

**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

P. O. BOX 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

*Appeal 8*  
**Kevin Davis**  
**Parish President**

*zc approved 7/6/04*

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO  
APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE  
FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING.  
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: 8 July 2004

**CP04-07-083 - Use: Day Care Center**

Zoning: A-4 (Single Family Residential) District

Use Size: 12,936 sq. ft.

Petitioner: Lionel Hanley

Owner: Pamela M. Shields

Location: Parcel located on the west side of Hoover Drive, south of Lawes Street,  
north of Shortcut Highway (US Highway 190 Business), being lots 68 &  
69 of Square 5 in Lindbergh Glen Annex No. Two Subdivision, S12, T9S,  
R14E, Ward 8, District 13

Council District: 13

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

*William C. Allen*  
(SIGNATURE)

William C. Allen

150 Hoover DR

SLIDELL LA 70461

PHONE #: 985-649-1009

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A handwritten signature in cursive script, appearing to read "Erica M. Allen".  
(SIGNATURE)Erica M. Allen150 Hoover Dr.SLIDELL LA 70461-2212PHONE #: 985-649-1009



# ST. TAMMANY PARISH

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Use Size:

Petitioner:

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Location:

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12,936 sq. ft.

Lionel Hanley

Pamela M. Shields

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Harold F. Brooks  
(SIGNATURE)

134 Hoover DR

Slidell LA 70461

PHONE #: 985 643 4505



**ST. TAMMANY PARISH**

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Petitioner: Lionel Hanley

Owner: Pamela M. Shields

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Paul A Brooks  
(SIGNATURE)

131 Hoover DRSlidell LA 70461PHONE #: 985 643 4505

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COVINGTON, LA. 70434

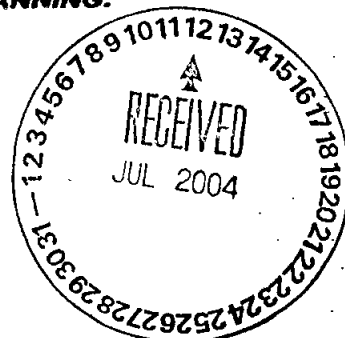
PHONE: (985) 898-2329

FAX: (985) 898-3003

e-mail: planning@stpgov.org

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

*Danner*

*Warren J Danner*  
(SIGNATURE)

176 Hoover DrSlidell, La 70461

PHONE #:

(985) 881-6149

**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

P. O. BOX 628

COVINGTON, LA 70434

PHONE (985) 858-2329

FAX: (985) 888-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)*Kevin Davis**Parish President*

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**APPEAL REQUEST**DATE: 7-11-2004**CP04-07-083 - Use: Day Care Center**

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Use Size: 12,936 sq. ft.  
Petitioner: Lionel Hanley  
Owner: Pamela M. Shields  
Location: Parcel located on the west side of Hoover Drive, south of Lawes Street,  
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PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Earl W Ragas  
(SIGNATURE)

EARL W RAGAS154 HOOVER DRSLIDELAND LA 70461PHONE #: 643-2166



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P. O. Box 628  
COVINGTON, LA 70434  
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### CP04-07-083 - Use: Day Care Center

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

*Handwritten signature*

(SIGNATURE)

JOSEPH A. CONFORTO

154 Hoover Dr. (owner)

Slidell, LA 70461

PHONE #: 985-643-7820(w) 985-645-0103

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PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Almire El-Amin  
(SIGNATURE)

Almire El-Amin146 Hoover Dr.# 985-645-9597

PHONE #: \_\_\_\_\_



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DEPARTMENT OF PLANNING

P. O. Box 626

COVINGTON, LA 70434

PHONE: (985) 896-2529

FAX: (985) 896-3003

e-mail: planning@stpgov.org

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PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Donna Conforto  
(SIGNATURE)

DONNA CONFORTO156 Hoover DriveSLIDELL, LA. 70461PHONE #: 985-649-7873

7/11/2004 7:25 PM  
Left message on answer machine  
for Mr. Thomas home. TO please  
call me back to speak  
with him about  
day care. *Dr*

# CONDITIONAL USE PERMIT STAFF REPORT

Date: June 25, 2004  
CASE NO.: CP04-07-083  
Posted: 06/17/04

Meeting Date: July 6, 2004  
Determination: Approved with staff comments

PETITIONER: Lionel Hanley  
OWNER: Lionel and Michelle Hanley  
PROPOSED USE: Day Care Center  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 12,936 sq. ft.  
GROSS AREA LOT SIZE: 42,700 sq. ft.  
ZONING CLASSIFICATION: A-4 (Single Family Residential) District  
LOCATION: Parcel located on the west side of Hoover Drive, south of Lawes Street, north of Shortcut Highway (US Highway 190 Business), being lots 68 & 69 of square 5 in Lindbergh Glen Annex No. Two Subdivision; S12, T9S, R14E; Ward 8, District 13

## SITE ASSESSMENT

ACCESS ROAD INFORMATION  
Type: Parish

Road Surface: 2 lane asphalt

Condition: good

## LAND USE CONSIDERATIONS

### Surrounding Land Use and Zoning:

Direction	Land Use
North	single family residential
South	single family residential
East	single family and duplex
West	undeveloped

### Zoning

A-4 (Single Family Residential) District  
A-4 (Single Family Residential) District  
A-4 (Single Family Residential) District  
A-4 (Single Family Residential) District

Existing development? N

Multi occupancy development? N

## STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Day Care Center. The site is located on the west side of Hoover Drive, south of Lawes Street, north of Shortcut Highway (US Highway 190 Business), being lots 68 & 69 of square 5 in Lindbergh Glen Annex No. Two Subdivision. The area surrounding the subject site is entirely residential but consists of a variety of residential types including single family detached houses, duplexes, and mobile homes. The traffic along Hoover Drive has increased recently as it provides access to new retail development within the City of Slidell and as it serves as a connecting street between Gause Boulevard and Fremaux Avenue. The current levels of traffic along Hoover and the mix of residential uses along Hoover are reasons why staff feels that a day care center—even a relatively large day care center—would be appropriate for this area. On a quieter, more removed residential street, a large day care facility would be entirely inappropriate; but along this portion of Hoover, this facility would create incrementally more noise and traffic but not so much that the fundamental character of the area would be altered. Nevertheless, staff does have serious concerns with the size of the overall facility. The reason for the applicants' seeking to build a new facility is that they have outgrown their existing one within the City of Slidell. Their current facility accommodates 34 children while the new facility that they are proposing to build would accommodate up to 150 children. A day care center of this size would be on the order of a small elementary or middle school (Alton Elementary north of Slidell has an enrollment of 173 students) and would be entirely inappropriate for this area as the traffic generated would overburden the road capacity. Staff would be amenable to a limit of 60 children at this time, given that the proposed site plan would provide an automobile stacking area for approximately 20 cars; but staff feels that a higher enrollment would make the facility out of scale with its surroundings.

## STAFF RECOMMENDATIONS:

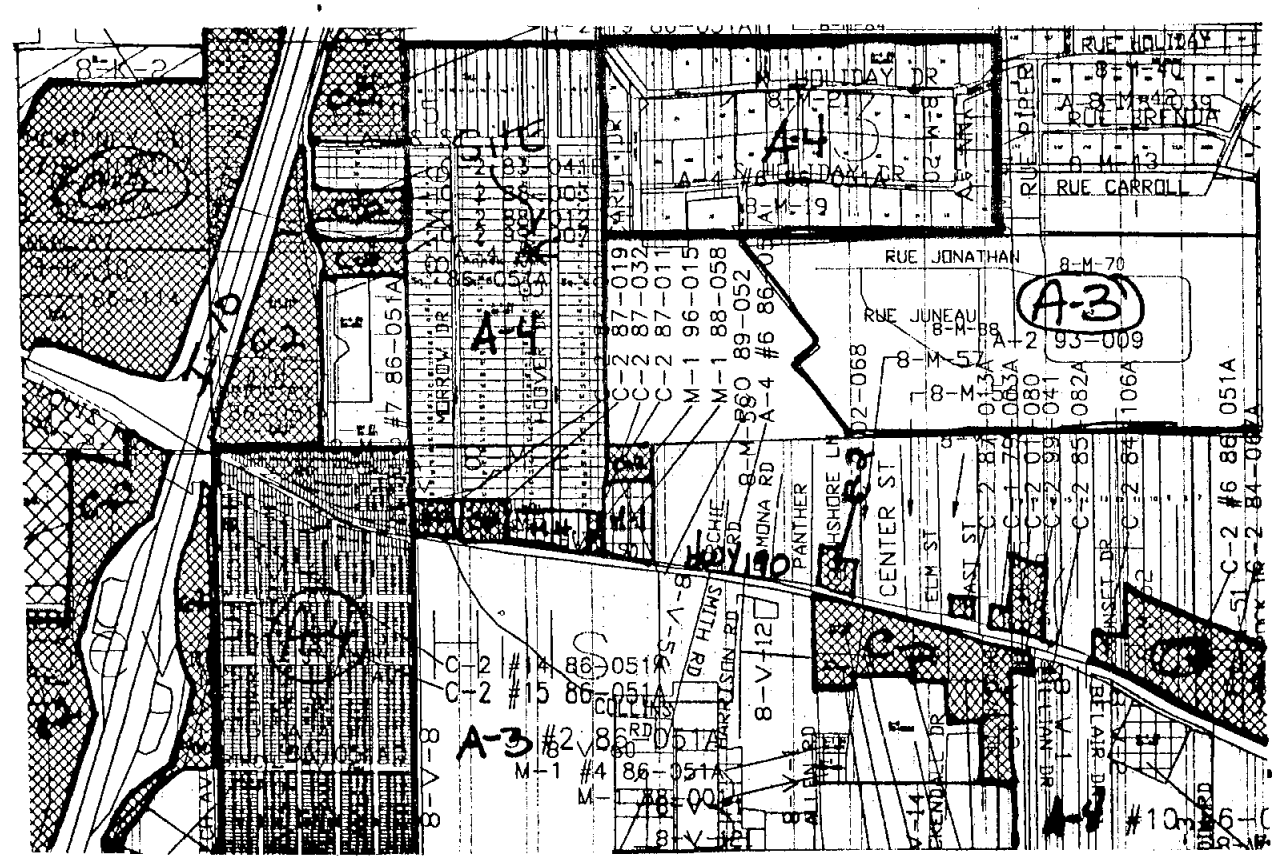
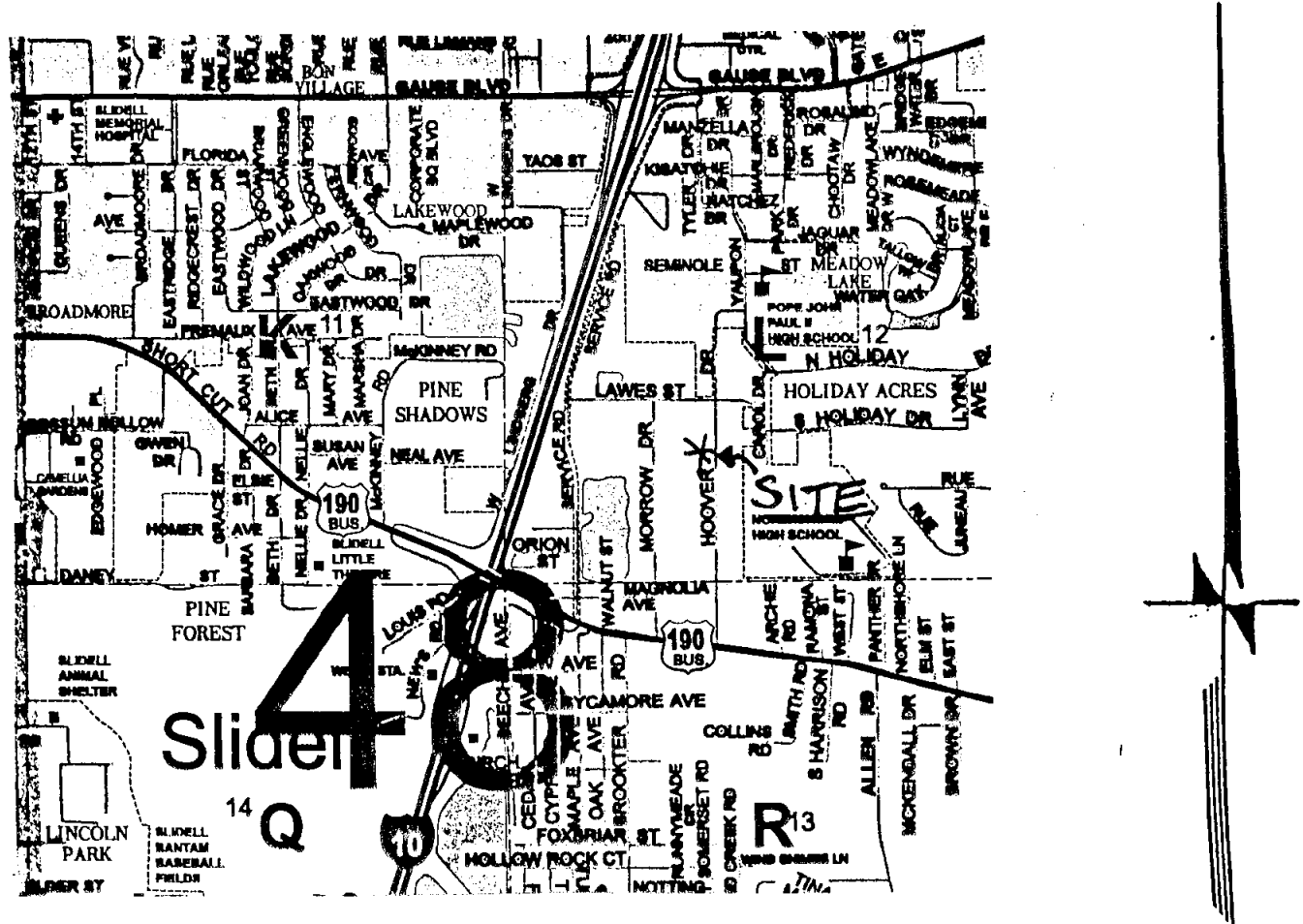
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Enrollment at the day care facility shall not exceed 100 children. Should the petitioners wish to expand the facility in subsequent years, they must apply for another conditional use permit.
2. Access ways through the periphery of an off-street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2-way traffic; and a minimum of 12' to 15' wide for one-way traffic.
3. Provide a landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that Class A trees have to be a minimum of 10' to 12' high & Class B trees have to be a minimum of 8' to 10' high after planting. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 2½" measured at 2 feet above the ground.
4. If a dumpster is required, provide the location and the required screening.
5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
7. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.
8. Submit a revised site plan prior to obtaining a building permit that is drawn at a common engineering scale, e.g. 1:40.
9. Building height shall not exceed 35'.
10. Aisle widths through the parking lot must be at least 22' in width.
11. On final site plan, clear and unobstructed site triangles must be shown at each driveway entrance/exit.

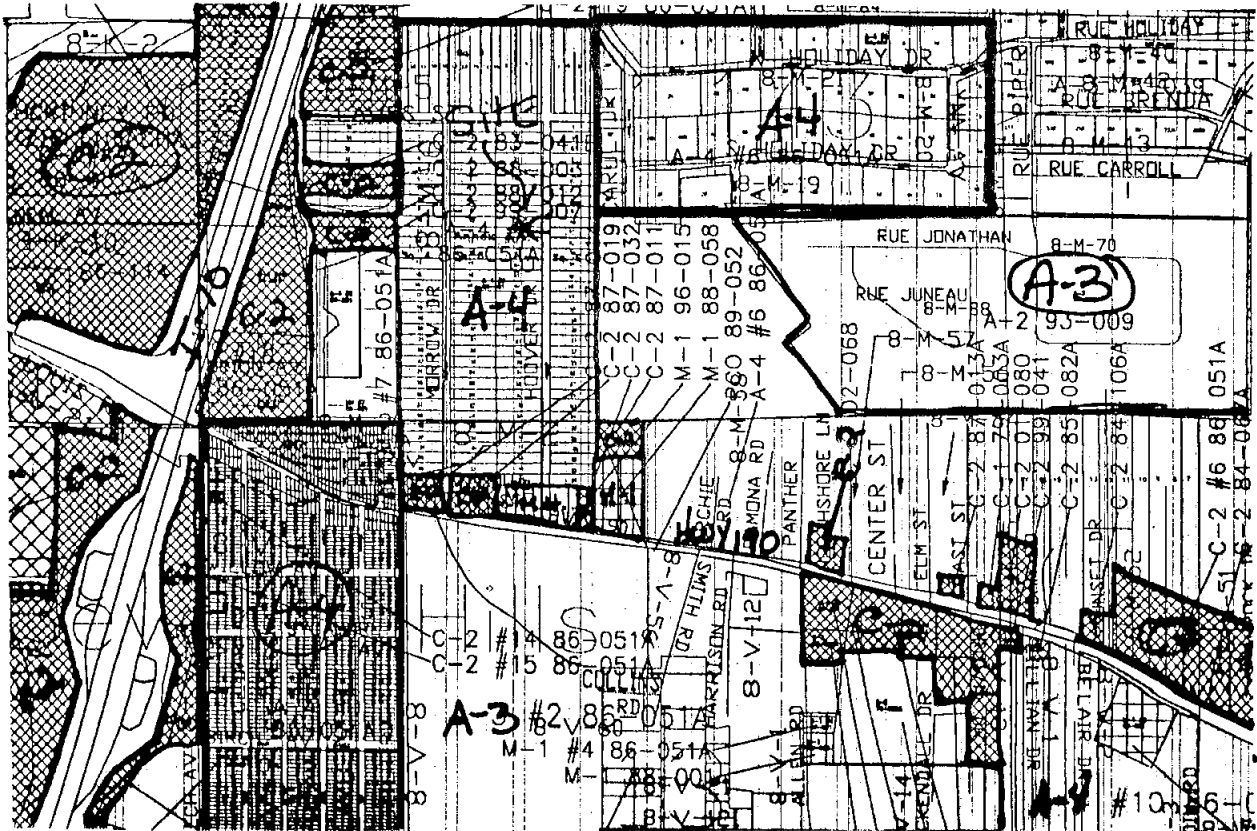
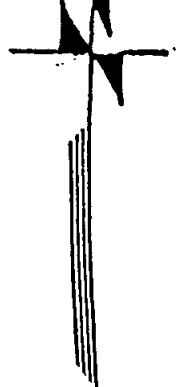
## NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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OWNER: Lionel and Michelle Hanley  
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GROSS AREA LOT SIZE: 42,700 sq. ft.  
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<b>CASE NO.:</b>	<u>CP04-07-083</u>
<b>PETITIONER:</b>	Lionel Hanley
<b>OWNER:</b>	Lionel and Michelle Hanley
<b>PROPOSED USE:</b>	Day Care Center
<b>PREVIOUS/CURRENT USE:</b>	Vacant
<b>SQ. FT. OF USE:</b>	12,936 sq. ft.
<b>GROSS AREA LOT SIZE:</b>	42,700 sq. ft.
<b>ZONING CLASSIFICATION:</b>	A-4 (Single Family Residential) District
<b>LOCATION:</b>	Parcel located on the west side of Hoover Drive, south of Lawes Street, north of Shortcut Highway (US Highway 190 Business), being lots 68 & 69 of square 5 in Lindbergh Glen Annex No. Two Subdivision; S12, T9S, R14E; Ward 8, District 13



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HOOVER DRIVE

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# Gimme a Break

## Overview

**Gimme a Break** is a premier childcare facility in Slidell, LA. **Gimme a Break** is a profitable Licensed Class A facility that has been in business since January 2000. **Gimme a Break** currently enjoys a reputation as the finest child care facility in Slidell. Without advertising, the facility is operating at capacity and has a waiting list. The Hanleys are seeking to build a new larger facility to serve the growing population of Slidell.



The current facility on Fremaux Avenue serves up to 34 children.

## Our Mission

Our mission is to enrich the quality of family life by providing a fun, safe and healthy environment for children to learn and play at convenient times for busy parents.

## Philosophy

**Gimme a Break** is carefully designed to enrich each stay while providing for your child's safety and comfort.

## Owners

**Gimme a Break** is owned and operated by Michelle and Lionel Hanley. Michelle is a business professional with a degree in accounting from LSU. She has a passion for early childhood education and is the Director of the daycare. Lionel is a Marketing consultant for Watch Systems in Covington, and Bollinger Shipyards in Lockport. He is also Executive Director of the Notification is Prevention Foundation. The Hanley's have three children (ages 4, 7, 8) who have all attended **Gimme a Break**.

## Credentials

**Gimme a Break** is Licensed CLASS A by the State of Louisiana. **Gimme a Break** is regularly inspected by the State health Department and State Fire Marshal.

## Staff

Our staff is carefully selected for their qualifications, positive attitude, and love for children. Our Directors have a strong background in early childhood education. All staff members receive a minimum of 12 hours of early childhood continuing education each year. All staff members have had criminal background checks and are certified in infant and child CPR and Pediatric First Aid.



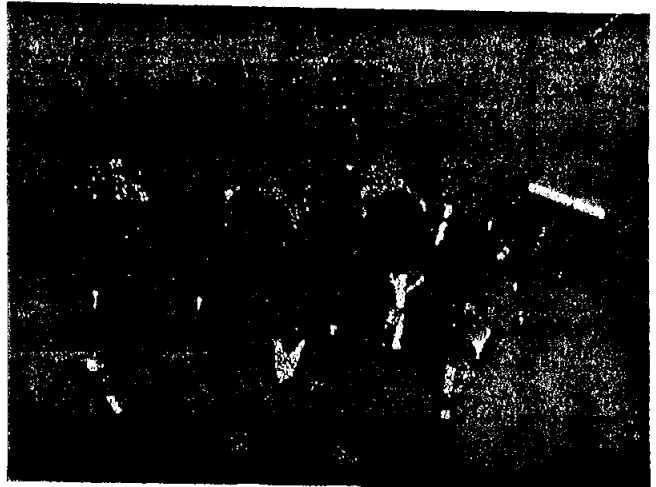
## Programs



Students who attend regularly enjoy the fun and learning activities of a leading curriculum from A Beka. Children learn the fundamentals of reading, writing, and arithmetic as well as the arts, in an environment that promotes wholesome family values.

## Eligibility

Enrollment is open to all children from 12 weeks to 12 years old. *Gimme a Break* does not discriminate and will not deny entrance to any child based on race, color, creed, sex, national origin, disability or ancestry.



## Location

The new facility will be conveniently located on Hoover Street between the main thoroughfares of Gaus Boulevard and Hwy 190. This is a residential neighborhood adjacent to the Wal-Mart Superstore and Lowe's. The after school program will benefit from being located on a main bus route of the Cypress Cove School district.

## The Facility

The new facility keeps with our tradition of looking more like your Grandmother's House than a school. This helps to make children feel more at ease and helps to blend the facility into the neighborhood.



## A Great Neighbor

*Gimme a Break* has received no complaints from our neighbors in Olde Town. On the contrary, we have received compliments for improving a major corner in Olde Town Slidell.

## Helping Hoover

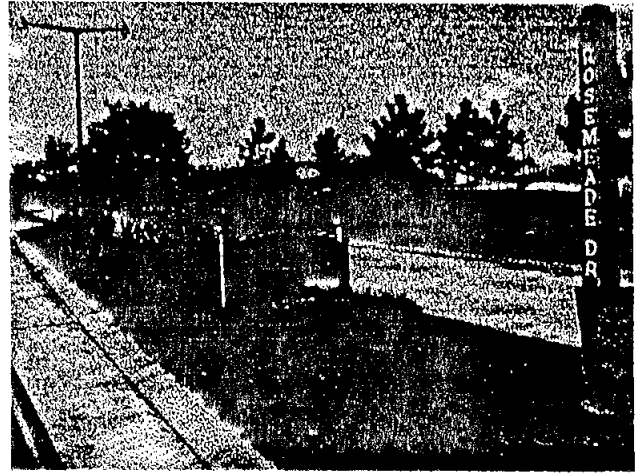
A premier childcare facility designed in a residential style will help improve the appearance of Hoover Street, raise property values, and improve the quality of life for residents.

## Positive Impact

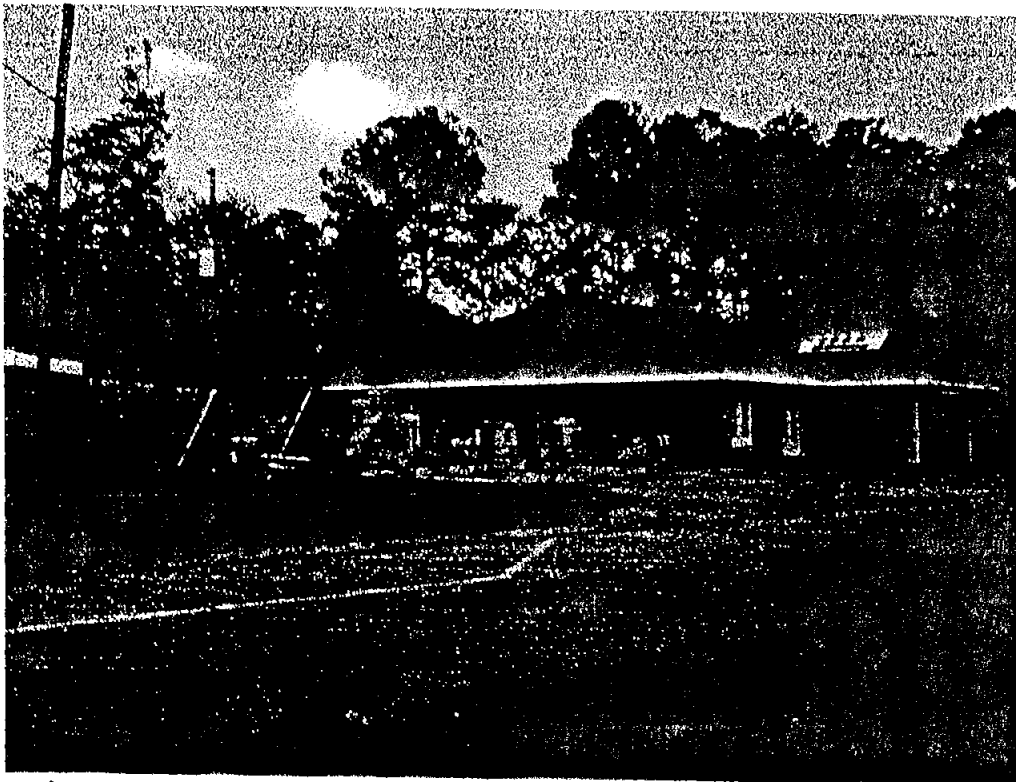
The expanded *Gimme a Break* will serve more of the families who and work in Slidell. Our new facility allows us to offer infant care, a premier computer lab, and a sorely needed after school program. *Gimme a Break* expects to hire additional staff from the local community.



**Most Daycares  
are in  
neighborhood  
residential  
areas.**



Primary Colors In Meadow Lake.



Kids First Is 18n Forrest Glen.

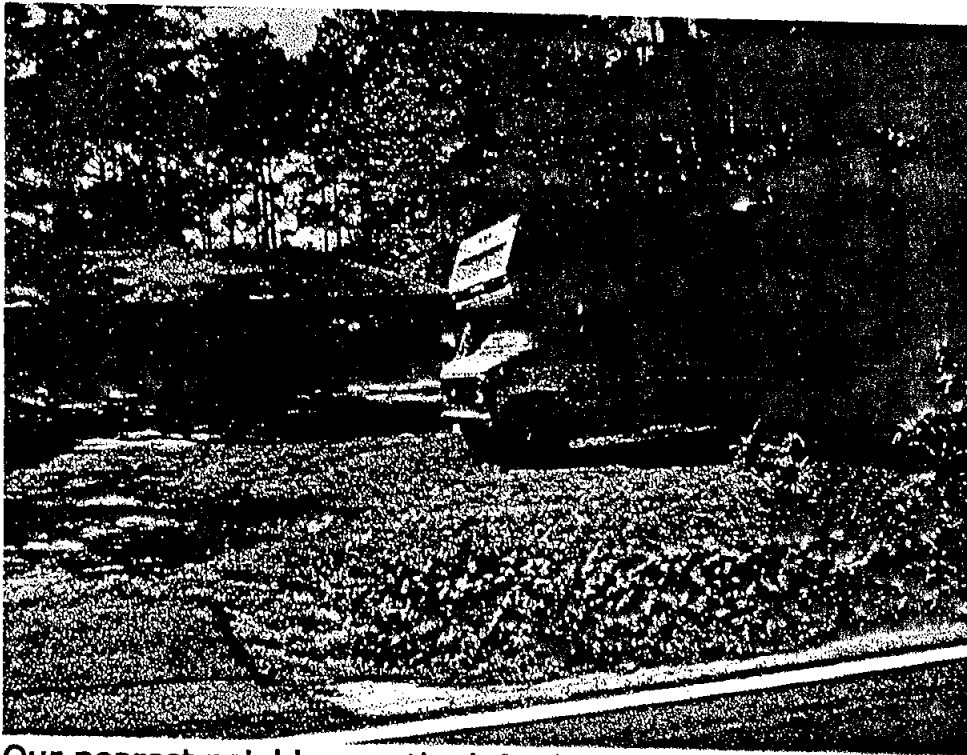


Honey Comb Is In Carolyn Park.



Little Academy on Pearl street.

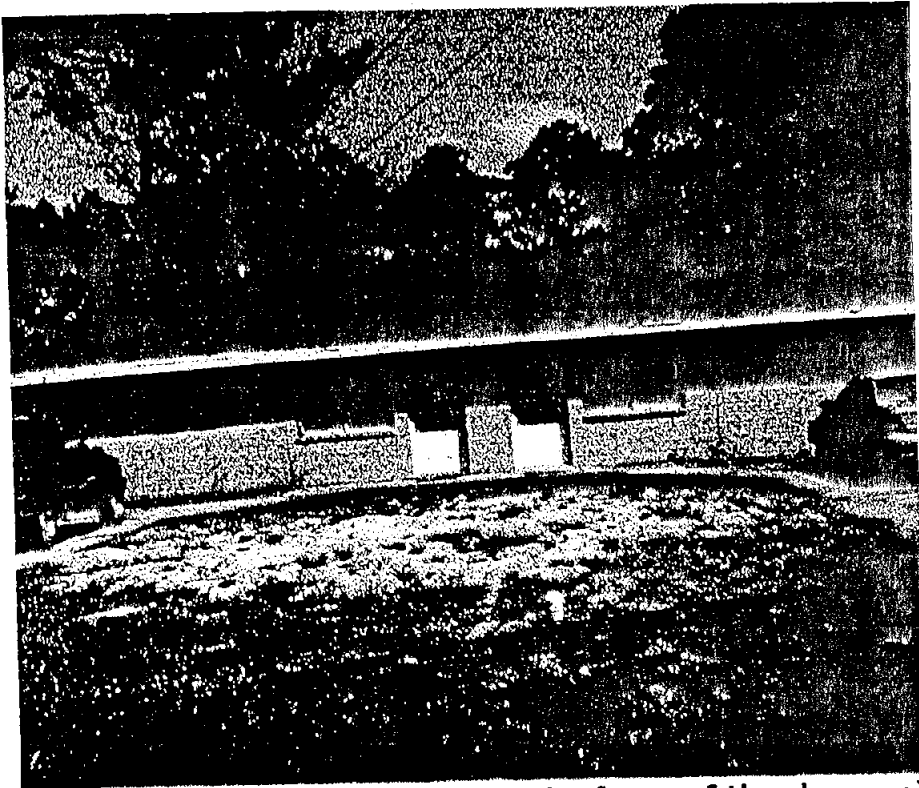
# Our Hoover Street Neighbors



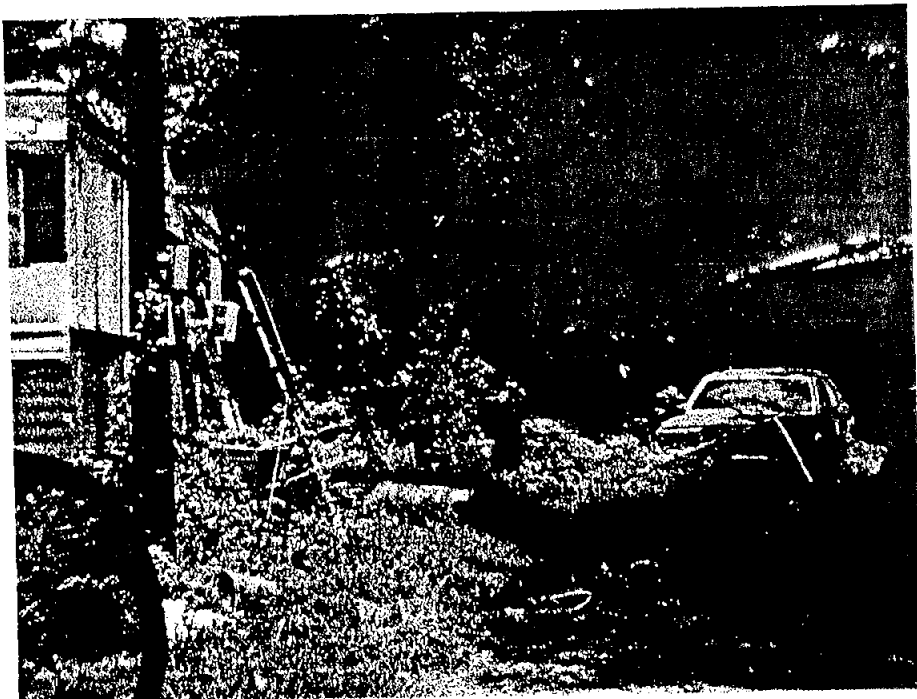
Our nearest neighbor on the left of the vacant lot left of us (In favor).



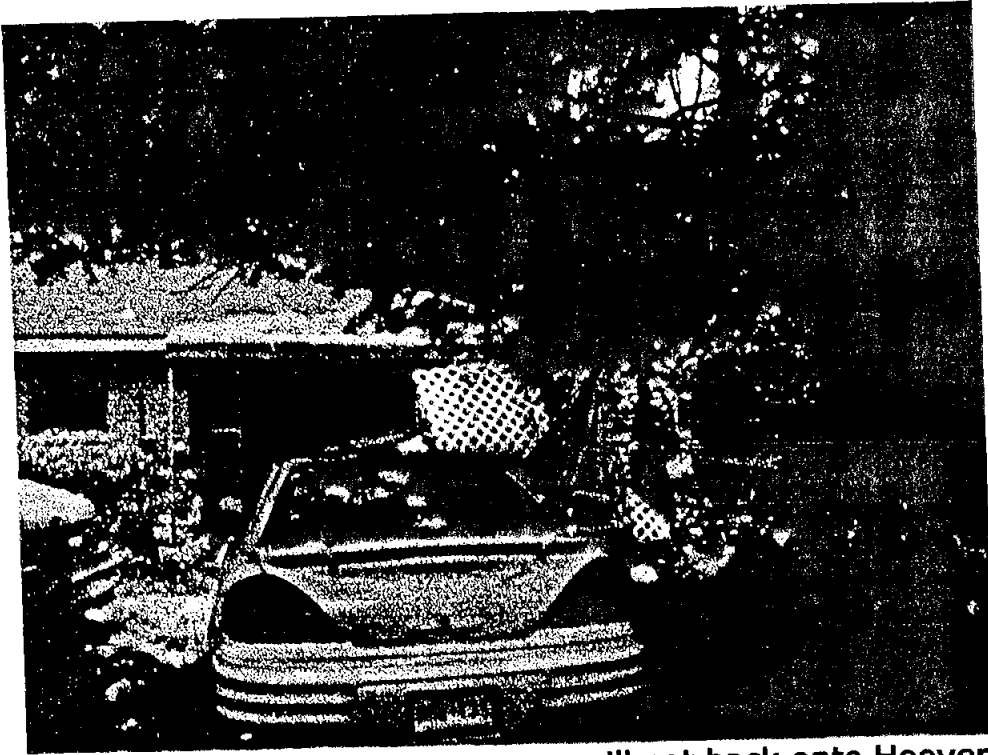
Our nearest neighbor on the right (a renter).



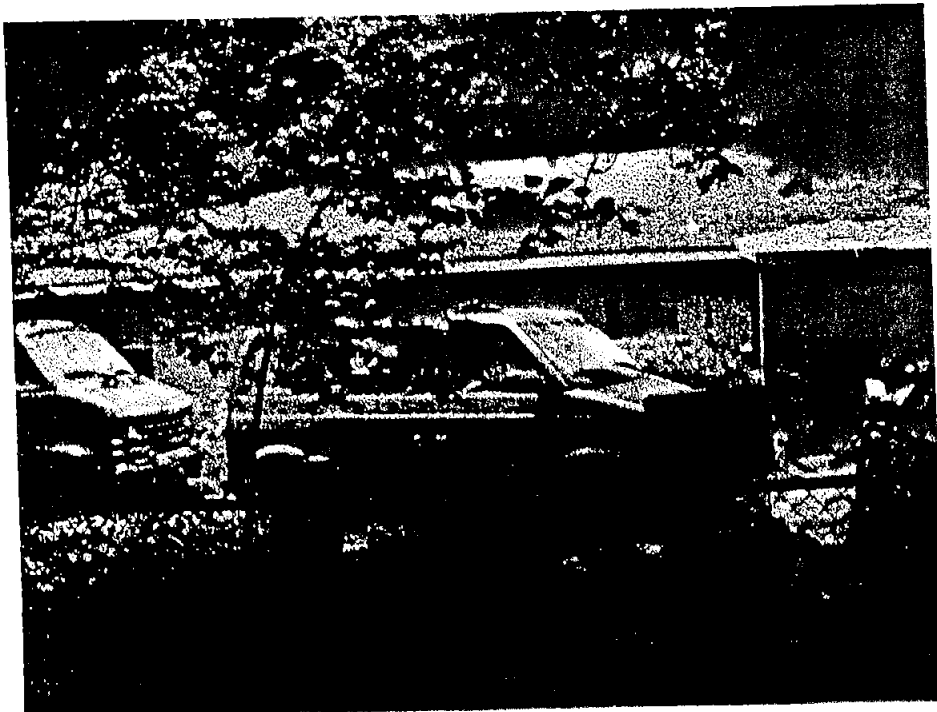
Our neighbors across the street (In favor of the daycare).



We will help increase property values.



Our off-street parking means cars will not back onto Hoover,



We will have landscaping and 30' setbacks.

**We will help increase the appearance, property value, and quality of life for neighbors on Hoover.**

# READY FOR KINDERGARTEN



STAFF PHOTO BY SCOTT J. HARRIS

**P**re-kindergartners Olivia Carter, left, Grayson Gureau, Taylor Diodene and Madalyn Havert pass the time while waiting for their graduation ceremony Monday at Gumme-A-Break child care center in Slidell. The 2004 graduates and a class of 3-year-olds sang songs and performed for family and friends during the event. Lillian Brabson, Travis Hoff, Kelsie Koederitz, Zachary Pisciotta, Aubrey Romano and Jenna Signa were the other grads.

# A PETITION

To the St. Tammany Parish Zoning Commission

Given that the lot on the west side of Hoover Street is vacant and an eye-sore; that the proposed Gimme a Break daycare to be located there would improve the appearance of the street; that the proposed facility will be designed to look like a house to blend in the residential neighborhood; that this development will raise property values for the neighbors as it did when Gimme a Break renovated an old house in Olde Town Slidell; that Gimme a Break has proven itself as a good neighbor in Olde Towne Slidell; that the proposed location is on an existing bus route and will not increase bus traffic; that many of us already traverse Hoover street on the way to the current Gimme a Break, to work, or to Wal-Mart and so any increase in traffic would be negligible; that Gimme a Break is a fine Licensed Class A educational facility with professional staff; that the new facility will serve more of the children of our community with superior child care and after school care at a reasonable cost and at flexible hours for working parents; and that Gimme a Break will create new jobs in Slidell; we the undersigned residents of St. Tammany Parish petition the St. Tammany Parish Zoning Commission *in favor of granting a conditional use permit* for Gimme a Break Daycare Inc. to build a new facility on Hoover Street in Slidell.

	Signature	Name	Address	Phone
1	<i>Melissa Strarinsky</i>	Melissa Strarinsky	113 Autumn Lakes Dr	781-9254
2	<i>Arlene Hoily</i>	Arlene Hoily	444 N. Highway	641-9226
3	<i>Melanne Aubin</i>	Melanne Aubin	122 Breckenridge Dr	645-8823
4	<i>Tara Castellano</i>	Tara Castellano	1416 Live Oak Street	641-5849
5	<i>N. Grimmer</i>	N. Grimmer	3279 Rama St.	641-8770
6	<i>Colleen Duan</i>	Colleen Duan	706 S. Lake Washington	641-9352
7	<i>Carol Cureau</i>	Carol Cureau	101 Ranch Rd 7060	641-5136
8	<i>Shane Scott</i>	Shane Scott	215 Mockingbird	639-1734
9	<i>Michelle Pese</i>	Michelle Pese	1017 Sun Valley Ln	781-3857
10	<i>Grace Sullivan</i>	Grace Sullivan	2107 PARK DR.	643-5440
11	<i>Danielle Kustner</i>	Danielle Kustner	2009 Hampshire Dr.	641-3748
12	<i>Jerry Hill</i>	Jerry Hill	163 Hoover Dr	643-4455
13	<i>Robert Smith</i>	ROBERT Smith	170 Hoover DR	643-7847
14	<i>Diane Morehead</i>	Diane Morehead	204 Hoover Dr	781-2012
15	<i>Albert Crocker</i>	ALBERT Crocker	208 Hoover DR	504-482-1969
16	<i>Robert Evans</i>	Robert Evans	204 Hoover DR	781-2012
17	<i>Glynn P. Ay Jr</i>	Glynn P. Ay Jr	208 Hoover DR	781-2012
18				
19				
20				

We are meeting with neighbors. We are circulating a petition. 1



# A PETITION

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	Signature	Name	Address	Phone
1	<i>Sandra Koederitz</i>	Sandra Koederitz	701 S. Black Lake Ct	781-8053
2	<i>Jon Koederitz</i>	Jon Koederitz	701 S. Black Lake Ct.	781-8053
3	<i>Julie Diordne</i>	Julie Diordne	39580 Stone St	641-2701
4	<i>Emile Diordne</i>	<del>Emile</del> Diordne	39580 Stone St.	641-2701
5	<i>Allen Daffner</i>	Allen Daffner	1328 Cutha Cove	645-9933
6	<i>Laura Taylor</i>	Laura Taylor	158 Mars Rd.	285-2096
7	<i>Lynn Vander</i>	Lynn Vander	110 Spruce Circle	641-1691
8	<i>Colleen Signa</i>	Colleen Signa	1200 East Lake Dr. Lot 151	863-1887
9	<i>Desiree Metzhammer</i>	Desiree Metzhammer	246 Lakeview Dr. #10	781-8705
10	<i>Debbie Smith</i>	Debbie Smith	108 W. Durham	781-3826
11	<i>Caron Maguire</i>	Caron Maguire	918 Asheville Dr.	643-5983
12	<i>Jamie Maguire</i>	Jamie Maguire	918 Asheville Dr	643-5983
13	<i>Paul Wagner</i>	Paul Wagner	437 Country Club Blvd.	641-0192
14	<i>Helene Wagner</i>	Helene Wagner	437 Country Club Blvd.	641-0192
15	<i>Verena Maguire</i>	Verena Maguire	30792 Severn Oaks Dr.	882-6951
16	<i>Edna Maguire</i>	Edna Maguire	30792 Severn Oaks Dr.	882-6951
17	<i>Paul Wagner</i>	Paul Wagner	106 Holly Ridge Dr	641-1769
18	<i>Sue Wagner</i>	Sue Wagner	106 Holly Ridge Dr.	641-1769
19	<i>Holly Wagner</i>	Holly Wagner	106 Holly Ridge Dr.	641-1769
20	<i>Karen Wagner</i>	Karen Wagner	106 Holly Ridge Dr.	641-1769

# A PETITION

To the St. Tammany Parish Zoning Commission

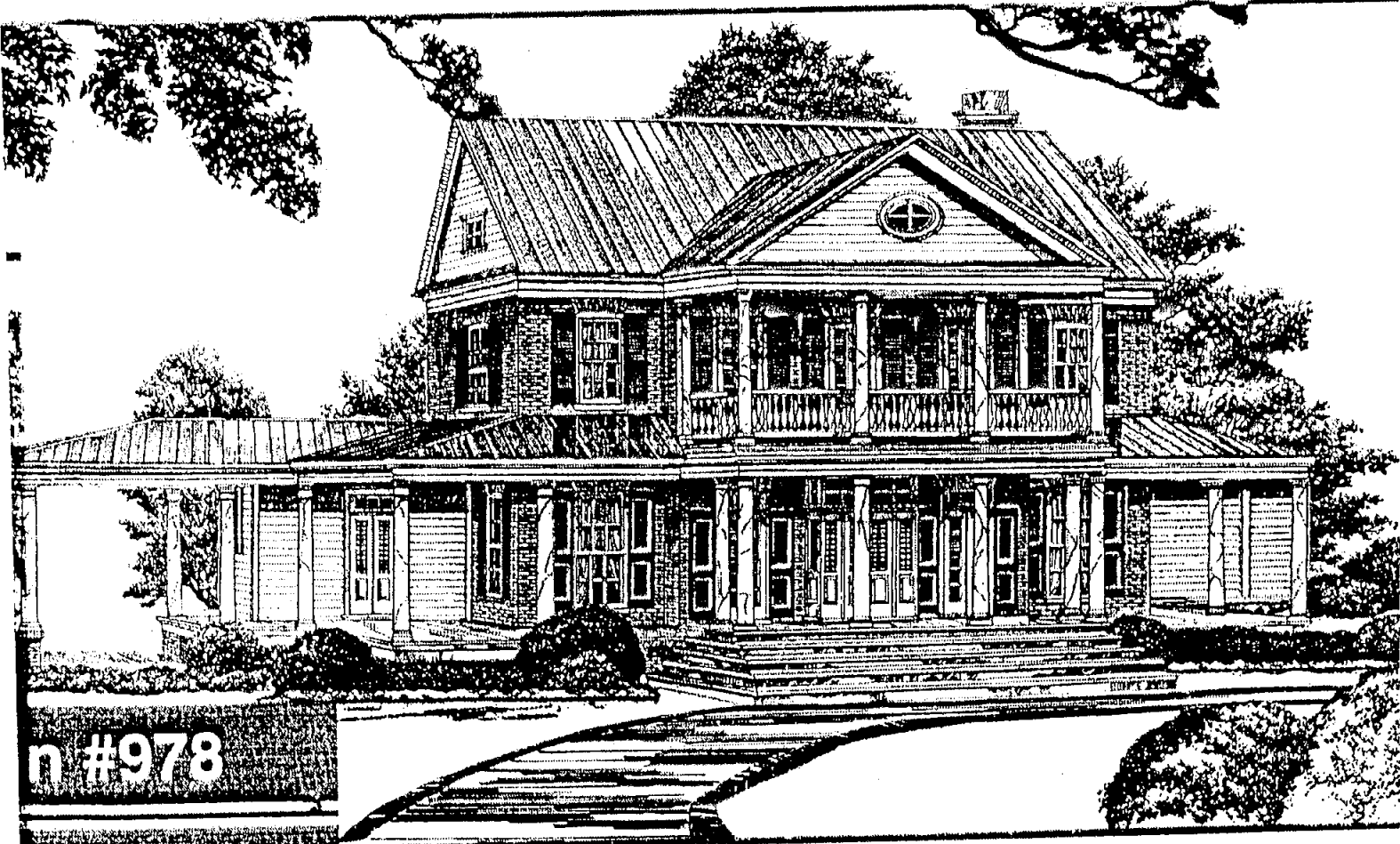
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	Signature	Name	Address	Phone
1		Mary Lopez	205 Brian Dr. Slidell	985-649-9524
2		Evelyn Lodes	620 Eagle Lake Rd	985-863-0915
3		April McCullar	528 Duane Dr Slidell	985-649-7633
4		DANA L. Audes	110 Spruce Circle	641-1691
5		Lilly Crabson	" "	" "
6		Chris Rassignol	65080 am & pcta	863-7174
7		Anna Humphries	823 Pinecrest	962-1116
8		Monica Thomas	107 Oakmont Rd.	847-9364
9		STEVE PICKERING	1035 E. Queens Dr.	640-1470
10		Ruth Neal	1352 Denmark Ct. Slidell	781-8027
11		D. Dure	4702 Hwy 1 #3	(9) 712-2853 3988
12		SHERI SISON	318 Country Club	641-9384
13		CHRISTY ROMANO	2004 Pelican 70460	707-3990
14		Laura Bice	3199 Richardson 70445	882-9357
15		Angel Jimenez	5040 Brooks 70153	863-2160
16		Dawn Tupper	1126 Clipper Dr.	781-0742
17		Kim Hoff	429 S. Woodlake 70454	643-2320
18		Jennifer Sitt	106 Plunkett Ct.	649-8173
19		Keith P. Rassignol	65080 am & pcta	863-7274
20		Susie Coogan	1549 Wildwood Ln.	641-7173

J. Scott

classic and comfortable  
FOUR OR MORE BEDROOMS

# Wherry Park



Plan #978

by Allison Ramsey  
Inc.  
South Carolina

This shows the style  
of the building.

**APPENDIX A**  
**CASE NO.: CP04-07-083**  
**LANDSCAPE CHART**  
**FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY**

Affected Area	Minimum Requirements	Petitioner Provided	Staff Recommends
Hoover Street Planting (east) 140 ft.	30' planting area 6 Class A 6 Class B 14 shrubs	40' planting area 7 Class A 6 Class B 12 shrubs	As petitioner proposes, but add two additional shrubs
North Perimeter Planting 305 ft.	10' planting area 10 Class A 10 Class B 8' high opaque fence	10'+ planting area 11 Class A 17+ Class B 8' opaque fence	As petitioner proposes
South Perimeter Planting 305 ft.	10' planting area 10 Class A 10 Class B 8' high opaque fence	15' planting area 10 Class A 17+ Class B 8' opaque fence	As petitioner proposes
West Perimeter Planting 140 ft.	10' planting area 5 Class A 5 Class B 8' high opaque fence	10'+ planting area 5 Class A 6 Class B 8' high opaque fence	As petitioner proposes
Building Facade Landscaping (144 sq. ft.)	144 sq. ft. planting area, minimum 7 shrubs	144 sq. ft.+ planting area 24+ shrubs	As petitioner proposes
Parking Planting  13 Spaces Required, 15 Spaces Provided	Landscaped islands at the end of each row of parking; 50% Class A trees and 50% Class B trees within islands.	Landscaped islands at the end of each row of parking; 50% Class A trees and 50% Class B trees within islands.	As petitioner proposes

**Other Considerations:**  
Hours of Operation: 7am to 7pm

Number of Employees: 12

Noise Expected: moderate