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WELCOME . . . . Sarah Haynes, Chairperson

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### AGENDA ITEMS

- (A) Adopt minutes from July 7, 2016
- (B) **Clayton Homes** – Request from Clayton Homes for approval of a preliminary plan for a resubdivision of property at 903 Pine Street. This property is owned by Omeria Peters.

*Legal Description: COMMENCE AT A ½" IRON PIPE FOUND IN THE RADIUS, INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PINE STREET (DORCHEAT ROAD), AN APPARENT 60' RIGHT-OF-WAY AT THE NORTHERLY RIGHT-OF-WAY LINE OF WALTER LYONS ROAD, BEING THE SOUTHEAST CORNER OF A 0.874 ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 16, TOWNSHIP 19 NORTH, RANGE 9 WEST, WEBSTER PARISH, CITY OF MINDEN LOUISIANA AS RECORDED IN THAT CERTAIN CASH DEED IN BOOK 389, PAGE 591, DATED 12/15/1969 UNDER INSTRUMENT NO. 220997, PUBLIC RECORDS OF WEBSTER PARISH; THENCE RUN N 88° 24' 00" W, A DISTANCE OF 195.94' TO A FOUND ½" IRON PIPE AT THE CORNER OF A 4' CHAIN LINK FENCE CORNER; THENCE N 06° 03' 15" W, A DISTANCE OF 95.79' TO A ½" REBAR SET FOR A POINT OF BEGINNING; THEN CONTINUE N 06° 03' 15" W, A DISTANCE OF 117.22' TO A FOUND 1" IRON PIPE IN CONCRETE; THENCE S 87° 37' 00" E, A DISTANCE OF 167.20' (DEED CALL) TO A SET ½" REBAR ON THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF PINE STREET (DORCHEAT ROAD); THENCE S 13° 42' 01" E ALONG SAID WESTERLY APPARENT RIGHT-OF-WAY LINE, A DISTANCE OF 69.04' TO A SET ½" REBAR; THENCE S 76° 02' 12" W, A DISTANCE OF 176.25' TO THE POINT OF BEGINNING, CONTAINING 0.362 ACRES, MORE OR LESS (15,778 SQ. FT.) AND BEING SUBJECT TO ALL RIGHTS-OF-WAY, SERVITUDES, AND EASEMENTS OF RECORD OR USAGE.*

- (C) **Waller Petroleum, Inc.** – Request from Waller Petroleum, Inc., owner and option holder, for a rear yard setback variance on property located at 102 Broadway. This property is zoned B-4 (Hwy. Commercial).

This rear yard setback variance is needed for the proposed construction of a gas station/convenience store.

*Legal Description: TRACT 1: A 0.78 ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 OF NE/4), SECTION 28, TOWNSHIP 19 NORTH, RANGE 9 WEST, MINDEN, WEBSTER PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A RESET ¾ INCH IRON ROD LOCATED NORTH 80 DEGREES 32 MINUTES 31 SECONDS WEST AT A DISTANCE OF APPROXIMATELY 557.80 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID SECTION 28 (BEING THE SAME CORNER AS THAT REFERRED TO AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID SECTION 28, AS PER DEED AND SURVEY ATTACHED THERETO, ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF COURT OF WEBSTER PARISH, LOUISIANA, IN CONVEYANCE BOOK 1055, AT PAGE 430, UNDER FILE NO. 500944), FOR THE POINT OF BEGINNING, AND RUN SOUTH 81 DEGREES 58 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 133.46 FEET TO A POINT IN THE CENTERLINE OF A 12 INCH BRICK WALL; THENCE RUN SOUTH 12 DEGREES 29 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 28.55 FEET TO A POINT IN THE CENTERLINE OF SAID WALL; THENCE RUN SOUTH 84 DEGREES 16 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 141.09 FEET TO A POINT IN THE CENTERLINE OF SAID WALL; THENCE RUN NORTH 01 DEGREES 15 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 73.72 FEET TO A SET ¾ INCH IRON ROD LOCATED ON THE APPARENT EAST RIGHT OF WAY OF SOUTH BROADWAY STREET, AND RUN ALONG SAID APPARENT RIGHT OF WAY FOR THE NEXT TWO (2) CALLS; THENCE RUN NORTH 43 DEGREES 39 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 38.91 FEET TO A SET CONCRETE NAIL; THENCE RUN NORTH 44 DEGREES 29 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 107.44 FEET ALONG SAID RIGHT OF WAY, TO A CUT "X" IN CONCRETE LOCATED AT THE INTERSECTION OF SAID APPARENT EAST RIGHT OF WAY AND THE APPARENT SOUTH RIGHT OF WAY OF SHEPPARD STREET/DENNIS STREET, AND RUN ALONG SAID APPARENT SOUTH RIGHT OF WAY FOR THE NEXT THREE (3) CALLS; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.98 FEET AND AN ARC LENGTH OF 44.62 FEET, BEING SUBTENDED BY A CHORD OF NORTH 83 DEGREES 39 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 44.43 FEET TO A FOUND MAGNETIC NAIL; THENCE RUN SOUTH 87 DEGREES 34 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 50.10 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1457.40 FEET AND AN ARC LENGTH OF 45.65 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 88 DEGREES 27 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 45.65 FEET TO A SET ¾ INCH IRON ROD; THENCE RUN SOUTH 12 DEGREES 16 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 122.29 FEET TO THE POINT OF BEGINNING. TRACT 2: A 0.31 ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 OF NE/4), SECTION 28, TOWNSHIP 19 NORTH, RANGE 9 WEST, MINDEN, WEBSTER PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A RESET ¾ INCH IRON ROD LOCATED NORTH 80 DEGREES 32 MINUTES 31 SECONDS WEST AT A DISTANCE OF APPROXIMATELY 557.80 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID SECTION 28 (BEING THE SAME CORNER AS THAT REFERRED TO AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID SECTION 28, AS PER DEED AND SURVEY ATTACHED THERETO, ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF COURT OF WEBSTER PARISH, LOUISIANA, IN CONVEYANCE BOOK 1005, AT PAGE 430, UNDER FILE NO. 500944), FOR THE POINT OF BEGINNING, AND RUN NORTH 12 DEGREES 16 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 122.29 FEET TO A SET ¾ INCH IRON ROD LOCATED ON THE APPARENT SOUTH RIGHT OF WAY OF SHEPPARD STREET/DENNIS STREET; THENCE RUN ALONG A CURVE IN SAID APPARENT RIGHT OF WAY TO THE LEFT HAVING A RADIUS OF 1570.18 FEET AND AN ARC LENGTH OF 119.47 FEET, BEING SUBTENDED BY A CHORD OF NORTH 88 DEGREES 31 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 119.44 FEET TO A POINT THENCE RUN NORTH 82 DEGREES 50 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 6.64 FEET ALONG SAID APPARENT RIGHT OF WAY, TO A POINT; THENCE RUN SOUTH FOR A DISTANCE OF 123.40 FEET TO A POINT; THENCE RUN WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.*

- (D) General Discussion

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### ADJOURNMENT

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