



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 COVINGTON, LA 70434  
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 FAX: (985) 898-3003  
 e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

Appeal # 8  
 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.

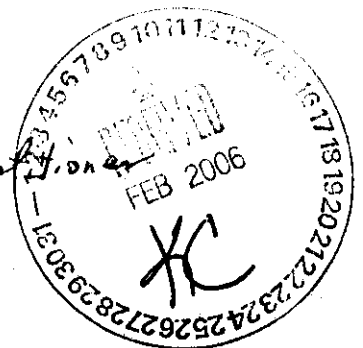
Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
 SIGNATURE

(SIGNATURE)

Tulan J. Rodrigue Jr  
604 E. Rutland St.  
Covington, La 70433

Attorney for the Petitioner



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

## SITE ASSESSMENT

**ACCESS ROAD INFORMATION**  
Type: 2 Lane Parish State

Road Surface: Asphalt

Condition: Good

## LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use
North	Rural Single Family
South	Single Family
East	Dirt Pit
West	Rural Single Family

## Zoning

R (Rural) District  
A-2 (Suburban) District  
R (Rural) District  
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:

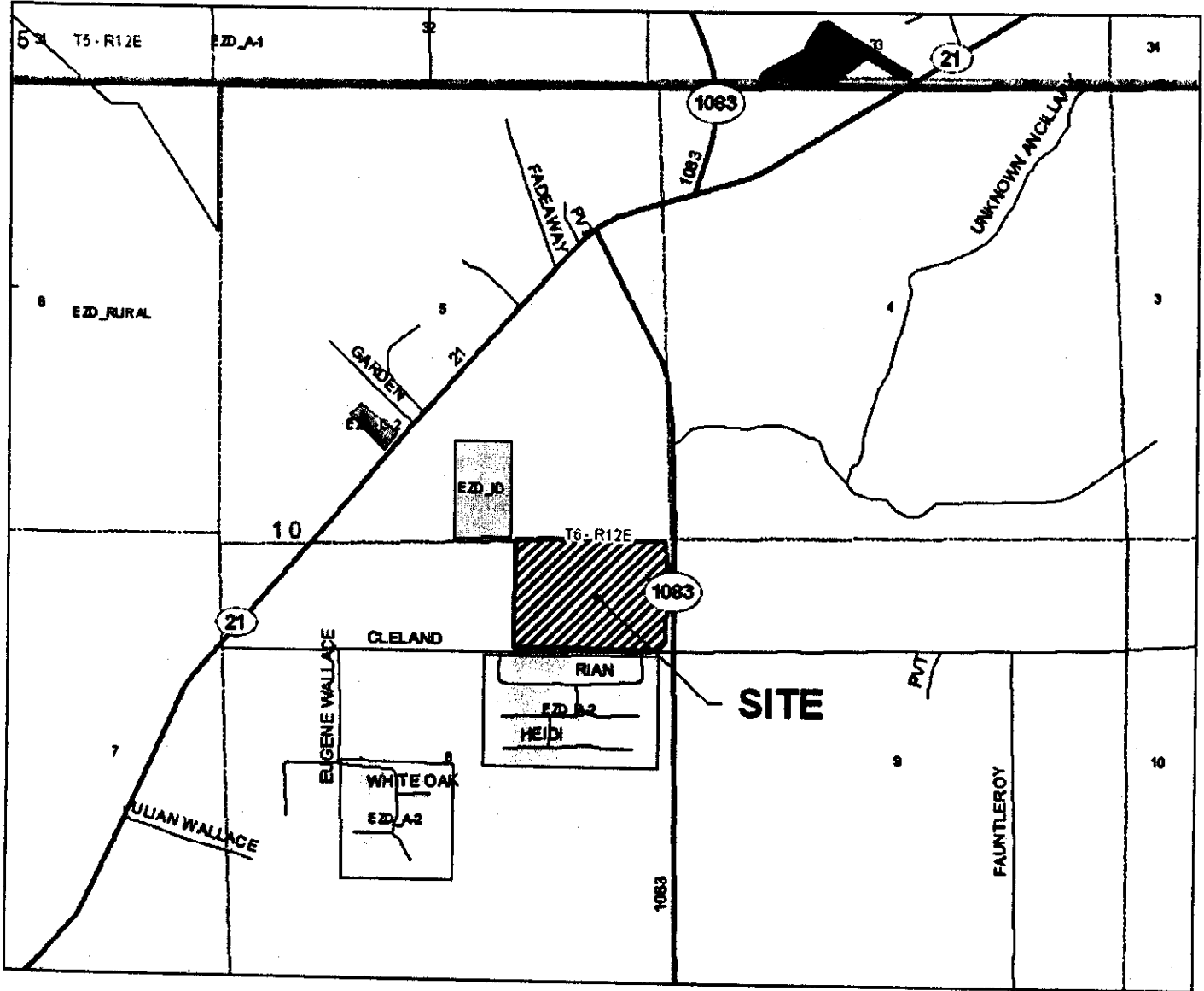
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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.

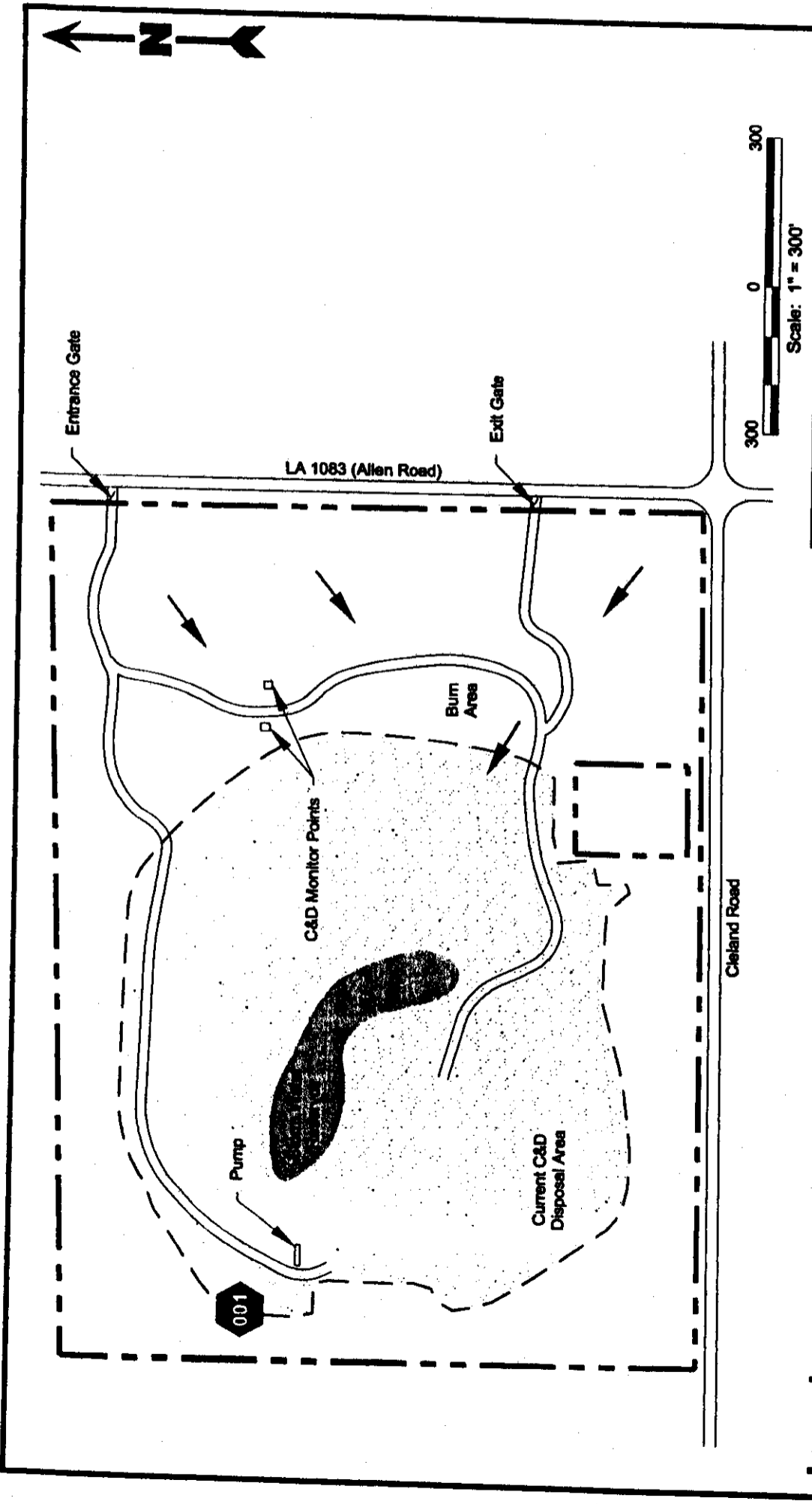
## NOTE TO PETITIONER

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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CP06-02-040



**Legend**

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

**Facility Layout and Storm Water Drainage Map**

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

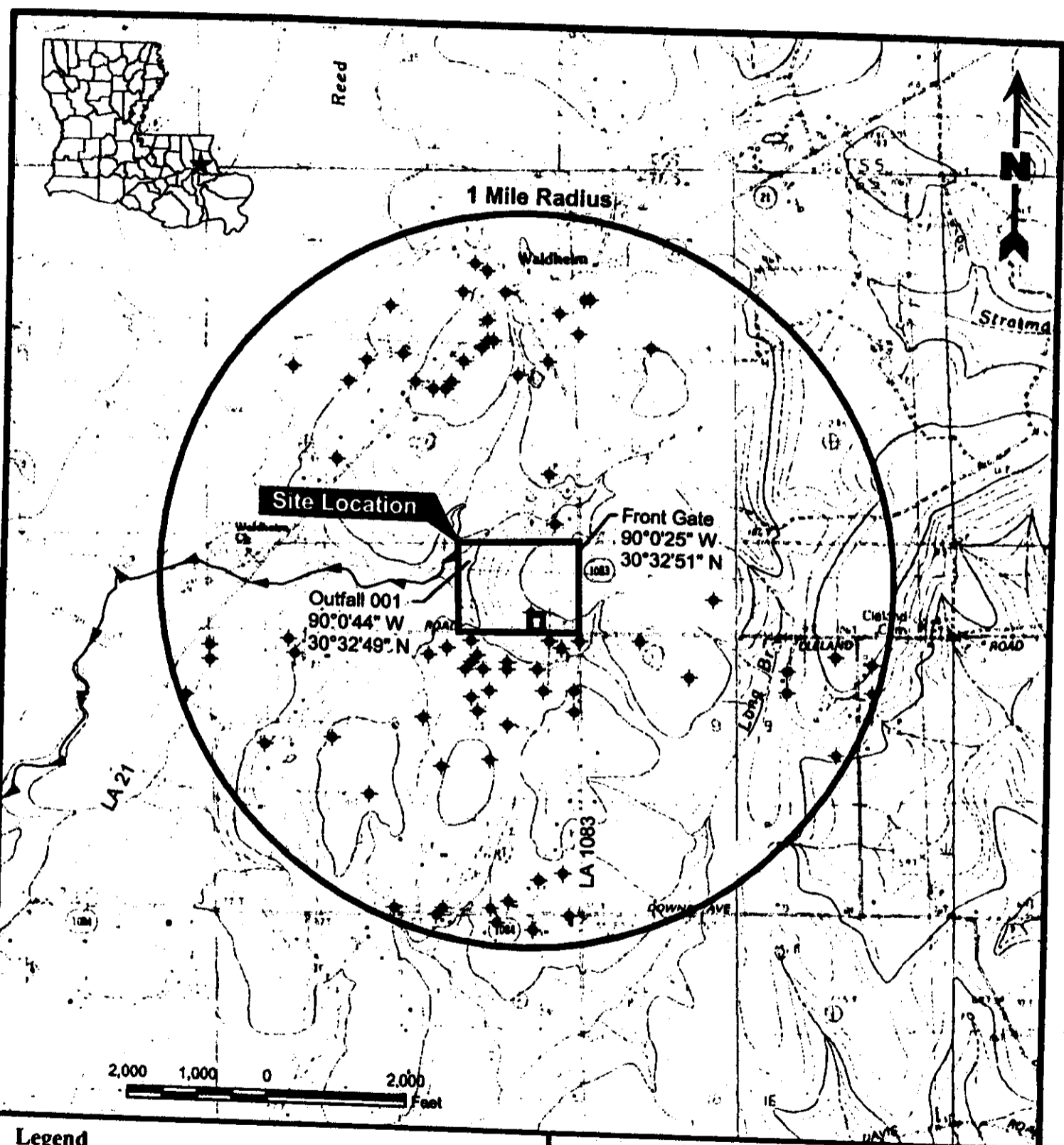
STRANCO Environmental Resources, Inc.  
Abita Springs, Louisiana



**PROVIDENCE**  
ENGINEERING & ENVIRONMENTAL GROUP LLC  
BATON ROUGE, LOUISIANA

Doc Code	110-004	Drawn:	SWF
Dwg. No.:	110-004-A002	Checked:	
		Approved:	
		Date:	01/10/05
		Figure	<b>2</b>

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



**PROVIDENCE**  
ENGINEERING & ENVIRONMENTAL GROUP LLC

Doc. Code: 110-004

Drawn: SWF

Dwg. No.: 110-004-A001

Checked:

Approved:

Date: 12/21/05

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