

ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL # 3

ZC Approved :  
07/06/21

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: July 12, 2021



2021-2412-ZC

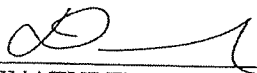
Existing Zoning: I-2 Industrial District  
Proposed Zoning: HC-2 Highway Commercial District  
Location: Parcel located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2  
Acres: 1 acre  
Petitioner: Matt Organ  
Owner: Sharron and Jeffrey Borne  
Council District: 2

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.

  
\_\_\_\_\_  
(SIGNATURE)

PRINT NAME: Darius Shad  
President/CEO

ADDRESS: 17639 Hard Hat Drive Covington, LA 70435

PHONE #: 985-871-0056

**ZONING STAFF REPORT**

Date: June 28, 2021  
 Case No.: 2021-2412-ZC  
 Posted: June 23, 2021

Meeting Date: July 6, 2021  
 Determination: Approved

**GENERAL INFORMATION**

**PETITIONER:** Matt Organ  
**OWNER:** Sharron and Jeffrey Borne  
**REQUESTED CHANGE:** From I-2 Industrial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2  
**SIZE:** 1 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Welders Row -** Type: Parish Road Surface: 2 Lane Asphalt Condition: Good  
**Hard Hat Drive -** Type: Parish Road Surface: 2 Lane Asphalt Condition: Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	I-2 Industrial District
South	Undeveloped and Industrial	I-2 Industrial District
East	Industrial	I-2 Industrial District
West	Undeveloped	I-2 Industrial District

**EXISTING LAND USE:**

Existing development: Yes Multi occupancy development: No

**COMPREHENSIVE PLAN:**

**Planned Districts** - Coordinated development on several parcels, usually at a higher density -- but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Mixed Use – Commercial – Conservation** - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from I-2 Industrial District to HC-3 Highway Commercial District. The site is located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of commercial and industrial uses.

The subject property is currently developed with an existing and unoccupied office warehouse and surrounded by undeveloped and industrial uses within an existing industrial park. The reason for the request is to allow the existing professional baseball training facility to the south of the subject property to expand operations and utilize the on-site office warehouse for dormitory uses, which are not currently permitted within the I-2 Industrial District. A change in zoning will allow commercial uses within an existing industrial park.

<b>Zoning Change Request</b>				
<b>Zoning Classifications</b>	<b>Max Building Size</b>	<b>Max Height</b>	<b>Max Lot Coverage</b>	<b>Purpose</b>
I-2 Industrial District	200,000 sq. ft.	45 ft.	50%	To provide for the location of large-scale and highly intense industrial uses
HC-2 Highway Commercial District	40,000 sq. ft.	35 ft.	50%	To allow for the location of large-scale commercial, retail, office, and services uses

**Case No.:** 2021-2412-ZC

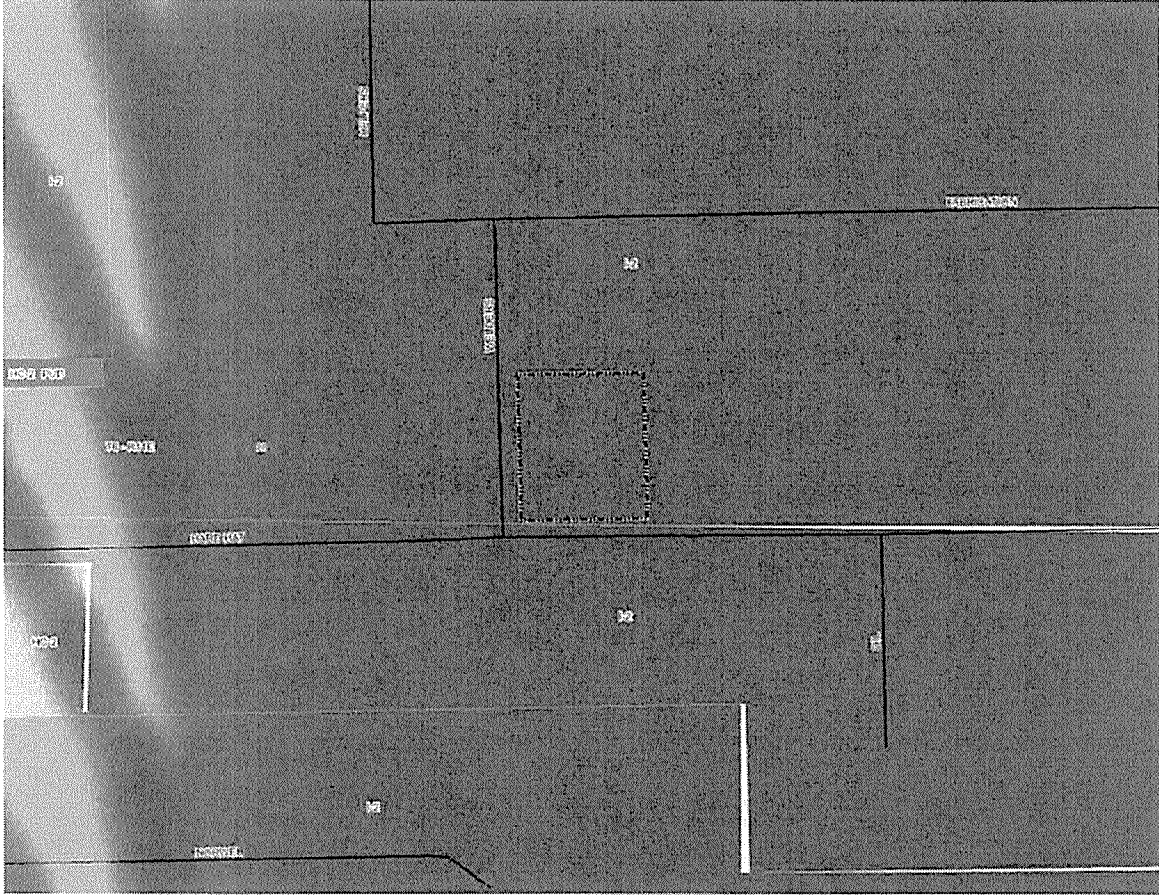
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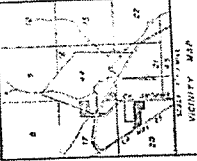
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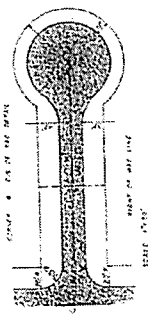
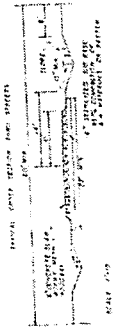
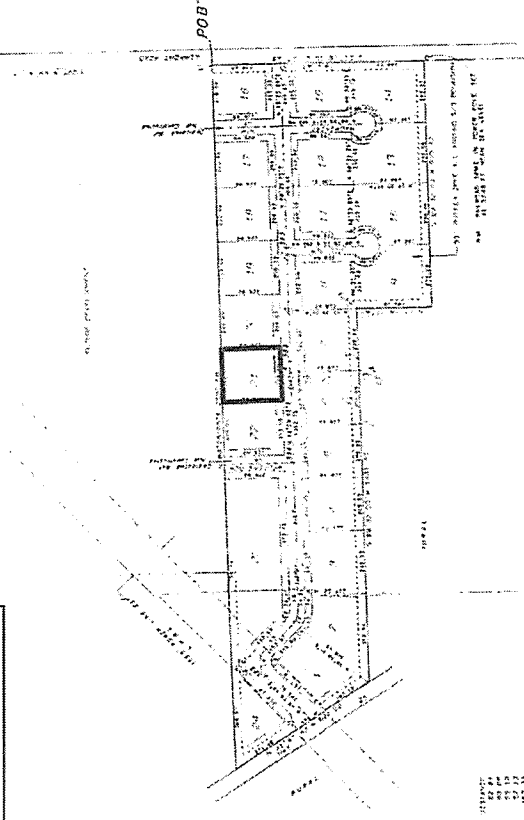




# COVINGTON INDUSTRIAL PARK PHASE 1

LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 12 WEST, 17th 16 20 27

2021-2412-ZC



### RESTRICTIVE COVENANTS

1. THIS DEED SHALL HAVE THE SAME EFFECT AS IF THE RESTRICTIONS AND COVENANTS HEREIN WERE SET FORTH IN A SEPARATE INSTRUMENT.
2. THE RESTRICTIONS AND COVENANTS HEREIN SHALL BE BINDING UPON THE PARTIES HERETO AND THEIR HEIRS, ASSIGNS, SUCCESSORS AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THEM.
3. THE RESTRICTIONS AND COVENANTS HEREIN SHALL BE BINDING UPON THE PARTIES HERETO AND THEIR HEIRS, ASSIGNS, SUCCESSORS AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THEM.
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10. THE RESTRICTIONS AND COVENANTS HEREIN SHALL BE BINDING UPON THE PARTIES HERETO AND THEIR HEIRS, ASSIGNS, SUCCESSORS AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THEM.

### DEDICATION

WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

*[Signature]*  
*[Signature]*

TO-WIT: THE PUBLIC

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR SIGNS AND SEALS, AT THE CITY OF MOBILE, ALABAMA, THIS 15th DAY OF FEBRUARY, 2021.

### CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the office of the Recorder of Deeds for the County of Baldwin, Alabama.

*[Signature]*  
*[Signature]*



NOTARY PUBLIC

### APPROVAL

APPROVED AND AUTHORIZED FOR RECORDATION:

*[Signature]*  
*[Signature]*

COVINGTON INDUSTRIAL PARK - PHASE 1	
LOCATED IN SECTION NO. 23-16-27, RANGE 12 WEST, TOWNSHIP 4 NORTH	
FILE NO. 2021-2412-ZC	RECORDED BY: 117
DATE: FEB 18, 2021	RECORD NO. 117
NRM & ASSOCIATES, INC.	
LAND SURVEYORS AND CIVIL ENGINEERS	
STATE OF ALABAMA	MOBILE, ALABAMA
NO. 117	DATE: FEB 18, 2021

Subject Property

PAINTERS

HELPERS

I-2

FABRICATION

20

WELDERS

HARD HAT

I-2

OIL

NORWEL

I-2

HC-2

NC-4

A-2



## Proposal to Change Zoning Classifications

**Petitioner:** Brent Porciau of Top Velocity

**Property:** Lot 20 & 21 of the Covington Industrial Park

**Purpose:**

Top Velocity currently owns and operates out of the property to the south of the subject property, 17588 Hard Hat Dr., Covington, LA 70435.

Top Velocity was developed by Brent Porciau, who is a life long native of Covington, St Paul's Alumni, and former professional baseball athlete. Top Velocity is not your typical local baseball training facility or travel/club organization. They are specifically focused in Olympic based training that helps pitchers maximize their pitching velocities. The proprietary program has taken off with current expansion in the US and abroad. With Covington as its headquarters, athletes from all over are coming to Covington to work directly with Brent to better themselves.

Athletes range from ages 18 to 30. Many of the athletes essentially relocate to Covington during their offseason to train at Top Velocity. These are not just your local kids looking to throw faster; these are collegiate, semi-pro, and professionals who are financially invested in these programs. This is their career, not just a game.

This is where the request to change the zoning comes into play.

Currently, Top Velocity has several rental houses in Covington. The plan is to consolidate these rentals to the facility on Lot 21. This would require changing the zoning from I-2 Industrial to HC2 Highway Commercial 2. For your reference, the first building on the Hard Hat coming from Hwy 25 is currently zoned HC2.

The building on Lot 21 is 9081 square feet total. It currently is 73% office and 27% warehouse. This is essentially opposite of typical building we see in the Covington Industrial Park. Most are majority warehouse. This is a primary reason why the current owner has struggled to sell/lease the facility.

The positive to the layout for Top Velocity is it is virtually move in ready with the exception of an increase in shower facilities and a sprinkler system addition. This one facility would allow Top Velocity to sell off and shut down all rental houses throughout Covington residential communities.



On Lot 20, which is currently partially filled and being used by the current owner to store trailers, this lot would be zoned CBF1 to allow for an outdoor training field for athletes to fine tune skills such as throwing, 40 yard times, etc.

As this field is developed, proper fencing would be installed to ensure all sporting activities/balls would remain onsite.

Here is a high level conceptual view of what the facility would look like. The plan would be to create the dormitory and weight room in the new facility. The existing facility would be focused on indoor throwing programs.



\*parking additions are conceptual, and will be expanded in accordance with parish guidelines to include greenspace and landscape buffers.



Our goal is to address any and all concerns from the property owners in the Covington Industrial Park.

Here are a few of the concerns brought to our attention.

1. **Will the zoning change allow the owners of the new zoning to file complaints against and affect the neighboring industrially zoned properties operations.**

Response: We would sign private restrictive covenant in favor the Covington Industrial Park land owners that would restrict the use against HC2/CBF1 uses other than the proposed use. Any future owner would either run the same business and or apply to rezone the property back to I2.

2. **Having players staying overnight in the park and any complaints from noise in the middle of the night.**

Response: Top Velocity is a current owner and has never made any such complaints. The property is located in an industrial park and such operations are expected. The dormitory is an optional service to Top Velocity Program athletes. It is not mandatory, so if a player has any issues with such operations, that player will have the option to find alternative lodging. Top Velocity has been in the park since 2017, and at times had players sleeping overnight (which does not happen now due to the acquisition of rental houses), it was never an issue to Top Velocity or their athletes.

3. **Will this zoning change affect the value of surrounding properties?**

Response: Property values have increased in the Covington Industrial Park since Top Velocity purchased their current facility in 2017. There has been two lot sales since then at \$3.00 psf. The industrial park is currently operating at almost 100% occupancy (with the exception of the subject property).

Looking at other parks, Northpointe was/is home to Playmakers Indoor Sports, Diggs Volley Ball, Indoor Basketball, and most recently Elevation Station. Even with a high level of recreational uses, Northpointe was able to secure build to suit national/international tenants such as FedEx and Allpax. Additionally, their lot sales have only increased on a price per square foot basis.

Playmakers and Elevation Station have since been converted back to industrial uses. We have not seen a long term problem with these types of facilities when they change hands. The typical outcome is the these types of facilities are converted back to the prior zoning because these facilities were originally built for industrial.

This speaks to the first concern as well. We are not drastically changing the property, so a natural progression would be back to an office/warehouse/storage-yard.





**4. Will the baseballs and training be contained to the premises:**

Response: The new field will be fenced in its entirety. Proper fencing will be added between the current facility and 17574 Hard Hat Row as needed. The new field will provide ample area to train onsite.

Security: Top Velocity will maintain a manager staying at the dormitory. Additionally, security cameras will be installed inside and outside of the new facility for 24 hour monitoring. The existing facility already has 24 hour surveillance.

**Zoning Process:**

This will be presented to St Tammany Parish Zoning Commission on July 6<sup>th</sup>, 2021 to be held at Koop Drive.

**Our Vision:**

The goal is simple, its to expand the facilities to provide world class instruction for professional level athletes. Top Velocity is expanding at a rapid pace with franchises in not just multiple states, but now in multiple countries. Covington is the headquarters and the goal is to keep it as such.

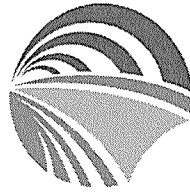
In addition to the pro-level athletes, Top Velocity is now expanding to the local High Schools where we are seeing competitive athletes taking advantage of the program to separate themselves and gaining publicity for college scholarships. This program is an asset to our local children that are looking for a competitive edge.

Top Velocity is bringing business into the state, servicing the local community, and providing world class training to all of their athletes.

**Concerns:**

We have spoken to the majority of property owners, at least all adjacent owners. If you have any other concerns, please do not hesitate to contact Matt Organ (985) 246-9715 or Brent Pourciau (985) 249-9508.

We encourage you to review the website [www.topvelocity.pro](http://www.topvelocity.pro) to get a feel for the type of program and services being offered.



# ST. TAMMANY CORPORATION

*The Economic Development Organization for St. Tammany*

July 13, 2021

Ross Liner  
St. Tammany Parish Director of Planning  
21454 Koop Drive, Building B, Ste. 1B  
Mandeville, LA 70471

Dear Mr. Liner,

St. Tammany Corporation would like to voice our support for item # 2021-2412-ZC on the upcoming July 6<sup>th</sup> Zoning Commission meeting agenda.

As the economic development organization for St. Tammany, St. Tammany Corporation harnesses the natural assets and attributes of the parish to increase opportunities for business, industry, and talent to further diversify and enhance our economy. Quality of life attributes such as our education system, parks, recreational assets, tourism, and culture enrich our community. These are crucial characteristics that our residents value, visitors enjoy, and businesses and talent look for when making location decisions for their companies and their families. In our practice of economic development, quality of life is a key component of both our work and our competitive advantage.

A nationally recognized baseball training facility is interested in locating their next new location in St. Tammany Parish. The Covington Industrial Park has been chosen as their preferred site, with the successful rezoning of the property to HC-2, Highway Commercial District. As you know, the site is currently zoned I-2 to accommodate light to medium industrial projects. However, the prospective company sees great potential in the location and land within the Covington Industrial Park, needing a more appropriate rezoning to accommodate the non-industrial use of their project. We see great value in ensuring this project comes to fruition. St. Tammany and the Greater New Orleans region stands to gain visibility and notoriety with the inclusion of this prestigious company calling our community home.

Thank you for your consideration on this important matter. St. Tammany Corporation stands ready to facilitate our mutual goal of the sustained growth and success of St. Tammany Parish.

Best Regards,

Chris Masingill, CEO

Cc: Parish President Michael Cooper  
Councilman David R. Fitzgerald