



# APPEAL # 8

ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

ZC DENIED: 9/1/2020

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

### APPEAL REQUEST

DATE: 9-11-2020

**1. 2020-1915-ZC**

Existing Zoning: A-2 (Suburban District), A-3 (Suburban District) & HC-4 Highway Commercial District)  
 Proposed Zoning: SWM-2 Solid Waste Management District  
 Location: Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs, S14, S15, S22, and S23, T7S, R13E, Ward 6, District 6.  
 Acres: 104.66 acres  
 Petitioner: B. Clark Heebe  
 Owner: C&W Brigade, LLC  
 Council District: 6  
 POSTPONED FROM 8/4/2020 MEETING

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

William O. Lee III  
(SIGNATURE)

PRINT NAME: William O. Lee III

ADDRESS: 1966 N. Highway 190, Suite B,  
Covington LA 70433

PHONE #: 985-246-7933

## ZONING STAFF REPORT

Date: August 25, 2020  
Case No.: 2020-1915-ZC  
Posted: August 18, 2020

Meeting Date: September 1, 2020  
Determination: Denied  
Prior Action: August 4, 2020 - Postponed

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### GENERAL INFORMATION

PETITIONER: B. Clark Heebe

OWNER: C&W Brigade, LLC

REQUESTED CHANGE: From A-2 Suburban District, A-3 Suburban District and HC-4 Highway Commercial District to SWM-2 Solid Waste Management District

LOCATION: Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs

SIZE: 104.66 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Fair

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-2 Suburban District and A-3 Suburban District
West	Undeveloped	A-2 Suburban District

##### EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

##### COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

and

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, A-3 Suburban District and HC-4 Highway Commercial District to SWM-2 Solid Waste Management District. The site is located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs. The 2025 Future Land Use Plan designates the majority of the site to be used and managed for the production of timber and designates a portion of the site to be developed with commercial uses (former St. Tammany Race Track).

The applicant is requesting to rezone a 104.66-acre tract of land to SWM-2 Solid Waste Management District to accommodate a construction and debris landfill. The purpose of the SWM-2 Solid Waste Management District is to provide for the location of uses that are compatible with the transport, processing, and treatment of solid waste materials. Per Sec. 130-5, construction debris are specifically defined as nonhazardous waste that is produced in the process of construction, remodeling, repair, renovation, or demolition of structures.

Staff is not opposed to the request as the majority of the surrounding area is undeveloped and the site's use will be mitigated through the site and structure provisions of the SWM-2 zoning classification ordinance.

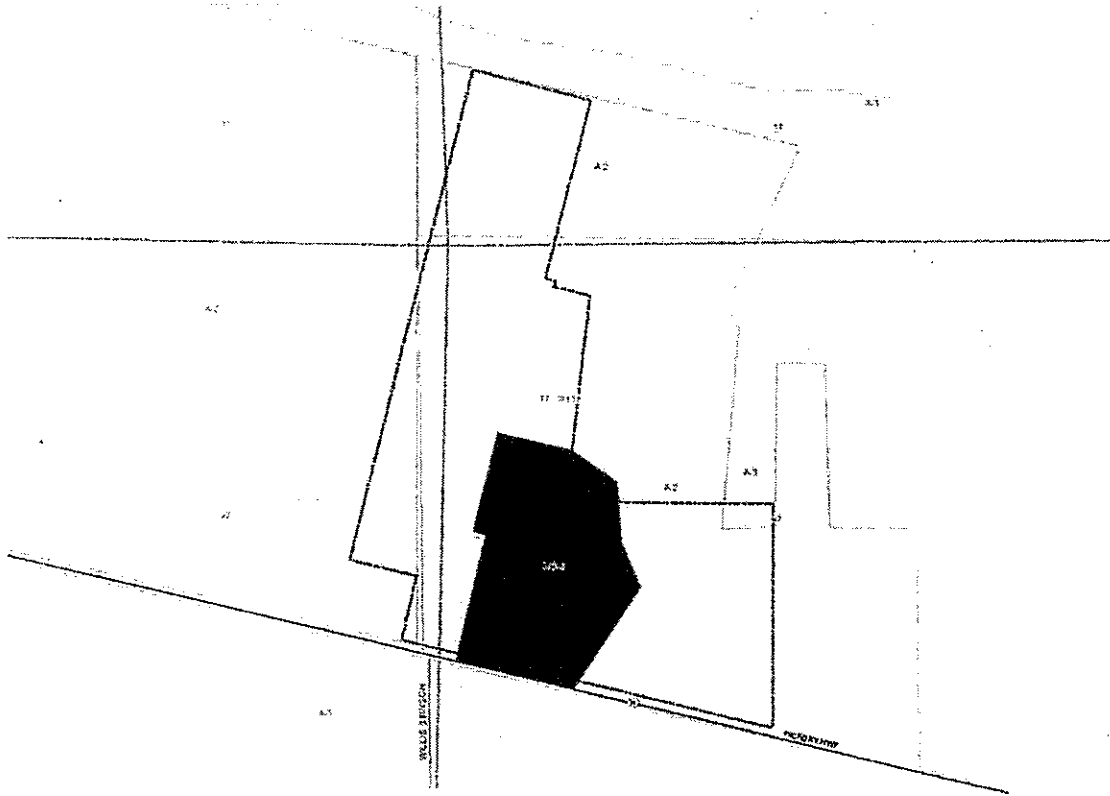
Case No.: 2020-1915-ZC

OWNER: C&W Brigade, LLC

REQUESTED CHANGE: From A-2 Suburban District, A-3 Suburban District and HC-4 Highway Commercial District to SWM-2 Solid Waste Management District

LOCATION: Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletery Road, Town of St. Tammany East Addition; Abita Springs

SIZE: 104.66 acres

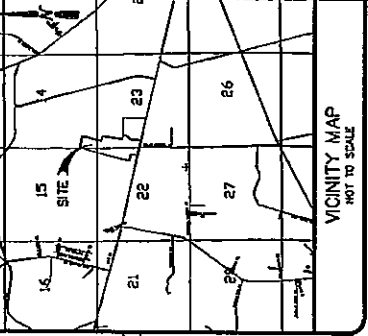




**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortell Highway  
 Slidell, Louisiana 70458  
 E-mail: jvb@jvburkes.com  
 Phone: 865-815-0015 Fax: 983-815-9800  
 Mississippi Project: 228-133-9800

**A RELOCATION MAP OF A PORTION OF DEXTER DRIVE, BERRYVILLE FARM LOTS, THE TOWN OF ST. TAMMANY EAST AND A PORTION OF ADAMS BOULEVARD IN GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.**

SCALE: 1" = 300'  
 DATE: 1/18/16  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DWS. NO.: 20150684  
 SHEET: 1 OF 1



2020-1915-ZC



**GENERAL NOTES**  
 1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF ANY UNRECORDED UTILITIES IS THE RESPONSIBILITY OF THE APPLICANT.  
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
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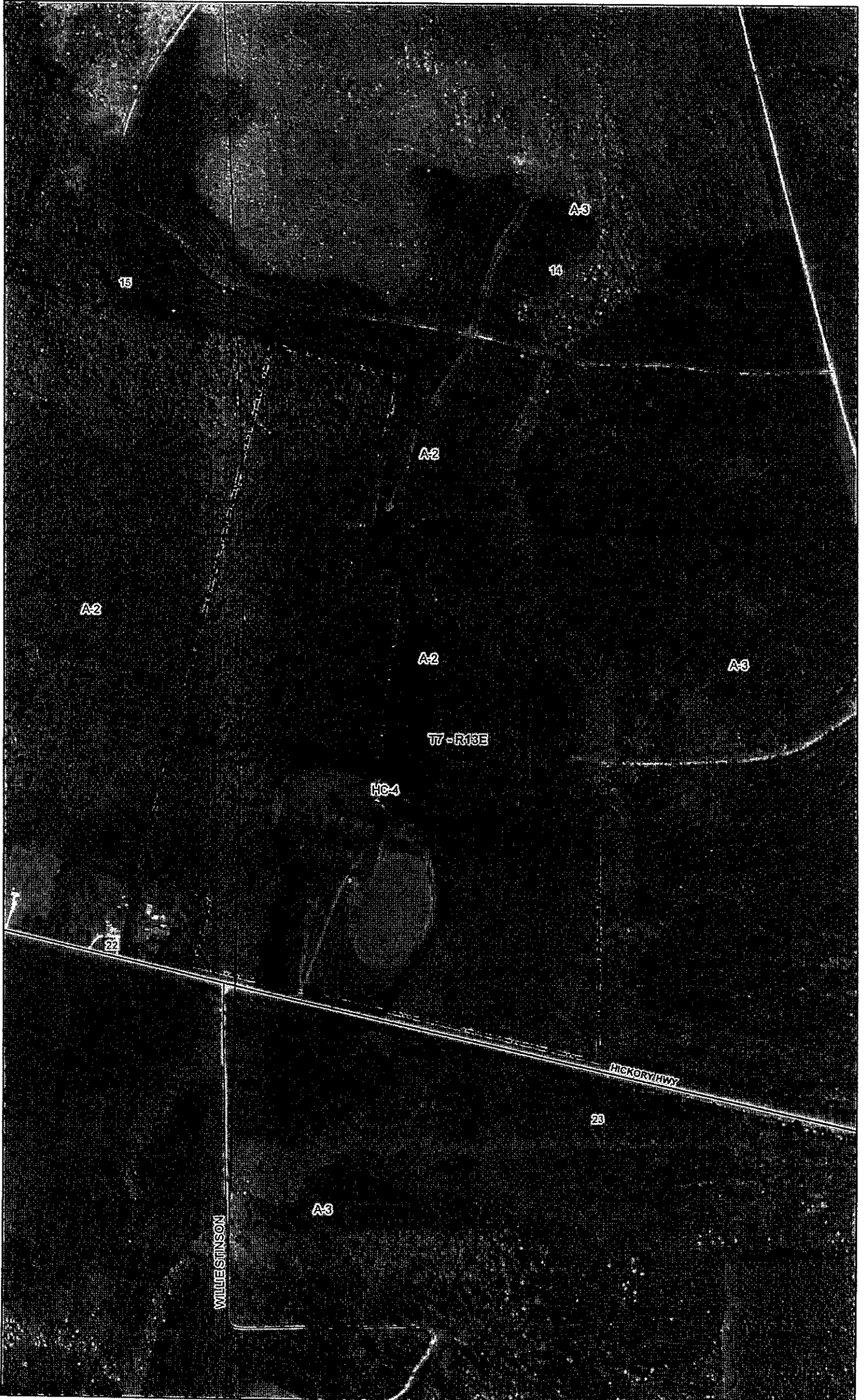
**APPROVED:**

FRESH COUNTY PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 67,281 SQ. FT. OR 2.066 ACRES

**RECORDING NOTES:**  
 1. U.S. SURVEY BY JOHN H. BROWN DATED 10/24/07.  
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RECORD: 11/17/15 RELOCATION OF DEXTER & ADAMS ONLY



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A-2

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HC-4

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HICKORY HWY

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