



DEPARTMENT OF PLANNING
 P. O. BOX 628
 COVINGTON, LA 70434
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 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Appeal # 6
 Kevin Davis
 Parish President

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: February 10, 2006

CP06-02-040

Petitioner Bilbo STRAIN

Owner David & Deanna Glass

LAND Reclamation and Construction & Debris Disposal Site

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

(SIGNATURE)

Julian J. Rodriguez Jr Attorney for the Petitioner

604 E. Rutland St.

Covington, La 70433

PHONE #: (985) 892-3171



CP06-02-040 - Use: Land Reclamation and Construction & Debris Disposal Site

Zoning: R (Rural) District
 Use Size: 52.927 acres
 Petitioner: Bilbo Strain
 Owner: David & Deanna Glass
 Location: Parcel located on the north side of Cleland Road, east of LA Highway 1083, S8, T6S, R12E, Ward 10, District 2
 Council District: 2

CONDITIONAL USE PERMIT STAFF REPORT

Date: January 27, 2006
CASE NO.: CP06-02-040
Posted: January 19, 2006

Meeting Date: February 7, 2006
Determination: Denied

PETITIONER: Bilbo Strain
OWNER: David & Deanna Glass
PROPOSED USE: Land Reclamation and Construction & Debris Disposal Site
PREVIOUS/CURRENT USE: Burn Pit and C & D Disposal Site
SQ. FT. OF USE: 52.927 acres
GROSS AREA LOT SIZE: 52.927 acres
ZONING CLASSIFICATION: R (Rural) District
LOCATION: Parcel located on the north side of Cleland Road, east of LA Highway 1083; S8, T6S, R12E; Ward 10, District 2

ACCESS ROAD INFORMATION

Type: 2 Lane Parish State

SITE ASSESSMENT

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Rural Single Family	R (Rural) District
South	Single Family	A-2 (Suburban) District
East	Dirt Pit	R (Rural) District
West	Rural Single Family	R (Rural) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Land Reclamation and Construction & Debris Disposal Site. The site is located on the north side of Cleland Road, east of LA Highway 1083. There is a single family residential subdivision immediately to the south of the site and a mix of undeveloped and rural single family uses to the north, east and west sides.

The petitioner has been operating the site as a debris burn and disposal site since hurricane Katrina under executive emergency orders. The parcel is the location of an existing recently closed dirt pit. The petitioner will continue to use the existing entrance and egress off of LA Hwy 1083. A variance is being requested to have DEQ exempt materials permitted on site.

STAFF RECOMMENDATIONS:

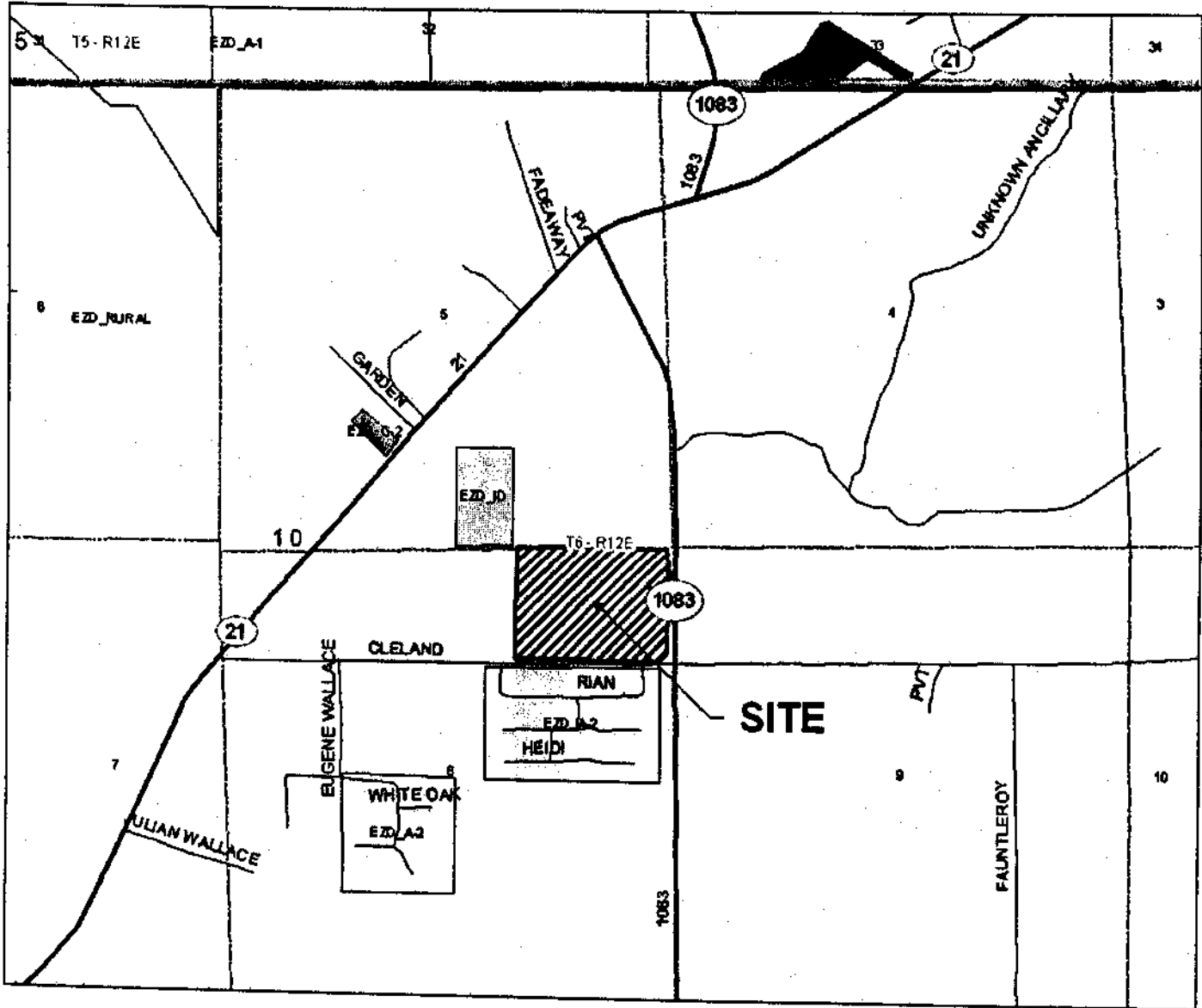
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

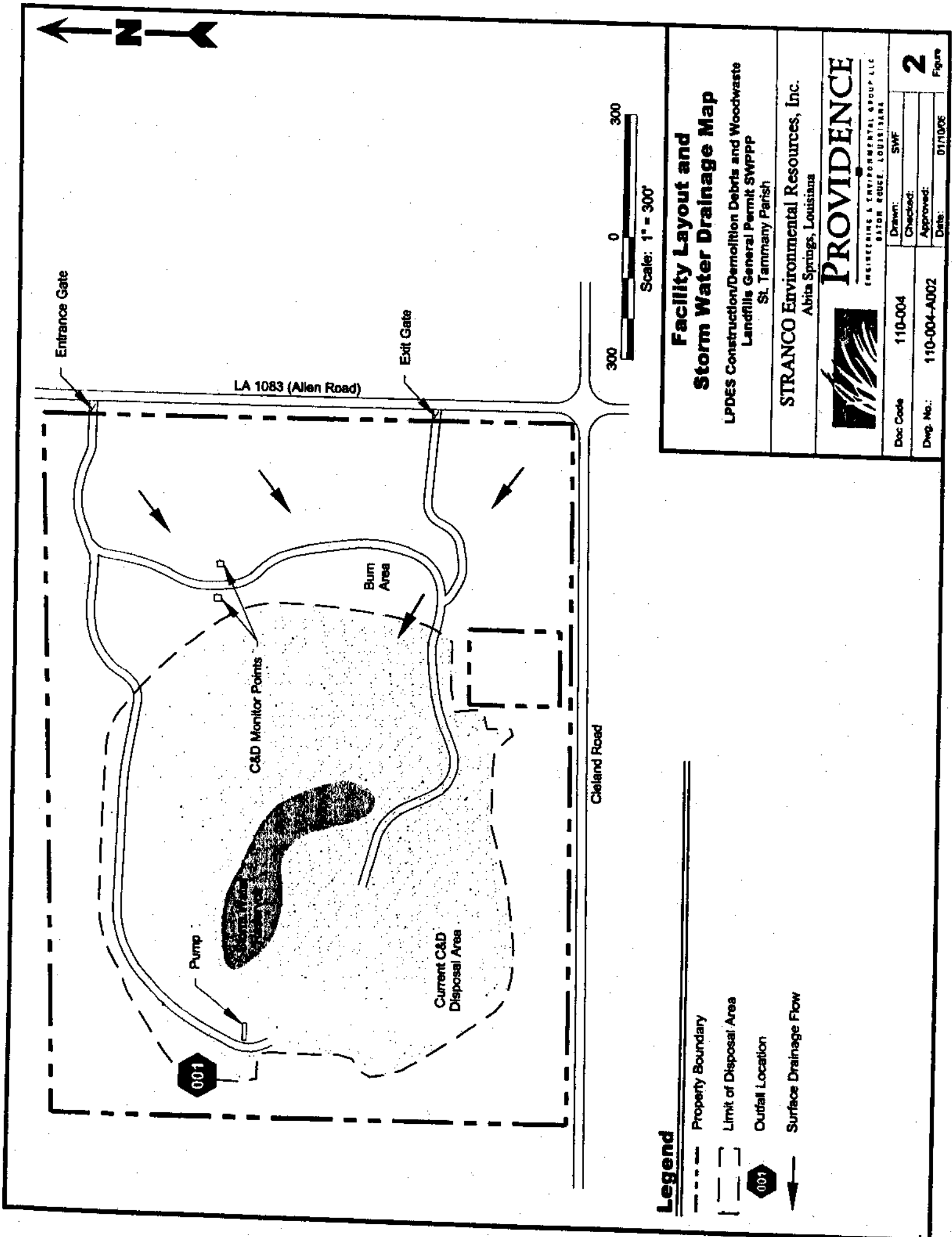
1. Permit must be renewed one year from approval.
2. If a conditional use permit is granted for the reclamation use, the use shall be inspected and monitored at least once annually.
3. Provide the number of days and hours of operation to complete the land reclamation operations.
4. The perimeter of the reclamation site shall not be nearer than two hundred (200') feet to the front, sides and rear property lines.
5. The property shall be kept posted with warning signs set no further than fifty (50') feet apart and clearly visible.
6. The perimeter of the land containing the reclamation site shall be fenced by a wire mesh fence or as determined by the Department of Development of not less than four (4') feet in height and all gates or entrances shall be locked when not in use.
7. In all districts inside the Growth Management Area where filling of dirt, soil, clay, sand, gravel and/or earth may take place according to state regulations.
8. Backfilling of excavations not made to a water producing depth, shall be made with non-noxious, nonflammable, noncombustible soils including materials exempt from DEQ regulations, such as concrete, stumps, etc.. The graded or backfilled area(s) shall not collect and permit stagnant water to remain thereon. The peaks and depressions of the area shall be reduced to a surface which will result in a gently rolling topography in substantial conformity to the land area immediately surrounding in order to minimize erosion due to rainfall. The graded or backfilled area(s) shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land area immediately surrounding and to a depth of not less than the depth of the topsoil on surrounding land. Such topsoil shall be planted with trees, legumes, or grasses, upon the parts of such area where revegetation is possible.

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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Legend

- Property Boundary
- Limit of Disposal Area
- 001 Outfall Location
- Surface Drainage Flow

Facility Layout and Storm Water Drainage Map

LPDES Construction/Demolition Debris and Woodwaste Landfills General Permit SWPFPF
St. Tammany Parish

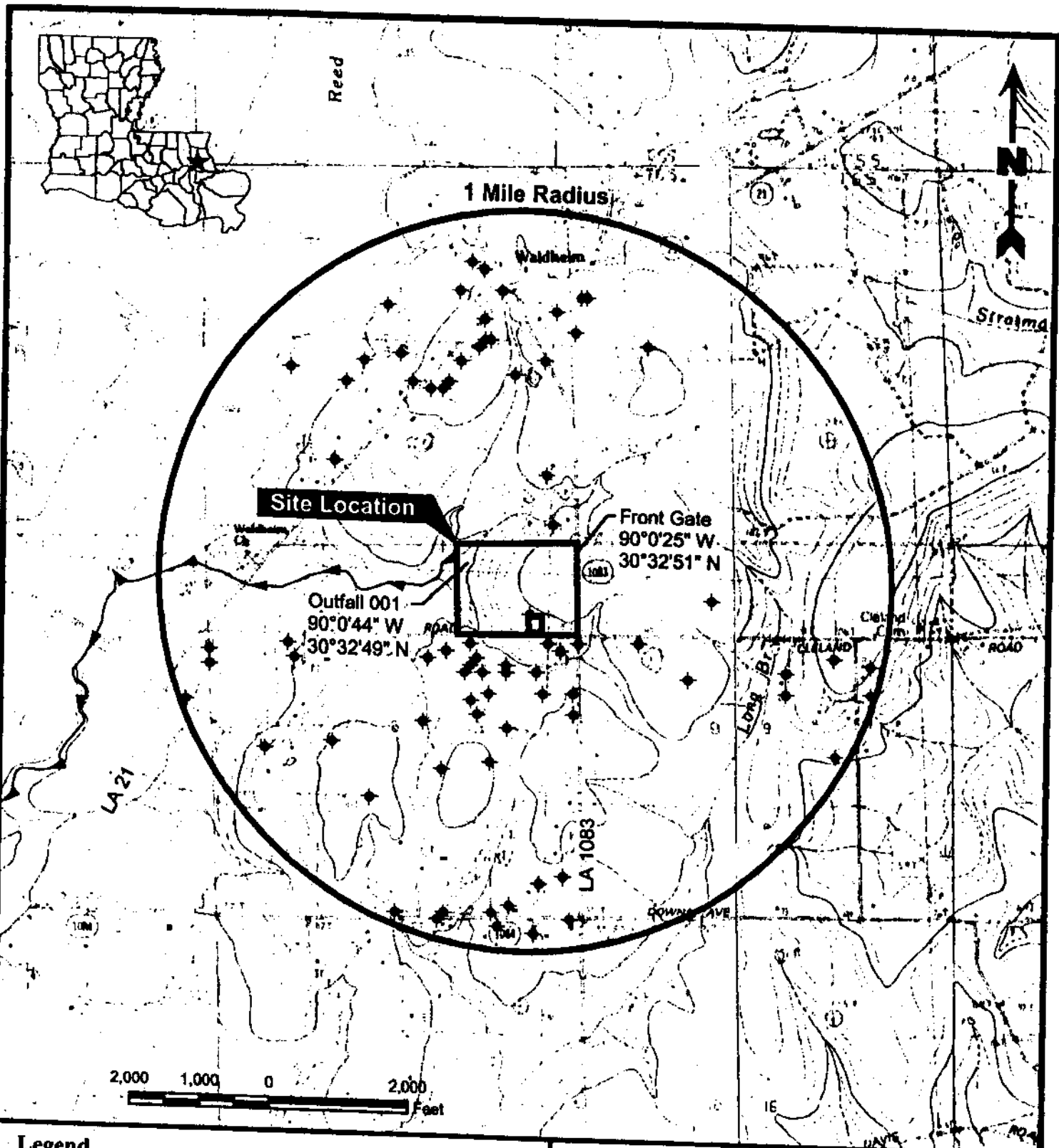
STRANCO Environmental Resources, Inc.
Abita Springs, Louisiana



PROVIDENCE
ENGINEERING & ENVIRONMENTAL GROUP LLC
SUITE 1000
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ABITA SPRINGS, LOUISIANA

Doc Code	110-004	Drawn:	SWF
Dwg. No.:	110-004-A002	Checked:	
		Approved:	
		Date:	01/11/06
		Figure	2

CP06-02-040



Legend

- Property Boundary
- ◆ LaDOTD Registered Water Wells
- ← Drainage Flow Direction

Reference

Base map comprised of U.S.G.S. 7.5 minute topographic map, "Waldheim, LA" and "Bush, LA" dated provisional edition 1983. Water wells compiled from the LaDOTD registered water well data-server on 11/10/05. Excluding destroyed and plugged.

Site Location Map

LPDES Construction/Demolition Debris and Wood Waste Landfills General Permit SWPPP
St. Tammany Parish

STRANCO Environmental Resources, Inc.
Abita Springs, Louisiana



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ENGINEERING & ENVIRONMENTAL GROUP, LLC

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	Approved: Date: 12/21/05	