

PETITION TO REQUEST ANNEXATION INTO THE CITY OF WEST MONROE

BE IT KNOWN, that on the date set forth below came and appeared:

QUARLES PROPERTIES, L.L.C., (TIN xx-xxx6678), a Louisiana limited liability company, domiciled in Louisiana herein represented by Michael David Quarles and Kelly Rogers Quarles its duly authorized Members, acting pursuant to that Resolution filed in Conveyance Book 2381, Page 287, in the public records of Ouachita Parish, Louisiana and through unanimous consent of its Members, and whose address is 172 Quarles Rd, Ruston, LA 71270

who declared that it is the owner of the immovable property located at 415 Thomas Road, West Monroe, LA 71292 and more particularly described as follows:

TOWNSHIP 18 NORTH, RANGE 3 EAST  
WEST MONROE, OUACHITA PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left, having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR #948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning, thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet, and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning. (Municipal Address - 417 Thomas Road, West Monroe, LA 71292).

and that it hereby petitions and requests that the immovable property described above, together with any adjacent properties which may be owned by it, to now be annexed into the corporate limits of the City of West Monroe, Louisiana pursuant to the provisions of R.S. 33: 172, et seq.

As of this 18th day of November, 2024.

QUARLES PROPERTIES, LLC

BY: Michael D Quarles  
MICHAEL DAVID QUARLES

BY: Kelly R Quarles  
KELLY ROGERS QUARLES

**Ouachita Parish Recording Page**

**EXHIBIT**

**2**

**LOUISE BOND**  
Clerk of Court  
PO Box 1862  
Monroe, LA 71210-1862  
(318) 327-1444

**Received From :**  
NAPPER, MADDEN & ROGERS  
ATTYS AT LAW  
207 W. CAROLINA  
RUSTON, LA 71273-0697

**287**

**First VENDOR**  
QUARLES PROPERTIES LLC

**First VENDEE**  
THE PUBLIC

**Index Type :** Conveyances

**File Number :** 1654431

**Type of Document :** Resolution


**Book :** 2381

**Page :** 287

**Recording Pages :** 2

**Recorded Information**

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for  
Ouachita Parish, Louisiana

  
Clerk of Court

**On (Recorded Date) :** 07/10/2014

**At (Recorded Time) :** 1:05:33PM



Doc ID - 009808650002



**Return To :**  
NAPPER, MADDEN & ROGERS  
ATTYS AT LAW  
207 W. CAROLINA  
RUSTON, LA 71273-0697

Do not Detach this Recording Page from Original Document

**NON-CERTIFIED COPY**

288

RESOLUTION

BE IT RESOLVED that MICHAEL DAVID QUARLES and/or KELLY ROGERS QUARLES, or either of them, acting individually or jointly, be and they are hereby authorized and empowered to act for and on behalf of QUARLES PROPERTIES, L.L.C., for the purpose of buying, selling, leasing, mortgaging, and otherwise acquiring, alienating and/or encumbering, immovable and movable property, for and on behalf of QUARLES PROPERTIES, L.L.C., at such time and place as either of the said Members shall, in their sole and uncontrolled discretion, deem advisable, all on such terms, conditions and provisions as either of the said Members shall, in their sole and uncontrolled discretion, deem advisable;

BE IT FURTHER RESOLVED that either of the said Members, acting individually or jointly, be and they are further authorized and empowered to execute any and all documents, instruments and forms necessary or incidental to the above and foregoing authority, in such form or forms, and containing such terms, conditions and provisions, as either of the said Members shall, in their sole and uncontrolled discretion, deem advisable, without limitation whatsoever;

BE IT FURTHER RESOLVED that either of the said Members, acting individually or jointly, be and each of them is hereby authorized to do and perform any and all other acts and things necessary and/or incidental to the foregoing authority, as either of them shall, in their sole and uncontrolled discretion, deem advisable, without limitation whatsoever; and


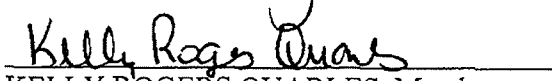
BE IT FURTHER RESOLVED that this Resolution be filed for record in the office of the Clerk of Court of Lincoln Parish and/or Ouachita Parish, Louisiana, or any other parish in which the corporation owns property, and that all persons, firms or corporation transacting business with QUARLES PROPERTIES, L.L.C., be and they are hereby authorized and empowered to rely upon the authority herein conferred, until a like Resolution is similarly recorded, revoking or modifying the authority set forth herein.

\*\*\*\*\*

CERTIFICATE

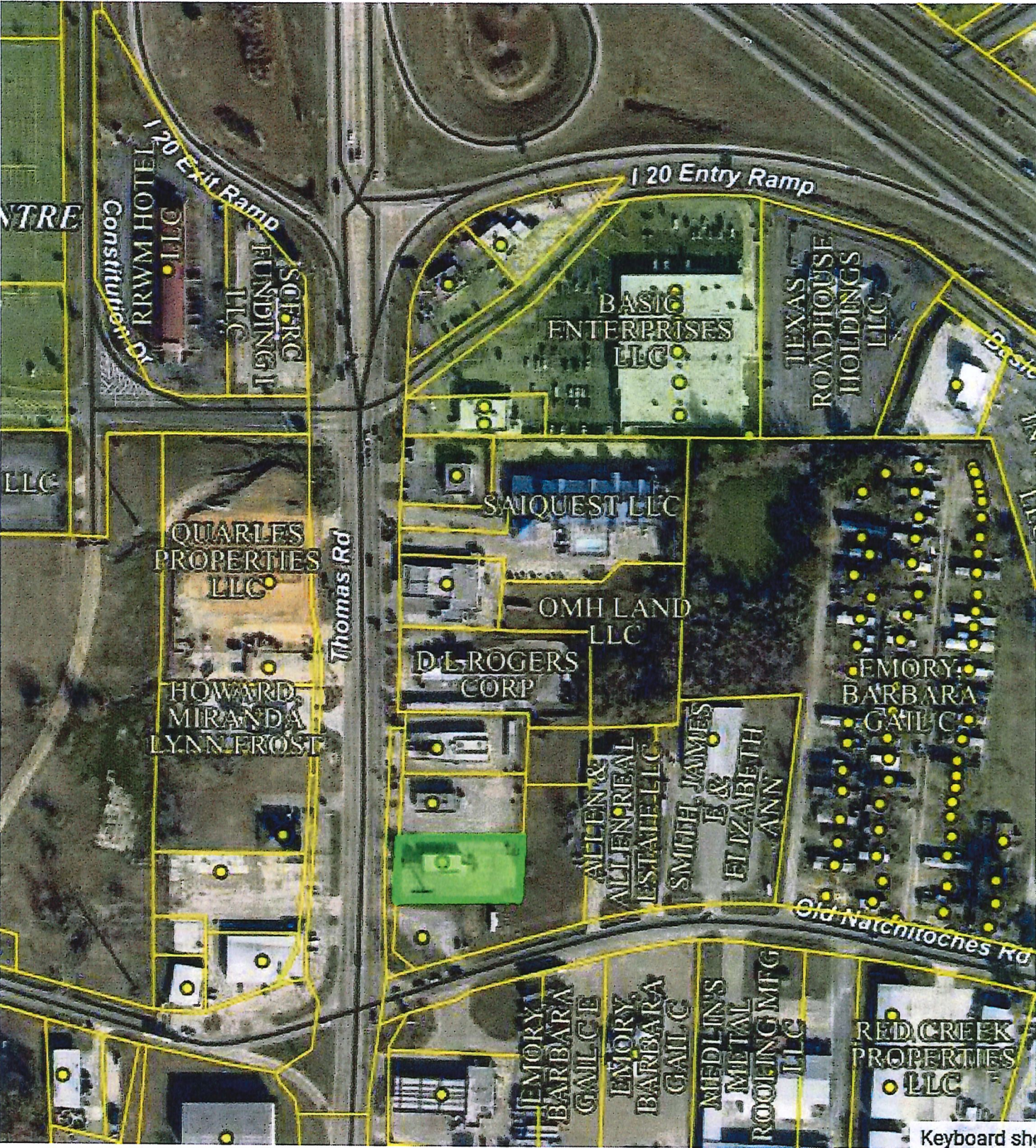
We, MICHAEL DAVID QUARLES and KELLY ROGERS QUARLES, do hereby certify that we are the sole and only Members of QUARLES PROPERTIES, L.L.C., that the above and foregoing Resolution was duly adopted by both of us, meeting in regular session, and that the authority set forth herein is in full force and effect as of this date. We further certify that the books and records of QUARLES PROPERTIES, L.L.C. are in our possession and control.

Ruston, Louisiana, this 10<sup>th</sup> day of July, 2014.

  
MICHAEL DAVID QUARLES, Member  
  
KELLY ROGERS QUARLES, Member

NON-CERTIFIED COPY







TOWNSHIP 18 NORTH, RANGE 3 EAST, WEST MONROE, OUACHITA PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR#948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet, and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning (Municipal Address - 417 Thomas Road, West Monroe, LA 71292)



STEPHANIE SMITH, AAS, CLA  
Assessor

EXHIBIT  
5

**CERTIFICATE OF THE  
OUACHITA PARISH ASSESSOR ACCORDING TO  
LOUISIANA R.S.33:172 (ANNEXATIONS)**

The Assessor declares that she has examined the proposed annexation request dated November 18th, 2024 for property referenced in the attached petition and does hereby certify that the petition represents one hundred percent (100%) of the non-resident property owners in the proposed area and those assenting own at least 25% in value of the total assessed valuation, based upon the assessment rolls and homestead exemptions on file in the Parish Assessor's office.

I hereby certify that the valuation of the properties proposed for annexation is as follows:

- PARCEL – 50488
  - Owner: Quarles Properties LLC
  - Assessor's Physical Address: 417 Thomas Rd
  - SEE EXHIBIT A for Legal Description
  - Total Assessed Value: \$32,683

The proposed parcel is classified as commercial improved. There are 0 (zero) resident property owners signing homestead exemption as of the current date in the area proposed for annexation.

Signed December 18, 2024

STEPHANIE S. SMITH  
Ouachita Parish Assessor



## EXHIBIT A

### OUACHITA PARISH ASSESSOR'S OFFICE

ANNEXATION CERTIFICATE – 12/ 18 /2024

#### Parcel 50488 Extended Legal Description:

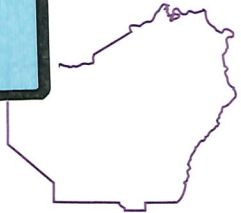
SECTION 34 TOWNSHIP 18 NORTH, RANGE 3 EAST  
WEST MONROE, OUACHITA PARISH, LOUISIANA

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Isabelle Butler, CERA  
REGISTRAR OF VOTERS  
PARISH OF OUACHITA  
1650 DESIARD STREET, SUITE 125  
MONROE, LOUISIANA 71201



Telephone (318) 327-1436  
Fax (318) 327-1337

CERTIFICATE

I, Isabelle W. Butler, Registrar of Voters for Ouachita Parish, Louisiana, do hereby certify that according to the records of the Registrar of Voters for Ouachita Parish, Louisiana, there are no registered voters residing at 415 Thomas Rd, proposed for the annexation into the city of West Monroe, Louisiana.

MONROE, LOUISIANA, THIS 30<sup>TH</sup> DAY OF DECEMBER, 2024

..



ISABELLE W. BUTLER, REGISTRAR OF VOTERS  
OUACHITA PARISH, LOUISIANA



# The Ouachita CITIZEN

www.ouachitacitizen.com

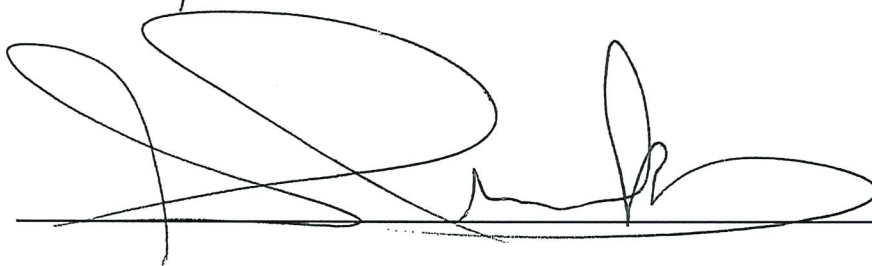
4423 Cypress Street, West Monroe, LA 71291 • Phone (318) 396-0602 • Fax (318) 396-0900

## AFFIDAVIT Proof of Publication

I certify that the attached notice was published in  
*The Ouachita Citizen*, a weekly newspaper and the official  
legal journal of Ouachita Parish and Morehouse Parish,  
Louisiana, in the issue/s of:

Nov 28, Dec 5, 12, 2024

Signed by:



Sworn and subscribed before me, this 12 day of

December, 2024



Notary Public #33912  
Devin Todd Jones



**WEST MONROE PLANNING COMMISSION**  
 2305 North 7th Street, West Monroe, LA 71291  
 West Monroe Planning Commission  
**PUBLIC NOTICE**

NOTICE is hereby given that the Planning Commission of the City of West Monroe will meet in legal session on Monday, December 16, 2024 at 5:00 p.m. in the Council Chambers at West Monroe City Hall, 2305 North 7th Street, West Monroe, Louisiana, to review the following:

PASE-24-15000005 by Bridget Taylor for property owned by Barbara Golden located at 103 Short Lee Street (Parcel #39156). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 1999/Size 28ftx-60ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). As Planning Approval Special Exception requires approval by both the Planning Commission and Board of Adjustments, this application will also be heard at the December 23, 2024, Board of Adjustments Meeting.

PASE-24-15000004 by Carlos Escobar for property owned by Carlos Escobar & Julia Matias located at 212 Vine Street (Parcel #36491). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 2010/Size 16ftx80ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). No one was present for this application. Brian Bendily motioned to Table this application. Judy Poole second. The application has been TABLED and will be heard at the December 16, 2024 meeting. This application will also be heard at the November 25, 2024, Board of Adjustments Meeting.

PA-24-10000002 by New Beginnings Worship Center/Janet Floyd for property owned by Set Free Ministries of LA located at 603 N 4th St (Parcel #1960, 1961, 1962, 1963, 1964, 73675). Requesting Planning Approval to allow a church in a R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (a)(2).

EA-24-10000003 by Freedom Bible Church - Twin Cities for property owned by Set Free Ministries of LA located at 214 Reagan St (Parcel #2295, 2296, 2297, 2298, 2299, 2300, 2774, 86216, 86217). Requesting Planning Approval to allow a church in a B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016 (a)(2).

ANNX-24-60000005 by Quarles Properties LLC for property located at 415/417 Thomas Rd (Parcel 50488). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003. The West Monroe City Council will hear this case on January 7, 2025.

ZC-24-45000014 by Quarles Properties LLC Requesting Zone Change to B-3 (General Business) District for property located at 415/417 Thomas Road (Parcel #50488) per West Monroe Code of Ordinances Sec. 12: 5013. The West Monroe City Council will hear this case on January 7, 2025.

ZC-24-45000015 by Twin City Ventures C/O Shane Wooten Requesting Zone Change from B-3 (General Business) District to R-2 (Multi Family Residential) District for property located at 203 Lincoln St (Parcel #74648) per West Monroe Code of Ordinances Sec. 12: 5013. The West Monroe City Council will hear this case on January 7, 2025.

If you need special assistance, please contact Jonathan Kaufman, Building & Development Director, at 318-396-2600, and describe the assistance that is necessary.

The public is invited to attend.

Run Date: 11-28-2024, 12-5-2024, & 12-12-2024

"12' Trailer and mounted pressure washer has been stored at Plunks Wrecker Service, 108 Jonesboro Road, West Monroe LA 71292 since 10-3-2024. If all current charges are not paid and trailer claimed by owner by 12/12/2024, a Permit to Sell may be obtained."

11.28, 12.5

2018 Ford Focus S, VIN: 1FADP3E24JL255989 (B6209), is being stored at Bears Towing of Ouachita Inc. 2601 US 165 Bypass, Monroe, La 71202. If all charges are not paid and vehicle is not claimed within 15 days of the 2nd notice, a Permit to Sell/Dismantle will be obtained.

11.28, 12.5

**NOTICE OF AVAILABILITY OF PROPOSED BUDGET AND PUBLIC HEARING**

The proposed budget of Hospital Service District No. 1 of the Parish of Ouachita, State of Louisiana for the year 2025 is available for public inspection at The Wellness Center, 3215 Cypress Street, West Monroe, LA 71291. A public hearing on the proposed budget shall be held on Thursday, December 12, 2024 at 4:00 p.m. at the Warehouse #1 Restaurant Private Room, 1 Olive Street, Monroe, LA 71201.

12.5

**ORDINANCE NO. \_\_\_\_\_ (OTG)**

**AN ORDINANCE ESTABLISHING OR AMENDING THE COMPENSATION OF CERTAIN MUNICIPAL OFFICERS, ALSO RESCINDING ANY OTHER ORDINANCES THAT PERTAINS TO THE SAME.**

**BE IT ORDAINED THAT THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF STERLINGTON** hereby fixes compensation of the TOWN CLERK and MAGISTRATE as follows:

- 1) TOWN CLERK - Annual Salary of \$51,030.
- 2) MAGISTRATE - \$250 a month payable to the Magistrate presiding over Mayor's Court for that month.

The foregoing ordinance having been duly introduced at the regular meeting of November 26, 2024, of the Mayor and Board of Aldermen for the Town of Sterlington and the notice of it having been published in the official journal pursuant to R.S.42:7, and the same having been read by title at the regular meeting of the Mayor and Board of Aldermen on December \_\_\_\_\_, 2024, and called for final passage (\_\_\_\_\_) and submitted to a final vote as a whole, the vote thereon being:

AYES:  
 NAYES:  
 ABSENT:

And the ordinance was declared adopted on the \_\_\_\_\_ day of December \_\_\_\_\_, 2024, as Ordinance No. \_\_\_\_\_ (OTG), which shall take effect immediately.

\_\_\_\_\_  
 Matt Talbert, Mayor

\_\_\_\_\_  
 Natalie Penrose, Town Clerk

NOTE: Most all ordinances take two meetings to adopt. A written ordinance shall be presented to the Board and if in agreement, it will be introduced at that meeting or tabled, or removed from the table. If it is introduced, the town clerk will avertise it for the next meeting, so the public can attend that meeting to ask questions before it is adopted. Changes can be made to an ordinance before it is adopted.

12.5

**ORDINANCE NO. 2024-11 (OTG)**

**AN ORDINANCE INCREASING THE COMPENSATION FO THE BOARD OF ALDERMEN**

**BE IT ORDAINED THAT THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF STERLINGTON** increases the compensation for the Board of Aldermen effective January 1, 2025. The compensation will increase from Two Hundred Fifty Dollars (\$250) monthly to Four Hundred Dollars (\$400) and the Mayor Pro Tempore's compensation will increase from Three Hundred Fifty Dollars (\$350) to Four Hundred Dollars (\$400) monthly.

The foregoing Ordinance having been duly introduced by Zack Howse, seconded by Erica Gross at a regular meeting on November 26, 2024, with this Ordinance having been submitted, introduced and published, a motion was made by \_\_\_\_\_, and seconded by \_\_\_\_\_ to adopt and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:  
 NAYES:  
 ABSTAINED:  
 ABSENT:

And the Ordinance was declared ADOPTED on \_\_\_\_\_, 2024 as Ordinance No. \_\_\_\_\_ (OTG) for the Town of Sterlington with an effective date of January 1, 2025.

\_\_\_\_\_  
 Matt Talbert, Mayor

\_\_\_\_\_  
 Natalie Penrose, Town Clerk

12.5

**TOWN OF STERLINGTON  
 ORDINANCE NO. \_\_\_\_\_ ( )**

**AN ORDINANCE AMENDING THE ORDINANCE FOR SOLAR FARM ADMINISTRATION, REQUIREMENTS, AND STANDARDS IN**



PLANNING COMMISSION MINUTES  
Monday, December 16, 2024

EXHIBIT  
8

MEMBERS PRESENT: Melody Olson  
Tom Malmay  
Brian Bendily  
AJ Word

MEMBERS ABSENT: Judy Poole

OTHERS PRESENT: Jonathan Kaufman, Director, Building & Development  
Jeremy Ratcliff, Deputy Director, Building & Development  
Chessi Alexander, Building & Development  
Doug Caldwell, West Monroe City Attorney  
Lydia Holland Baugh, West Monroe City Attorney  
Shane Wooten, 203 Lincoln Street  
Carlos Escobar, 212 Vine Street  
Stanley Johnson, 208 Short Madison Street  
Bridget Taylor, 103 Short Lee Street  
Barbara Golden, 108 La Verde Street  
Dr. Monohn Prud'homme, New Beginnings Worship Center  
Brooke Burns, 214 Reagan Street  
Darris Burns, 214 Reagan Street  
Tim Spencer, 104 Bayside Circle  
Centerio Ford, 400 Lincoln Rd.  
Leporsha Arvie, 111 Briar Hill Drive

The Monday, December 16, 2024, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the Monday, November 18, 2024, Planning Commission meeting.

The cases for review were:

**PASE-24-15000005** by Bridget Taylor for property owned by Barbara Golden located at 103 Short Lee Street (Parcel #39156). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 1999/Size 28ftx60ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). Bridget Taylor was present to represent this application. Tom Malmay asked if Bridget Taylor was aware that she needed to apply for Mobile Home Permit and a Zoning Application before purchasing the mobile home. Bridget Taylor was not aware of the required applications. Stanley Johnson was present to speak on behalf of the community on Short Madison and Short Lee. Stanley Johnson explained that he thought this mobile home would be a great asset to the community. The community is very close and would love to have new neighbors. Melody asked if there were any other mobile homes in the area. Stanley Johnson showed that there was two more mobile homes in the area. One mobile home is located on Lee Street and another is located on Church Street. Tom Malmay motioned to approve this application. AJ Word seconded the motion. **This application has been sent with a FAVORABLE recommendation from the West Monroe City Planning Commission.** As Planning Approval Special Exception requires approval by both the Planning Commission and Board of Adjustments, this application will also be heard at the December 23, 2024, Board of Adjustments Meeting.

**PASE-24-15000004** by Carlos Escobar for property owned by Carlos Escobar & Julia Matias located at 212 Vine Street (Parcel #36491). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 2010/Size 16ftx80ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). No one was present for this application. Brian Bendily motioned to Table this application. Judy Poole second. **The application has been TABLED and will be heard at the December 16, 2024 meeting.** This application was heard at the November 25, 2024, Board of Adjustments Meeting. **This application was sent to the Planning Commission with a FAVORABLE recommendation from the West Monroe Board of Adjustments.** Carlos Escobar was present to represent the application. There was no translator present; therefore there was a language barrier. Carlos Escobar explained that he plans to use the property as a rental property. There is a plan to put two more mobile homes on the property at a later

PLANNING COMMISSION MINUTES  
Monday, December 16, 2024

date. Jonathan Kaufman explained that the land will need to be subdivided for each mobile that is planned to be on the property. Carlos Escobar was not aware of the Mobile Home Permit or the Planning Approval Special Exception Application when purchasing the property. AJ Word motioned for the application to be approved. Tom Malmay seconded the motion. **The vote on the motion to approve was TIED, therefore the application FAILED.** Carlos Escobar has fifteen days to appeal to seek City Council approval.

**PA-24-10000002** by New Beginnings Worship Center/Janet Floyd for property owned by Set Free Ministries of LA located at 603 N 4<sup>th</sup> St (Parcel #1960, 1961, 1962, 1963, 1964, 73675). Requesting Planning Approval to allow a church in a R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (a)(2). Dr. Monohn Prud'homme was present to represent this application. Dr. Prud'homme explained that the church congregation is looking to occupy the church building located at 603 N 4<sup>th</sup> St. The congregation is looking to start meeting there in January. Brian Bendily motioned to approve this application. AJ Word seconded the motion. **The application is APPROVED.**

**PA-24-10000003** by Freedom Bible Church – Twin Cities for property owned by Set Free Ministries of LA located at 214 Reagan St (Parcel #2295, 2296, 2297, 2298, 2299, 2300, 2774, 86216, 86217). Requesting Planning Approval to allow a church in a B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016 (a)(2). AJ Word was the representative for this application and stepped down from the commission to represent. AJ Word explained that there were just services currently being held in the sanctuary. Lonnikia Robinson expressed that she thought the church would be great for the community. Brian Bendily motioned to approve this application. Melody Olson seconded the motion. **The application is APPROVED.**

**ANNX-24-60000005** by Quarles Properties LLC for property located at 415/417 Thomas Rd (Parcel 50488). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003. This application was petitioned to be annexed into the City of West Monroe. There will be a new local liquor license issued. No other operations will be needed. Melody Olson motioned to approve this application. Tom Malmay seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on January 7, 2025.

**ZC-24-45000014** by Quarles Properties LLC Requesting Zone Change to B-3 (General Business) District for property located at 415/417 Thomas Road (Parcel #50488) per West Monroe Code of Ordinances Sec. 12: 5013. This application was petitioned to be annexed into the City of West Monroe. There were no issues. No other operations will be needed. Brian Bendily motioned to approve this application. AJ word seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on January 7, 2025.

**ZC-24-45000015** by Twin City Ventures C/O Shane Wooten Requesting Zone Change from B-3 (General Business) District to R-2 (Multi Family Residential) District for property located at 203 Lincoln St (Parcel #74648) per West Monroe Code of Ordinances Sec. 12: 5013. Shane Wooten was present to speak on this application. He was requesting zone change to use the property as a short or long term rental. The property has been on the market for a long time. It is not needed for commercial property. There are several single-family homes around. Shane Wooten said that they intend to convert to single residence. Brian Bendily motioned to approve the application with a R-2 deed restriction to single-family. AJ Word seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on January 7, 2025.

As there was no further business, the meeting was adjourned.





Planning Commission

City of  
West Monroe

**ANNX-24-60000005** by Quarles Properties LLC for property located at 415 Thomas Rd (Parcel 50488). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003. The West Monroe City Council will hear this case on January 7, 2025. Currently "The Oasis Daiquiris".

**ZC-24-45000014** by Quarles Properties LLC Requesting Zone Change to B-3 (General Business) District for property located at 415 Thomas Road (Parcel #50488) per West Monroe Code of Ordinances Sec. 12: 5013. The West Monroe City Council will hear this case on January 7, 2025.

Location Map:

*NOTE: Maps are printed from information provided from the Ouachita Parish Tax Assessor's Office information and its ONLY PURPOSE is to give the Commission a general idea of the location of the property. It is not intended for use as a legal description / boundary line / nor lot shape determination.*



Please Note: This is printed from the Ouachita Parish Tax Assessor's Office and its only purpose is to give a general idea of the location of the property involved in the application. It is not intended for use as legal description / boundary line / lot shape determination. FOR REFERENCE USE ONLY.

**415 Thomas Rd**







michael@quarlesproperties.com

CITY OF WEST MONROE  
OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION  
2305 N 7<sup>th</sup> Street, West Monroe, LA 71291 318 396-2600 318-397-6722  
Jonathan Kaufman, Building & Development Director

CASE TITLE & NO.:

DATE RECEIVED:

Complete Items Indicated for the following:

<input type="checkbox"/>	Planning Approval	FEE	\$200	1,2,3,4,5,6,10,15,16
<input type="checkbox"/>	Planning Approval/Special Exception	FEE	\$300	1,2,3,4,5,6,10,11,15,16
<input type="checkbox"/>	Variance	FEE	\$200	1,2,3,4,5,6,11,15,16
<input type="checkbox"/>	Planning Approval - Parking Plan	FEE	\$200	1,2,3,4,5,6,7,10,15,16
<input type="checkbox"/>	Planned Building Group Approval	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,5,6,8,9,10,15, 16
<input type="checkbox"/>	Planned Unit Development	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,8,9,10,15,16
<input type="checkbox"/>	Zoning Ordinance Amendment	FEE	\$300	1,2,3,10,12,13,14,15,16
<input checked="" type="checkbox"/>	Zoning Ordinance Map Amendment	FEE	\$300/1 AC+\$10/ADDL ACRE	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Revocation	FEE	\$300	1,2,3,6,10,14,15,16
<input type="checkbox"/>	Subdivision Review (Preliminary, Final)	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,10,15,16
<input checked="" type="checkbox"/>	Annexation	FEE	\$-0-	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Dedication	FEE	\$-0-	1,2,3,4,5,6,10,14,15,16

1. Applicant's Name: Quarles Properties LLC Phone: 318-245-3320  
Mailing Address: 172 Quarles Rd, Ruston LA 71270  
EMAIL Address: michael@quarlesproperties.com  
Interest in Application: Property Owner

2. Site: Municipal Address: 415 Thomas Rd  
Location Legal Description if no municipal number:  
N/A

MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY

Existing Zoning: Existing Use: The Oasis Daquiris Proposed Zoning: B-3 Tax R#: 50488

3. REQUEST (Be specific in description):  
Annexation into the West Monroe City Limits  
and Zone Change to B-3 (General Business)

4. Use by Planning Approval. Indicate any existing deed restrictions:  
Previous Applications on File:  
Approximate cost of work involved:

Plot Plan attached (☐) Floor Plan and elevation attached (☐)  
Copies of Drainage plan attached (☐) Subdivision plat attached (☐)

5. Names and mailing address of ADJACENT property owners.  
ZONING OFFICE WILL SUPPLY

6. For Planning Approval & Parking Plans: Number of Parking Spaces Required:   
( ) Parking Layout attached Number of Parking Spaces Provided:

7. For Planning Approval: Plan of Combined Sharing of Parking Facilities

8. For Planned Building Group or Planned Residential Development. Provide site plans which shall include:  
( ) Land use of adjoining properties ( ) Public and private easements and rights-of-ways ( ) Location of existing structures on adjacent property ( ) Location, number of stories and gross floor area of proposed principal buildings and accessory structures ( ) Curb cuts ( ) Driveways ( ) Off-street parking area ( ) Off-street loading areas ( ) Walks ( ) Special purpose open areas ( ) Location and height of fences, walls and screen planting ( ) Types of paving or other surfaces.

9. For Planned Residential Development:  
( ) Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) ( ) Submit subdivision application concurrent with the application for RPD if required for proposed development.

10. PLANNING COMMISSION HEARING DATE: DEC 16, 2024  
TIME: 5:00 P.M.

11. BOARD OF ADJUSTMENTS HEARING DATE: , 20  
TIME: 5:00 P.M.



X

12.

For Zoning Ordinance or Ordinance Map Amendments (Zone Changes), if the proposed use would require an amendment to the Zoning Ordinance or Map Indicate reasons for amendment; this ordinance including the Zoning Map is based on comprehensive planning studies and is intended to carry out the objectives of a sound, stable and desirable development. It is recognized that casual change or amendment to the ordinance would be detrimental to the achievement of that objective, and it is therefore declared to be the public policy to amend this ordinance only when one or more of the following conditions prevail:

- A. Error; there is a manifest error in the ordinance;
- B. Change in conditions; changed or changing conditions is a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
- C. Increase in need for sites for business or industry; increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to rezone an area or to extend the boundaries of an existing district;
- D. Subdivision of land; the subdivision or imminent subdivision of open land into urban building sites makes reclassification necessary and desirable.

**ALL PROPERTY OWNERS WITHIN 300 FEET IN ALL DIRECTIONS (NORTH, SOUTH, EAST & WEST) FROM THE PROPOSED CHANGE WILL BE NOTIFIED OF THIS APPLICATION.**

Indicate name and address of every person, firm or corporation represented by the applicant.

Signatures of Owners of entire land area included within proposed map amendment and Signatures of Owners of all existing structures within proposed map amendment are required.

List All encumbrances of the land structures.

X

13.

**PLAT:** If the proposed amendment would require a change in the Zoning Map, a plat showing the land area which would be affected, the present zoning classification of the area, the land area of all abutting districts and the present zoning classification thereof, public rights-of-ways and easements bounding and intersecting the designated area and the abutting districts, the locations of all existing and proposed structures with supporting open facilities, and the specific ground area to be provided and continuously maintained for the proposed structure or structures.

**DEVELOPMENT SCHEDULE:** The time schedule for the beginning and completing of development planned; if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.

**MARKET INFORMATION:** If the proposed amendment would require a change in the Zoning Map by rezoning an area from an existing Residential District to a free-standing Business District, would require more than double the area of an existing business district entirely surrounded by residential districts, or would enlarge the area of a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

**PUBLIC NEED:** The change or changing conditions in the applicable area, or in metropolitan area generally, that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.

**EFFECT OF AMENDMENT:** A report giving the nature, description and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land use and properties.

**ERROR:** The error (if error be alleged) in this ordinance that would be corrected by the proposed amendment.

X

14.

**CITY COUNCIL PUBLIC HEARING DATE:** Jan 7, 2024  
**TIME:** 6:00 P.M.

X

15.

**Signature of Applicant:** Michael D Quarles  
PRINT NAME

Michael D Quarles  
SIGNATURE

**Signature of Property Owner:** Michael D Quarles  
PRINT NAME

Michael D Quarles  
SIGNATURE

X

16.

**REQUIRED FEE:** —0— (MUST BE PAID PRIOR TO PROCESSING OF THIS APPLICATION)

**DEADLINE DATE FOR SUBMITTING THIS APPLICATION:**

NOON ON THURSDAY, Nov 21, 2024

**A COMPLETE WRITTEN DESCRIPTION  
OF YOUR REQUEST AND A DETAILED SITE PLAN  
MUST BE ATTACHED TO APPLICATION AT TIME OF  
SUBMITTAL TO ZONING DEPT.**

**NOTE:** *Applicant, Owner and/or Representative is REQUIRED to attend the meeting to answer questions regarding this application.*



PETITION TO REQUEST ANNEXATION INTO THE CITY OF WEST MONROE

BE IT KNOWN, that on the date set forth below came and appeared:

QUARLES PROPERTIES, L.L.C., (TIN xx-xxx6678), a Louisiana limited liability company, domiciled in Louisiana herein represented by Michael David Quarles and Kelly Rogers Quarles its duly authorized Members, acting pursuant to that Resolution filed in Conveyance Book 2381, Page 287, in the public records of Ouachita Parish, Louisiana and through unanimous consent of its Members, and whose address is 172 Quarles Rd, Ruston, LA 71270

who declared that it is the owner of the immovable property located at 415 Thomas Road, West Monroe, LA 71292 and more particularly described as follows:

TOWNSHIP 18 NORTH, RANGE 3 EAST  
WEST MONROE, OUACHITA PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left, having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR #948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning, thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet; and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning. (Municipal Address - 417 Thomas Road, West Monroe, LA 71292).

and that it hereby petitions and requests that the immovable property described above, together with any adjacent properties which may be owned by it, to now be annexed into the corporate limits of the City of West Monroe, Louisiana pursuant to the provisions of R.S. 33: 172, et seq.

As of this 18<sup>th</sup> day of November, 2024.

QUARLES PROPERTIES, LLC

BY: Michael D Quarles  
MICHAEL DAVID QUARLES

BY: Kelly R Quarles  
KELLY ROGERS QUARLES

# The Ouachita CITIZEN

www.ouachitacitizen.com

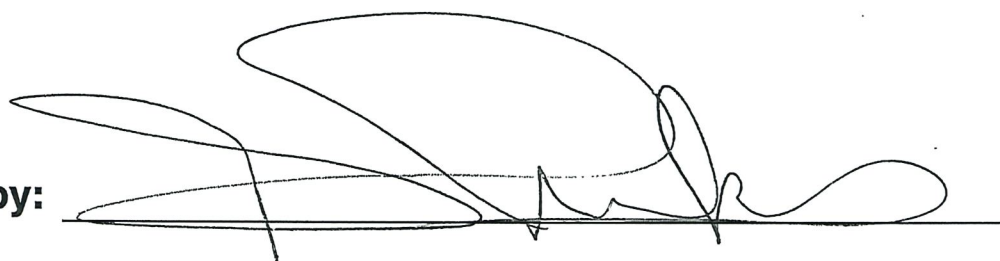
4423 Cypress Street, West Monroe, LA 71291 • Phone (318) 396-0602 • Fax (318) 396-0900

## AFFIDAVIT Proof of Publication

I certify that the attached notice was published in  
*The Ouachita Citizen*, a weekly newspaper and the official  
legal journal of Ouachita Parish and Morehouse Parish,  
Louisiana, in the issue/s of:

Dec 26, 2024

Signed by:



Sworn and subscribed before me, this 26 day of

December, 2024



Notary Public #33912  
Devin Todd Jones



36' 50" E ALONG SAID ROAD FOR A  
ICE PROCEED N 67°10' 35" E ALONG  
114.26 FEET TO A RAILROAD SPIKE;  
PROCEED S 41° 03' 42" E FOR A DIS-  
8" REBAR; THENCE PROCEED N 89°  
45.39 FEET AND THE POINT OF BE-  
SUBJECT TO ANY SERVITUDES AND  
D/OR OF RECORD, ALL AS PER PLAT  
7, PLS, DATED APRIL 29, 1998; SUB-  
TUDES, RIGHTS-OF-WAY AND OUT-  
OF RECORD AFFECTING THE PROP-

endant(s) and will be sold to satisfy said  
d all costs.

appraisement to the last and highest bid-

ouachita Parish

025

A SAMUEL R. MOORE, SAMUEL RAY  
AMUEL R. MOORE JR., SAMUEL RAY  
JR AND KHAYLIN MARIE MOORE

I OF OUACHITA FOURTH DISTRICT

E AND SALE issued from the Honorable  
d for the Parish of Ouachita, State of Lou-  
numbered cause to me directed I have seized  
will offer for sale via an online auction site  
eriffsales, between the legal hours of sale  
beginning at 10:00 A.M., the following de-

OKS SUBDIVISION, OUACHITA PAR-  
NORTHEAST QUARTER OF SOUTH-  
1/4) AND NORTHWEST QUARTER OF  
OF SE1/4) AND NORTHEAST QUAR-  
(NE 1/4 OF SE1/4), SECTION 8, TOWN-  
ST, OUACHITA PARISH, LOUISIANA,  
LAT BOOK 14, PAGE 43, RECORDS OF  
A. WHICH HAS THE ADDRESS OF 459  
A 71203.

endant(s) and will be sold to satisfy said  
d all costs.

f appraisement to the last and highest bid-

ouachita Parish

2025

UP, LLC VS.NO. 20244068

H OF OUACHITA FOURTH DISTRICT

RE AND SALE issued from the Honorable  
d for the Parish of Ouachita, State of Lou-  
numbered cause to me directed I have seized  
will offer for sale via an online auction site  
eriffsales, between the legal hours of sale  
beginning at 10:00 A.M., the following de-

Northeast corner of Lot "C" of the North-  
on in Sections 21, 22 and 23, T15N, R3E,  
own by plat filed in Plat Book 6, Page 10  
Louisiana, said lot or parcel of land being  
ows: Beginning at the Northeast corner of  
of Forest Home Plantation measure South  
f said Lot "C" a distance of 380 feet; thence  
left measure South 0°37' East along a line  
"C" a distance of 573 feet; thence measure  
North line of said Lot "C" a distance of 380  
said Lot "C"; thence measure North 0°37'

51:XII)] and the Federal Primary Drinking Water Regulations (40 CFR Part  
141).

The United States Environmental Protection Agency (EPA) and the Lou-  
isiana Department of Health (LDH) set drinking water standards and re-  
quires the disinfection of drinking water. Where disinfection is used in the  
treatment of drinking water, disinfectants combine with naturally occurring  
organic and inorganic matter present in water to form chemicals called disin-  
fection byproducts (DBPs). EPA and LDH set standards for controlling the  
levels of disinfectants and DBPs in drinking water, including trihalometh-  
anes (THMs) and haloacetic acids (HAAs). Some people who drink water  
containing TTHMs in excess of the MCL over many years may experience  
problems with their liver, kidneys, or central nervous system, and may have  
an increased risk of getting cancer.

In December 1998, EPA set enforceable drinking water standards for  
TTHMs at 80 parts per billion (ppb) and for HAAs at 60 parts per billion  
(ppb) to reduce the risk of cancer or other adverse health effects. Compliance  
with the TTHMs and HAA5s standard for public water systems serving less  
than 10,000 individuals initially became effective and enforceable on January  
1, 2004. Compliance with the TTHMs standard is determined by calculating  
a locational running annual average (LRAA) of quarterly TTHMs sample re-  
sults. Compliance calculations performed for the FOURTH quarter of 2024  
show that the system's current TTHMs LRAAs is 81 ppb at DBP02 - PHIL-  
POT RD & CHARLIE MCCAIN RD; Thus, the system is currently in viola-  
tion of the TTHMs standard.

The last quarter of 2023 Southwest Ouachita Waterworks began to expe-  
rience problems at our Cooney Bonnett (#6) Well site. Due to the extent of  
the problems within the well it was decided to shut the well down and pro-  
vide water to those customers from alternate well sites (Larry Henry #1 and  
Charlie Griggs #7). Additional chlorine adjustments were made at the Larry  
Henry and Charlie Griggs well sites to be able to reach our farthest points  
and maintain state requirements. Southwest Ouachita Waterworks has now  
completed construction of the new well (#8) for the Cooney Bonnett site and  
it is now operational.

Please share this information with all the other people who drink this wa-  
ter, especially those who may not have received this notice directly (for exam-  
ple, people in apartments, nursing homes, schools, and businesses). You can  
do this by posting this notice in a public place or distributing copies by hand  
or mail.

THIS IS NOT AN EMERGENCY. If it had been, you would have been  
notified immediately. EPA and LDH do not consider this violation to have  
any serious adverse health effects on human health as a result of short-term  
exposure; however, continued long term exposure to TTHMs and HAA5 lev-  
els above the standard (e.g., 20 years of exposure) has the potential to have  
serious adverse effects on human health.

This notice is being sent to you by SOUTHWEST OUACHITA WATER-  
WORKS, INC. If you have questions about this notice, please contact the  
water system directly by telephone: 318-325-3371, by mail: 1840 Highway  
3033, West Monroe, LA. 71292-1009, or by e-mail: [swow@comcast.net](mailto:swow@comcast.net). In  
addition, you may also contact our System Manager/Operator, Tommy Joe  
Carter, at 318-237-6390. You may also view this notice at: [swow.statemement-viewer.com](http://swow.statemement-viewer.com). Click on PUBLIC NOTICES.

DECEMBER 2024 PUB-  
LIC NOTICE.

12.26

#### PUBLIC NOTICE

NOTICE IS HEREBY GIVEN of the filing of petitions for annexation of  
the properties listed herein into the corporate limits of the City of West Mon-  
roe, Louisiana. The Planning Commission of the City of West Monroe held  
public hearings on Monday, December 16, 2024, to consider said annexation  
petitions and has forwarded its recommendations to the Mayor and Board of  
Aldermen of the City of West Monroe.

Planning Case ANN-24-60000005 by Quarles Properties LLC for prop-  
erty located at 415/417 Thomas Rd (Parcel 50488).

Public Hearings will be held to consider the adoption of Ordinances annex-  
ing the said properties into the corporate limits of the City of West Monroe  
at the regular meeting of the Mayor and Board of Aldermen to be held at 6  
pm, on Tuesday, January 7, 2025 at West Monroe City Hall, 2305 North 7th  
Street, West Monroe, Louisiana.

Accommodations will be made for the hearing impaired and non-English  
speaking individuals provided that notice is received by the City of West Mon-  
roe no later than noon on January 7, 2025. Requests for accommodations  
should be made to West Monroe City Clerk, Andrea Pate, West Monroe, Lou-  
isiana (318-396-2600).

Run Date: 12-26-2024

(Continued to Page 10B)