



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 5

ZC DENIED: 04/05/22



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: 4/11/22

2022-2761-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: I-1 (Industrial District)

Location: Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6

Acres: 289 acres

Petitioner: Jones Fussell, LLP – Paul Mayronne

Owner: Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann

Council District: 6

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.

Shane J. Cambre
(SIGNATURE)

PRINT NAME: Shane J. Cambre

ADDRESS: 21040 Smith Road, Covington, LA

PHONE #: 504-669-6561

ZONING STAFF REPORT

Date: March 29, 2022
Case No.: 2022-2761-ZC
Posted: March 25, 2022

Meeting Date: April 5, 2022
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP – Paul Mayronne
OWNER: Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann
REQUESTED CHANGE: A-2 Suburban District TO I-1 Industrial District
LOCATION: Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6
SIZE: 289 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: Asphalt Condition: Great

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Washington Parish	N/A
South	Residential and Undeveloped	A-2 Suburban District
East	Residential and Undeveloped	A-2 Suburban District
West	Residential and Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No 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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to I-1 Industrial. The site located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa. The 2025 Future Land Use plan designates the site to be a Planned District with residential dwellings and a partial focus on conservation in the area.

The subject property is comprised of 289 acres of undeveloped land. The applicant is petitioning to rezone the site to I-1 Industrial District to excavate sand, gravel, and dirt. The requested I-1 District is the least intense zoning classification which lists commercial excavation as an allowable use with the submission and approval of an Administrative Permit application compliant with all minimum standards as listed in Sec. 130-2213(49) and staff review and approval. A change in zoning will allow for the location of industrial uses of moderate size and intensity

in an area that is surrounded by undeveloped property and residential uses. The I-1 Industrial District includes the following permitted uses:

1. Radio and television studios and broadcasting stations
2. Auto body shops
3. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation.
4. Welding shops
5. Indoor recreational facilities including a restaurant without lounge.
6. Office warehouse
7. Portable storage containers use for storage.
8. Outdoor display pre-assembled building, pool and playground equipment
9. Specialty food processing
10. Crematorium

Commercial Excavation is a permitted use under the I-1 Industrial District subject to an administrative permit and the following minimum standards:

A site plan shall be submitted to the department of planning and development. The plan shall indicate, at a minimum:

1. Purpose and use of the excavation.
2. Location, size, setbacks and general shape of the excavation.
3. Indicate whether or not dirt will be removed from the site.
4. Hours and days of operation of heavy equipment must be limited to Monday to Saturday from 7:00 a.m. to 5:00 p.m.
5. Indicate timeframe to complete the excavation.
6. Show where the dirt removed from the excavation will be deposited on site and how it will be used.
7. Section through the excavation showing depth and slopes of excavation and levee. Depth of the excavation must show the depth measurements at different intervals around the excavation.
8. Indicate with arrows, the general drainage patterns onto and off the site.

Criteria:

1. All commercial excavations shall be set back a minimum of 100 feet from the front, sides and rear property lines of the site.
2. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall be set back a minimum of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve or government facility. A waterway is a body of water such as a river, bayou, stream or improved canal whether navigable or non-navigable.
3. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also be set back a minimum of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.
4. The property shall be kept posted at all access points and on road frontage with warning signs set no further than 100 feet apart and clearly visible, indicating that the property is an excavation site.
5. Sloped sides at a 3:1 ratio.
6. The excavation shall be inspected and monitored in six-month intervals during operations and after final completion.
7. A road bond must be secured prior to excavation, if required by the parish department of public works.
8. A plot plan review and approval is required from the parish department of engineering.

CASE NUMBER: 2022-2761-ZC

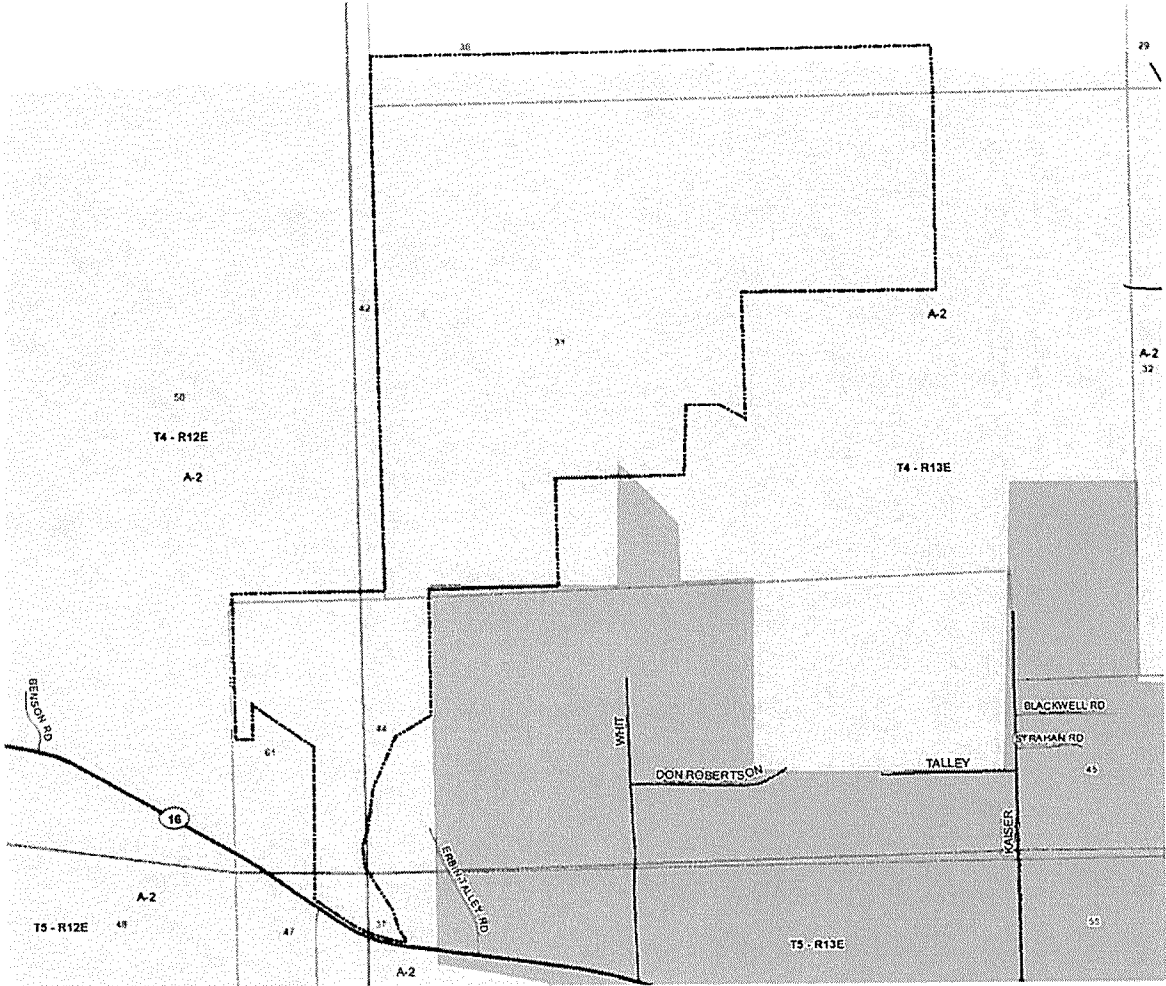
PETITIONER: Jones Fussell, LLP – Paul Mayronne

OWNER: Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann

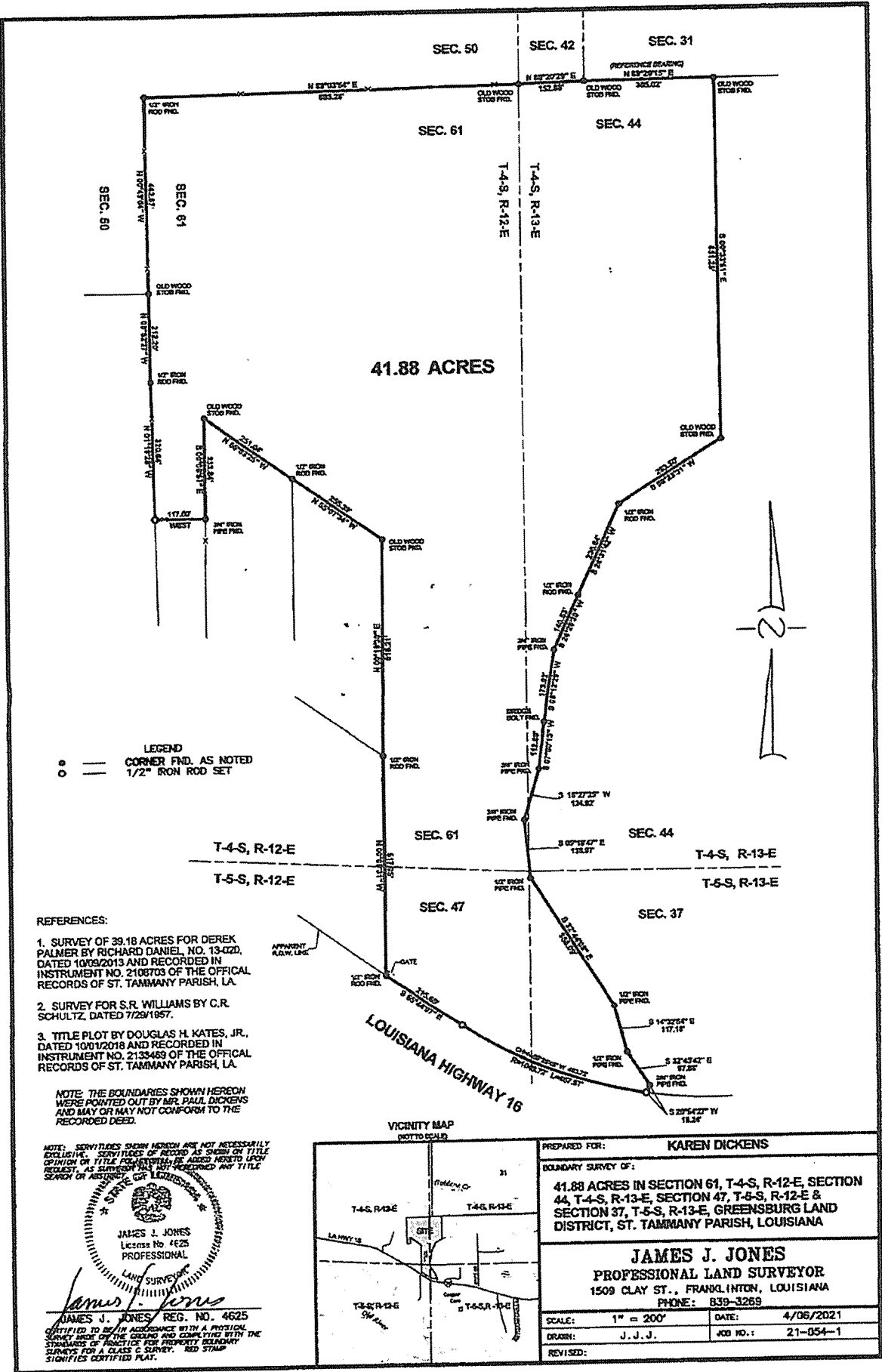
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2022-2761-ZC



2022-2761-ZC

30

AT

42

2022-2761-ZC

A-2

81

T4 - R13E

50

R12E

A-2

43

61

WHIT

DON ROBERTSON

TALLEY

ERIN VALLEY

T5 - R13E

R12E

A-2

A-2

16

KASER