

**NOTICE OF PUBLIC MEETING**  
**Posted October 6, 2021**

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

**DATE:**           October 11, 2021  
**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 September 13, 2021 as sent to each member.	
4.	Hold a Public Hearing to consider the Resubdivision of Lots 5 & 6 into Lot 5-A located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-800). Requested by Tyler D. Williams. [315 Sullivan St]	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of September 13, 2021, as sent to each member.	
2.	Authorize a Public Hearing to consider a Rezoning request from C-4 Commercial to R-1 Residential for Lot JP-1 and Lot JP-2, Block 13 located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-438). Requested by JP Real Estate LA, LLC [105 Third St]	

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 SUBDIVIDED --- 12,387.41 SQ. FT. (0.2844 ACRES)  
TOTAL NUMBER OF LOTS --- 1  
STREET --- SULLIVAN STREET (RIGHT OF WAY VARIES)

**ZONING AND SETBACK REQUIREMENTS:**

ZONING: R-1, RESIDENTIAL  
FRONT YARD - 30 FEET  
REAR YARD - 25 FEET  
SIDE YARD - 5 FEET  
AGGREGATE WIDTH OF SIDE YARD - 15'  
MINIMUM LOT SIZE - 8400.00 SQ. FT.  
MINIMUM LOT WIDTH - 70 FEET  
MINIMUM LOT LENGTH - 120 FEET  
MAX BUILDING HEIGHT: 35 FEET

**UTILITY & CITY SERVICES:**

SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS  
WATER SUPPLY: CITY OF DENHAM SPRINGS  
GAS SUPPLY: CITY OF DENHAM SPRINGS  
SCHOOL DISTRICTS: LIVINGSTON PARISH PUBLIC SHOOLS  
ELECTRIC: ENTERGY  
TELEPHONE: AT&T  
DRAINAGE DISTRICT: 1  
FIRE DISTRICT: 5  
RECREATION DISTRICT: DENHAM SPRINGS

**WETLANDS:**

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY

**DEDICATION OF SERVITUDE:**

THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON AND DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE, NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

**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.

**OWNER/APPLICANT:**

TYLER D. WILLIAMS  
P.O. BOX 1444  
DENHAM SPRINGS, LA 70727

**LOTS 1, 2, 6 & 7  
SQUARE 9**

WENDY GILYARD  
405 SULLIVAN STREET  
PARCEL NO. 0347773  
(NOW OR FORMERLY)  
(NOT A PART)

TYLER D. WILLIAMS

DATE

**RECOMMENDED FOR APPROVAL  
CITY OF DENHAM SPRINGS  
PLANNING COMMISSION**

FRED BANKS  
CHAIRMAN

DATE

ACTING CITY ENGINEER

DATE

**APPROVED:  
CITY OF DENHAM SPRINGS**

GERALD LANDRY  
MAYOR

DATE

**NOTE:**  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

**ELEVATION NOTES**

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: X  
BASE FLOOD ELEVATION: N/A  
COMMUNITY PANEL #: 220116 0205 E

**GENERAL NOTES**

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

**REFERENCE NOTES**

BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK

DISTANCES BASED ON VARIOUS LEGAL DESCRIPTIONS: ORIGINAL SUBDIVISION PLAT; A SUBDIVISION BY ALVIN FAIRBURN & ASSOCIATES, LLC, DATED JULY 26, 2016, PLAT BOOK 68, PAGE 309, ENTRY 885099

DATE: AUGUST 8, 2021  
SCALE: 1" = 10'  
JOB #: 210368

DRAWN BY: RWK  
CHECKED BY:

BY:

RICHMOND W. KREBS, SR., PLS, No. 4836

ROSE STREET (SIDE)  
(NOT CONSTRUCTED)

NO INFORMATION ON THESE PROPERTYS

LOT 4, SQUARE 8

LOT 3, SQUARE 8

LOT 2, SQUARE 8

LOT 5

LOT 6

LOT 5-A

AREA = 15,956.39 SQ. FT.  
OR 0.3663 ACRES

LOT 7, SQUARE 8  
NO INFORMATION ON THIS PROPERTY

SULLIVAN STREET  
(ASPHALT ROAD - RIGHT OF WAY VARIES)

GRAPHIC SCALE

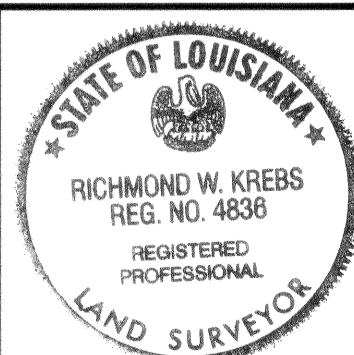


( IN FEET )  
1 inch = 10 ft.

SITE

**LEGEND**

== D == CULVERT , DRAIN LINE  
WM WATER METER  
X X X FENCE



**RWK** Richmond W. Krebs  
& Associates, LLC  
PROFESSIONAL LAND SURVEYING  
1211 NORTH RANGE AVENUE | SUITE B  
DENHAM SPRINGS, LA 70726  
PH. (225) 435-7010 | FAX (225) 435-7011  
www.rwkbssurvey.com

**RESUBDIVISION OF  
LOT 5 & LOT 6  
INTO  
LOT 5-A  
BLOCK 8  
CITY OF DENHAM SPRINGS  
SECTION 58, T6S - R2E, GLD  
LIVINGSTON PARISH, LA  
FOR  
TYLER D. WILLIAMS**

**SITE DATA:**  
TOTAL AREA BEING SUBDIVIDED -- 37,497.49 SQ. FT. (0.8631 ACRES)  
TOTAL NUMBER OF LOTS ----- 2  
STREET --- 3RD STREET (APPARENT 50' RIGHT OF WAY)

**ZONING AND SETBACK REQUIREMENTS:**  
ZONING: C-4 COMMERCIAL DISTRICT - HEAVY COMMERCIAL  
FRONT YARD - 30 FEET  
REAR YARD - 20 FEET  
SIDE YARD - 4 FEET

**UTILITY & CITY SERVICES**  
SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS  
WATER SUPPLY: CITY OF DENHAM SPRINGS  
GAS SUPPLY: CITY OF DENHAM SPRINGS  
SCHOOL DISTRICTS: DENHAM SPRINGS  
ELECTRIC: ENTERGY  
TELEPHONE: AT&T  
DRAINAGE DISTRICT: 1  
FIRE DISTRICT: 5  
RECREATION DISTRICT: DENHAM SPRINGS

**WETLANDS:**  
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY

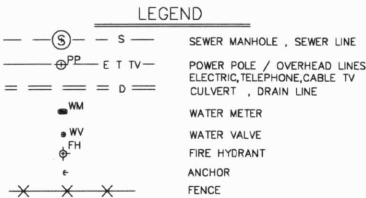
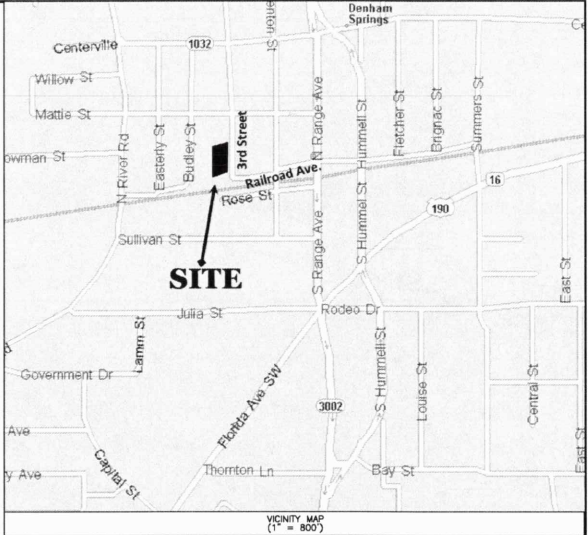
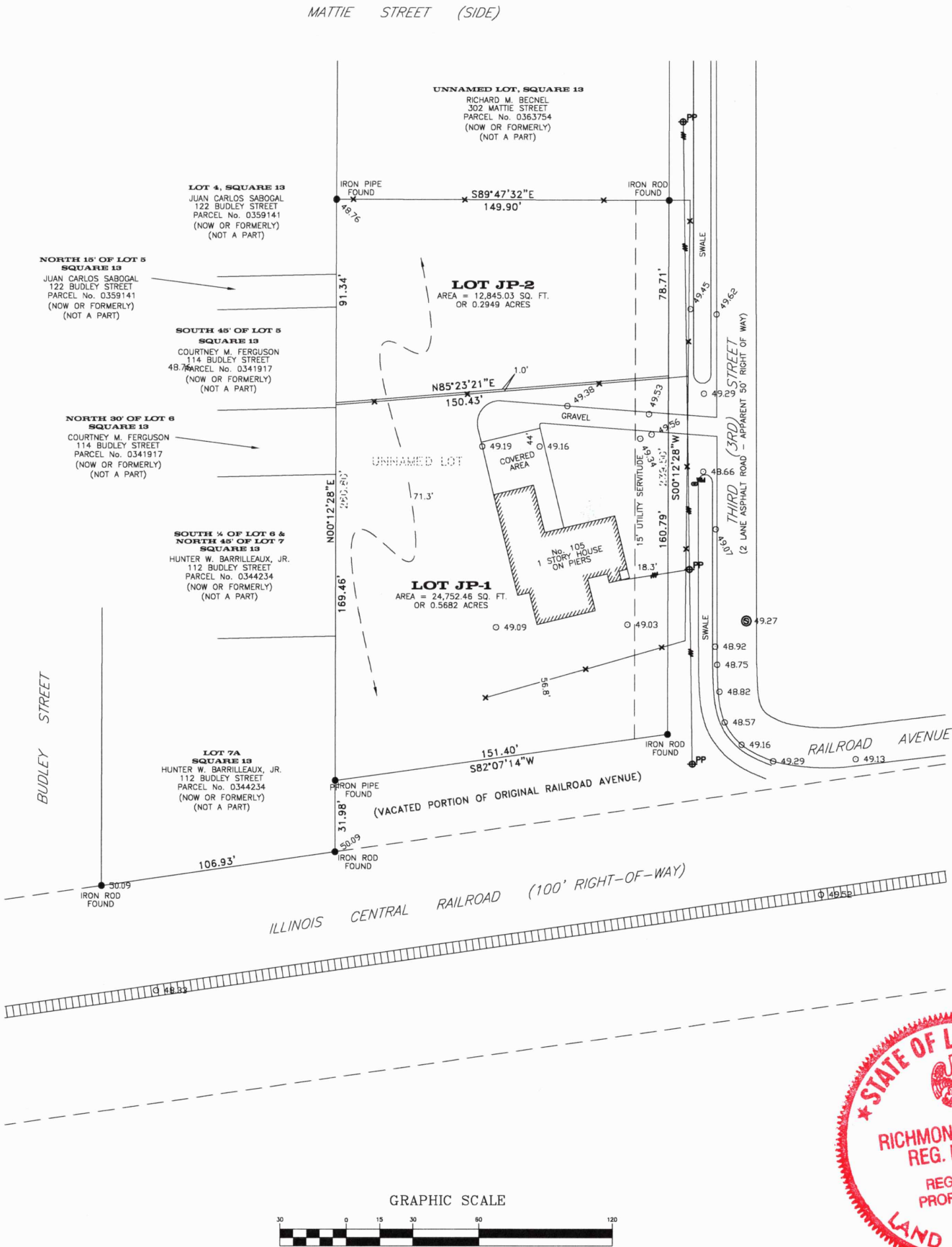
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**BUYER BEWARE:**  
"STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, ROADS, SERVITUDES OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

**OWNER:**  
JP REAL ESTATE LA, LLC  
6822 OAK CLUSTER DRIVE  
GREENWELL SPRINGS, LA 70739

JAMES M. PURSIFULL, JR., MANAGING MEMBER

DATE



RECOMMENDED FOR APPROVAL CITY OF DENHAM SPRINGS PLANNING COMMISSION	
FRED BANKS CHAIRMAN	DATE
ACTING CITY ENGINEER	DATE
APPROVED: CITY OF DENHAM SPRINGS	
GERALD LANDRY MAYOR	DATE

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ELEVATION NOTES	GENERAL NOTES
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REFERENCE NOTES
BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK DISTANCES BASED ON SUBJECT LEGAL DESCRIPTION
DATE: JUNE 2, 2021 SCALE: 1" = 30'
DRAWN BY: RWK CHECKED BY: JOB #: 210413

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LSI, CHAPTER 20 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

BY:   
RICHMOND W. KREBS, SR., PLS. NO. 4836

**RWK** Richmond W. Krebs  
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RESUBDIVISION OF  
AN UNNAMED LOT  
INTO  
LOT JP-1 & LOT JP-2  
BLOCK 13  
EASTERLY ADDITION  
SECTION 58, T6S - R2E, GLD  
CITY OF DENHAM SPRINGS  
LIVINGSTON PARISH, LA  
FOR  
JP REAL ESTATE LA, LLC.