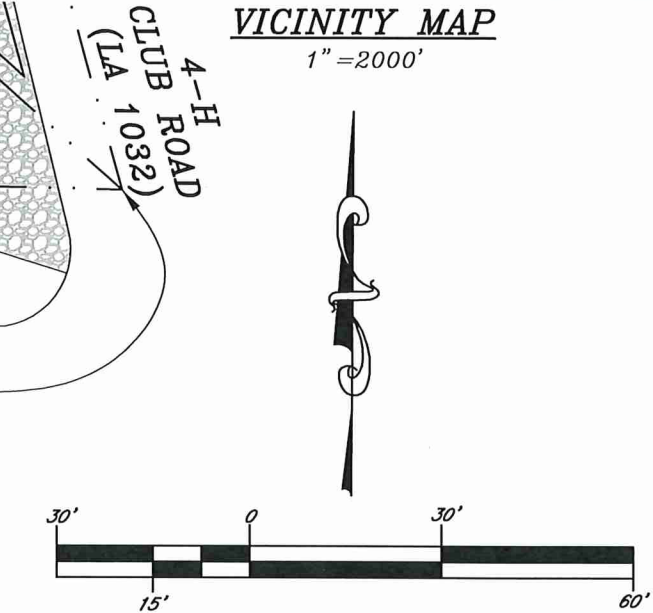
Date

Approved:

City of Denham Springs

Gerard Landry  
Mayor

Date



MAP SHOWING COMBINATION OF  
LOTS A-2-E-1 & A-2-F-1  
INTO  
LOT A-2-E-1-A  
LOCATED IN SECTION 67, T7S-R2E, G.L.D.,  
CITY OF DENHAM SPRINGS  
LIVINGSTON PARISH, LOUISIANA  
FOR  
SOUTHEAST AUTO HOLDINGS, LLC  
7610 FLORIDA BLVD.  
BATON ROUGE, LA. 70806  
(225)205-3940



ALVIN FAIRBURN & ASSOCIATES, LLC.  
CONSULTING ENGINEERS ~ ARCHITECTS  
LAND SURVEYORS ~ DESIGNERS  
LAND DEVELOPMENT CONSULTANTS  
1289 DEL ESTE AVENUE  
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515  
JOB NO. S220008-4A

28-I	57	DB	CB	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD