



ST. TAMMANY PARISH
PATRICIA P. BRISTER
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: 5-14-19

Case Number: 2019-1417ZC



- 8. 2019-1417-ZC
Existing Zoning: A-2 (Suburban District) & NC-4 (Neighborhood Institutional District)
Proposed Zoning: NC-3 (Lodging District), NC-5 (Retail and Service District), CB-1 (Community Based Facilities District), PF-2 (Public Facilities District) & RO (Rural Overlay)

Acres: 121.434 acres
Petitioner: Jeffrey Shoen
Owner: Garrett Field, LLC - Gran & Bille G. Semmes
Location: Parcel located west side of Military Road, north of US Highway 190 East, Slidell, S17 & 18, T9S, R15E, Ward 8, District 13.
Council District: 13

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.

Randall Crawford
(SIGNATURE)

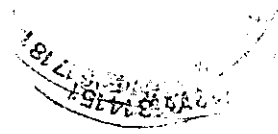
PRINT NAME: Randall Crawford

ADDRESS: 747 South Military Rd, Slidell

PHONE #: 985-707-1434



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Teresa Crawford
 (SIGNATURE)

PRINT NAME: TERESA CRAWFORD

ADDRESS: 747 South Military Rd Slidell

PHONE #: 985-290-8105 OR 985-707-1434

EXHIBIT "A"

2019-1417-ZC

A certain parcel of land, lying and situated in Sections 17 & 18, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Southwest corner of the Northeast Quarter of Section 18, Township 9 South, Range 15 East, St. Tammany parish, Louisiana go North 00 degrees 17 minutes 12 seconds East a distance of 259.96 feet; thence North 00 degrees 05 minutes 04 seconds West a distance of 437.37 feet to the point of beginning.

From the point of beginning, thence North 00 degrees 08 minutes 57 seconds West a distance of 388.00 feet; thence North 89 degrees 53 minutes 34 seconds East a distance of 299.78 feet; thence North 00 degrees 01 minutes 20 seconds West a distance of 583.27 feet; thence South 65 degrees 58 minutes 19 seconds West a distance of 328.33 feet; thence North 00 degrees 05 minutes 14 seconds East a distance of 447.11 feet; thence North a distance of 657.26 feet; thence South 89 degrees 26 minutes 58 seconds East a distance of 1466.95 feet to the Section Corner common to Sections 7, 18 & 37, Township 9 South, Range 15 East, Greensburg Land District, St. Tammany Parish, Louisiana; thence South 38 degrees 14 minutes 32 seconds East a distance of 303.25 feet; thence South 39 degrees 45 minutes 20 seconds East a distance of 1588.95 feet to a point located on the Westerly right of way line of military road (U.S. hwy. 1090); thence along the Westerly right of way line of said road, South 18 degrees 47 minutes 55 seconds West a distance of 632.91 feet; then along a curve to the left (counter-clockwise) having a radius of 1358.73 feet and an arc length of 295.58 feet (whose chord bearing is South 12 degrees 45 minutes 12 seconds West for a distance of 295.00 feet); thence South 02 degrees 32 minutes 33 seconds West a distance of 115.86 feet; thence South 00 degrees 27 minutes 24 seconds East for a distance of 174.28 feet; thence leaving the Westerly right of way line of Military Road (U.S. Hwy. 1090), go South 89 degrees 32 minutes 36 seconds West for a distance of 369.50 feet; thence North 00 degrees 27 minutes 24 seconds West a distance of 30.00 feet; thence South 89 degrees 32 minutes 36 seconds West a distance of 748.01 feet; thence North 54 degrees 19 minutes 26 seconds West a distance of 492.25 feet; thence North 65 degrees 33 minutes 00 seconds West a distance of 550.00 feet; thence South 30 degrees 19 minutes 28 seconds West a distance of 84.59 feet; thence North 53 degrees 52 minutes 48 seconds West a distance of 416.33 feet back to the point of beginning.

Said parcel contains 121.43 acres of land more or less, lying and situated in Sections 17 & 18, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Case No.: 2019-1417-ZC

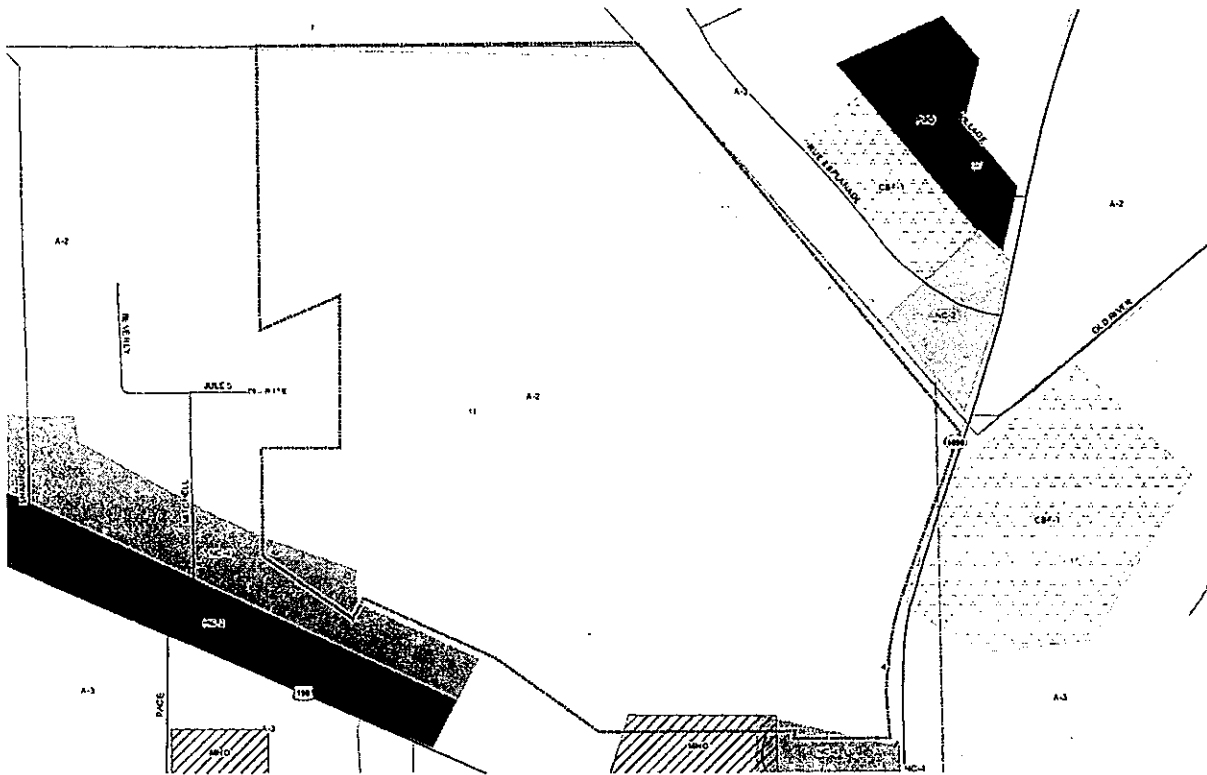
PETITIONER: Jeffrey Shoen

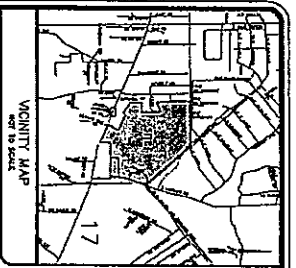
OWNER: Garrett Field, LLC - Gran & Bille G. Semmes

REQUESTED CHANGE: From A-2 Suburban District, NC-4 Neighborhood Institutional District to NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay

LOCATION: Parcel located west side of Military Road, north of US Highway 190 East, Slidell ; S17 & 18, T9S, R15E; Ward 8, District 13

SIZE: 121.434 acres



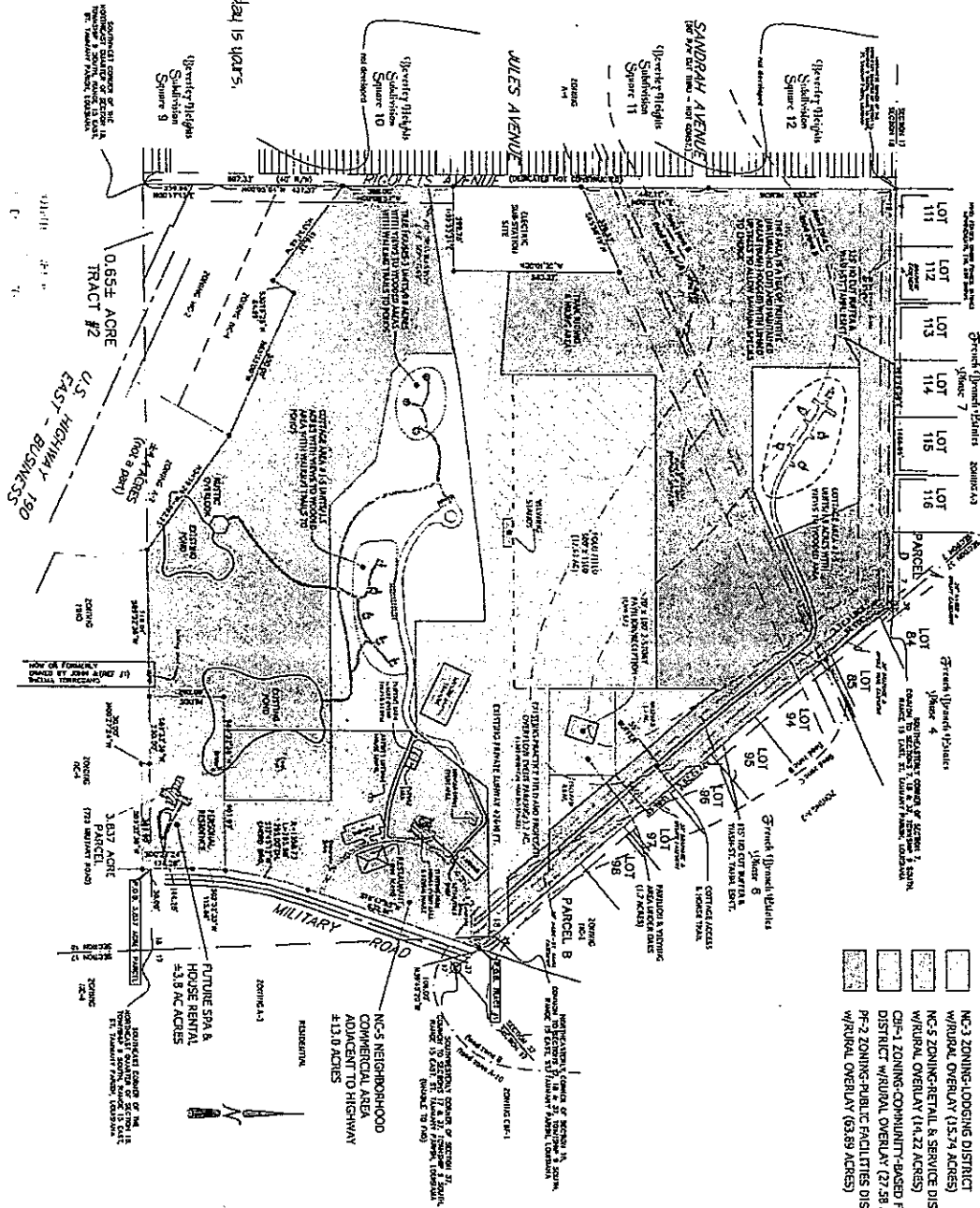


ZONING PLAN FOR GARRETT FIELD ESTANCIA

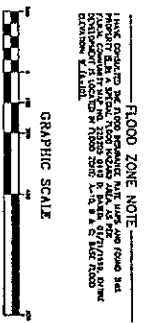
A CONSERVATION RETREAT and POLO FIELD
A PLANNED DEVELOPMENT
LOCATED IN SECTIONS 17 & 18, T-9-S, R-15-E,
ST. TAMMANY PARISH, LOUISIANA

Step Back, Unwind and Relax ~ the deal is yours.

Features
 Outer Court cottages nestled in the woods
 More than 4000' of lakes, walking path
 Outer Restaurant
 Outer Pavilion and lawn
 Pool viewing and games
 Special events, dinners and gatherings at the Pavilion
 Incredible riding on natural trails
 Walking trails through natural habitats
 Pond fishing
 Recreational and Relaxation Station
 Outdoor parking, Storage, Walkways and picnic



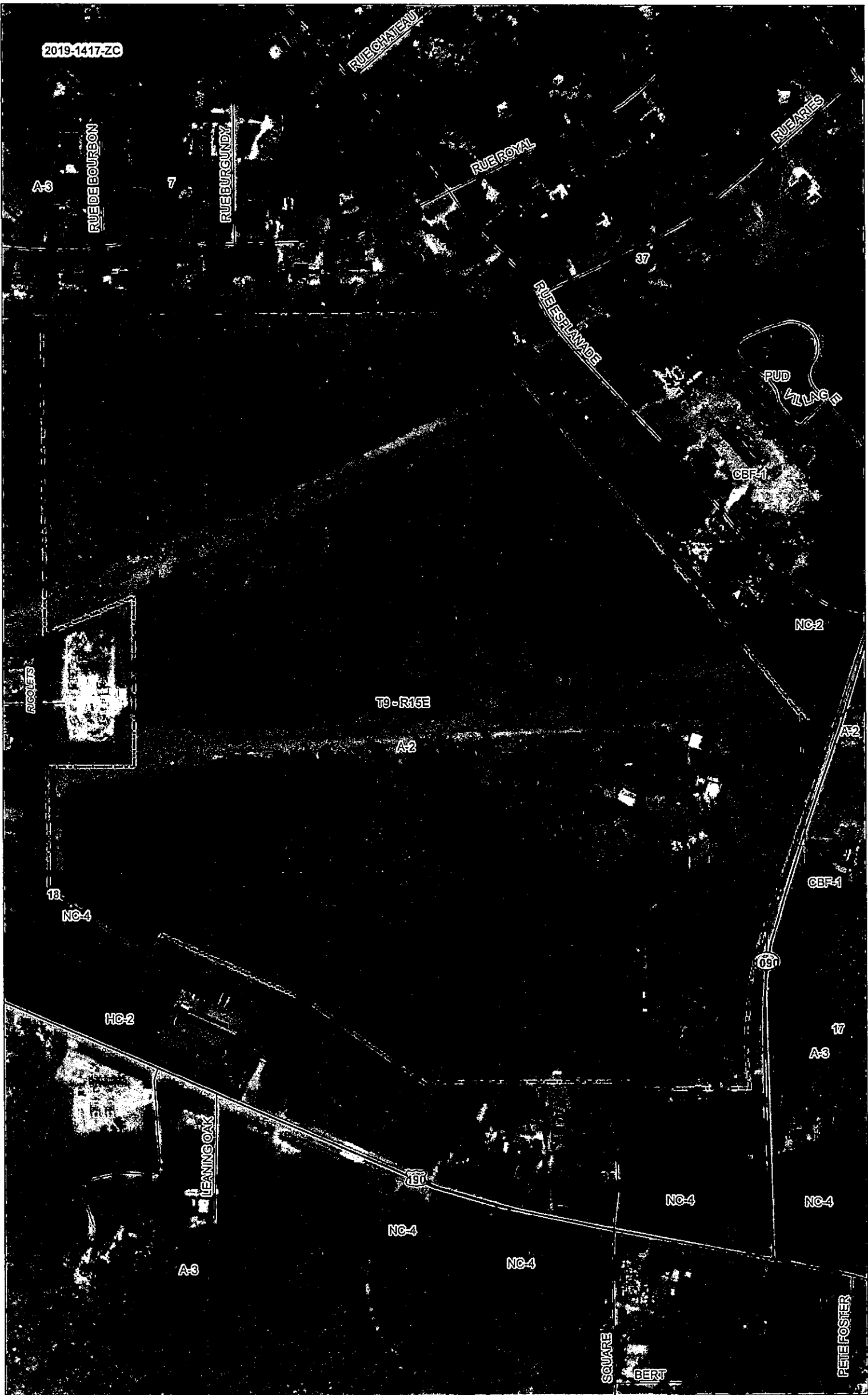
- ZONING LEGEND**
- MC-3 ZONING-LODGING DISTRICT
 - W/RURAL OVERLAY (15.74 ACRES)
 - MC-5 ZONING-RETAIL & SERVICE DISTRICT
 - W/RURAL OVERLAY (14.22 ACRES)
 - CHS-1 ZONING-COMMUNITY-BASED FACILITIES DISTRICT
 - W/RURAL OVERLAY (27.59 ACRES)
 - P-2 ZONING-PUBLIC FACILITIES DISTRICT
 - W/RURAL OVERLAY (63.89 ACRES)



<p style="text-align: center;">ZONING PLAN FOR GARRETT FIELD ESTANCIA SECTIONS 17 & 18, T-9-S, R-15-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA</p> <p style="text-align: center;">GARRETT FIELD, LLC & BILLIE & GRAH SEAMES</p>	<p style="text-align: center;">J.V. Burkes & Associates, Inc. SURVEYING • ENGINEERING • ENVIRONMENTAL</p> <p style="text-align: center;">3500 Burket Highway 2504 Lakeside 70034 Phone 504-641-0775 Fax 504-645-2154</p>	<p>DATE: 03.08.2018 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number] SHEET NO.: [Number]</p>
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2019-1417-2c

2019-1417-ZC



The attached zoning plan shows the location of the requested zoning changes and the proposed development for each zoning designation:

- 43.69 acres is requested to be rezoned to PF-2 and is proposed to be maintained as conservation areas.
- 27.85 acres is requested to be rezoned to CB-1 and is proposed to be developed with a polo field and other accessory uses.
- 15.74 acres is requested to be rezoned to NC-3 to allow for the construction of several residential cottages.
- 13 acres, located along Military Road, is requested to be rezoned to NC-5, to allow for several commercial uses.
- 121.43 acres requested to be rezoned to RO-Rural Overlay, to allow for agricultural and other permitted uses. The applicant has also expressed interest in potentially requesting certain administrative uses listed under the Rural Overlay as well as maintaining/preserving the wooded areas/forests and other undeveloped portions of the land.

Staff does not have any objection to the requests, as it meets the objectives of the 2025 future land use plan by providing some recreational, residential and commercial uses, while preserving most of the natural landscape of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay be approved.

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