

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. TUESDAY, SEPTEMBER 18, 2018**  
**(RESCHEDULED FROM TUESDAY, SEPTEMBER 4, 2018)**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Phones and Pagers**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE AUGUST 7, 2018 MINUTES**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

1.     **2018-1075-ZC**  
Text Change:             An ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-2163. Minimum off-street loading requirements to amend the required number of parking spaces for Institutional and commercial medical uses, clinics & medical office buildings.

**POSTPONED 8/7/2018 MEETING**

2.     **2018-1079-ZC**  
Existing Zoning:         A-3 (Suburban District) & HC-3 (Highway Commercial District)  
Proposed Zoning:        HC-3(Highway Commercial District)  
Location:                Parcel located on the southeast corner of I-12 & LA Highway 434, S17 & 18, T8S, R13E, Ward 7, District 7.  
  
Acres:                    31.34 acres  
Petitioner:               David T. & Mary M. Aquistapace  
Owner:                    David T. & Mary M. Aquistapace  
Council District:         7

**POSTPONED 8/7/2018 MEETING**

3.     **2018-1091-ZC**  
Text Change:             An ordinance to amend Chapter 130 of the St. Tammany Parish Unified Development Code, to add Brewery or Distillery with Tours, specifically Section 130-5 Definitions and to Sections: 130-1075 I-2 Industrial District Administrative Permits, 130-1108 I-3 Heavy Industrial District Administrative Permits, 130-1130 I-4 Heavy Industrial District Administrative Permits and 130-2213 Minimum Standards.

**POSTPONED 8/7/2018 MEETING**

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- 4.     2018-1110-ZC**  
Existing Zoning:     A-6 (Multiple Family Residential District)  
Proposed Zoning:    A-4A (Single-Family Residential District)  
Acres:                22,800 sq.ft.  
Petitioner:          Michael & Mary Edwards  
Owner:                Michael & Mary Edwards  
Location:            Parcel located on the north side of Lakeview Drive, being lot 63,  
Eden Isles Subdivision, S32, T9S, R14E, Ward 9, District 13.  
  
Council District:     13
- 5.     2018-1114-ZC**  
Existing Zoning:     A-2 (Suburban District)  
Proposed Zoning:    A-3 (Suburban District)  
Acres:                1.68 acres  
Petitioner:          Louise & Charles Hargon  
Owner:                Susan & Joe Doss  
Location:            Parcel located on the east side of Holly Street, south of Copal  
Avenue, being lot 32-D-1, Lewisburg Subdivision, S44, T8S,  
R11E, Ward 4, District 4  
  
Council District:     4
- 6.     2018-1124-ZC**  
Existing Zoning:     A-6 (Multiple Family Residential District)  
Proposed Zoning:    A-4A (Single-Family Residential District)  
Acres:                11,400 sq.ft.  
Petitioner:          Leo & Linda Doyle  
Owner:                Leo & Linda Doyle  
Location:            Parcel located on the north side of Lakeview Drive, being lots 68A  
& 68B, Eden Isles Subdivision, S32 & 33, T9S, R14E, Ward 9,  
District 13  
  
Council District:     13
- 7.     2018-1125-ZC**  
Existing Zoning:     A-1 (Suburban District)  
Proposed Zoning:    A-2 (Suburban District)  
Acres:                1 acre  
Petitioner:          Floyd Mckee  
Owner:                Floyd Mckee  
Location:            Parcel located on the southwest corner of Bruhl Road &  
Chickamaw Road, east of LA Highway 25, S36, T5S, R10E, Ward  
2, District 3.  
  
Council District:     3
- 8.     2018-1129-ZC**  
Existing Zoning:     A-4 (Single-Family Residential District)  
Proposed Zoning:    A-5 (Two Family Residential District)  
Acres:                10,830 sq.ft.  
Petitioner:          Roger Wayne Warner  
Owner :               Roger Wayne Warner  
Location:            Parcel located on the west side of Brookter Street, south of  
Sycamore Street, being lots, 39, 40, 41 & 42, Square 9, Beverly  
Hills Subdivision, S13, T9S, R14E , Ward 8, District 14.  
  
Council District:     14

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**9.     2018-1133-ZC**

Existing Zoning:     A-1 (Suburban District) & RO (Rural Overlay)  
Proposed Zoning:    A-2 (Suburban District) & RO (Rural Overlay)  
Acres:                2 acres  
Petitioner:          Fred & Rochelle Hinkel  
Owner:                Fred & Rochelle Hinkel  
Location:            Parcel located at the southwest corner of Million Dollar Road &  
                              Southern Drive, S33, T5S, R11E, Ward 2, District 2.  
Council District:     2

**10.    2018-1134-ZC**

Text Change                An Ordinance amending the St. Tammany Parish Unified  
                                      Development Code Section 130-55 “Notice Requirements” to  
                                      include additional abutter notice provisions.

**11.    2018-1135-ZC**

Existing Zoning:     HC-2 (Highway Commercial District)  
Proposed Zoning:    A-4 (Single-Family Residential District)  
Acres:                5.4 acres  
Petitioner:          Council Motion  
Owner:                Multiple Owners  
Location:            Parcel located located on the north side of Ben Thomas Road, west  
                              of US Highway 11, S34, T8S, R14E, Ward 9, District 14.  
Council District:     14

**12.    2018-1138-ZC**

Text change                An Ordinance to add the use of Specialty food processing to the I-1  
                                      Industrial Zoning District.

**13.    2018-1140-ZC**

Existing Zoning:     A-6 (Multiple Family Residential District)  
Proposed Zoning:    A-4A (Single-Family Residential District)  
Acres:                11,400 sq.ft.  
Petitioner:          Alfred L. & Laura L. Pearson  
Owner:                Alfred L. & Laura L. Pearson  
Location:            Parcel located on the north side of Lakeview Drive, being lot 69,  
                              Eden Isles Subdivision, S32 & 33, T9S, R14E, Ward 9, District 13.  
Council District:     13

**14.    2018-1145-ZC**

Existing Zoning:     A-1A (Suburban District)  
Proposed Zoning:    A-1A (Suburban District) & RO (Rural Overlay)  
Acres:                23.48 acres  
Petitioner:          Joshua Beaver & Rae Ann Gauthier  
Owner:                Joshua Beaver & Rae Ann Gauthier  
Location:            Parcel located on the west side of LA Highway 1077, across from  
                              Tantela Ranch Road, S20, T6S, R10E, Ward 1, District 3.  
Council District:     3

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**15.    2018-1150-ZC**

Existing Zoning:     A-4 (Single-Family Residential District)  
Proposed Zoning:    I-2 (Industrial District)  
Acres:                20,000 sq.ft.  
Petitioner:          Russell & Michelle Bolotte  
Owner:                Russell & Michelle Bolotte  
Location:            Parcel located on the north side of South Street, east of Hickory Street, being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell, S37, T8S, R14E, Ward 9, District 11.  
  
Council District:     11

**16.    2018-1151-ZC**

Existing Zoning:     HC-1 (Highway Commercial District), HC-2 (Highway Commercial District) & A-4A (Single-Family Residential District)  
Proposed Zoning:    HC-2A (Highway Commercial District)  
Acres:                4.461 acres  
Petitioner:          Paul J. Mayronne  
Owner:                B B Mini Storage Inc - Matthew P. Bennett  
Location:            Parcel located on the east side of US Highway 190, south of Harrison Avenue S10 & 48, T7S, R11E, Ward 3, District 2.  
  
Council District:     2

**17.    2018-1152-ZC**

Existing Zoning:     HC-2 (Highway Commercial District)  
Proposed Zoning:    A-4A (Single-Family Residential District)  
Acres:                27.14 acres  
Petitioner:          H & I Investments, LLC - Robert Hurley  
Owner:                Abita Springs Land, LLC - Robert Caplan  
Location:            Parcel located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace, S7, T7S, R12E, Ward 4, District 5.  
  
Council District:     5

**18.    2018-1153-ZC**

Existing Zoning:     A-5 (Two Family Residential District) & MD-1 (Medical Residential District)  
Proposed Zoning:    A-1A (Suburban District)  
Acres:                3.85 acres  
Petitioner:          Rita Stephens & Lexi Melerine  
Owner:                Rita Stephens & Lexi Melerine  
Location:            Parcel located on the south side of Hickory Street, west of Colonia Court, being 162 Hickory Street, Covington, S27, T7S, R11E, Ward 4, District 5.  
  
Council District:     5

**19.    2018-1161-ZC**

Text Change:        An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add “Air Curtain Incinerator” and “Non-Construction Wood Waste” to Section 130-5 Definitions and to add a new use “Air Curtain Incinerator” in Section 130-1074 I-2 Industrial District.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**



**MINUTES OF THE ST TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 PM – TUESDAY, AUGUST 7, 2018**  
**ST TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph  
Absent: Cazaubon, Willie, Mannella  
Staff Present: Helen Lambert

**CALL TO ORDER**

The regular meeting of the St Tammany Parish Zoning Commission was called to order by Mr. Davis.

**INVOCATION**

The Invocation was presented by Mr. Randolph.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Drumm.

**APPROVAL OF THE MINUTES FOR THE JULY 3, 2018 ZONING MEETING**

**Lorren moved to approve, second by Doherty**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**ZONING CHANGE REQUEST CASES – APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

1. **2018-917-ZC**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14  
Acres: 3.44 acres  
Petitioner: Jeffery Schoen  
Owner: Faith Bible Church of Slidell – Alfred N. Young  
Council District: 14

**POSTPONED FROM THE 7/3/2018 MEETING**

Jeff Schoen spoke regarding the public hearing that was held, and submitted deed restrictions that was agreed upon (certain uses are prohibited, construction of 8 foot wooden fence around 3 perimeters, height restriction on any new building). Judy Bergeron Tregre also spoke in favor of the zoning change.

**Randolph motioned to approve, with the deed restrictions, second by Doherty.**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**August 7, 2018 ZONING COMMISSION MEETING MINUTES, CONT**

**2. 2018-1064-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: A-4A (Single Family Residential District)  
Location: Parcel located on the west side of Nellie Drive, north of  
US Highway 190, being lot 16, Square 4, Pine Shadows  
Subdivision, S11, T9S, R14E, Ward 8, District 12  
Acres: 6250 sq. ft.  
Petitioner: Barbin Builders Inc – Dorene Barbin  
Owner: Flo-Ron Properties, LLC – Rondal L. Richmond  
Council District: 12

A Public Hearing was opened for discussion on this case.

In favor of this request: Dorene Barbin

Opposition: None

**Doherty motioned to approve, second by Lorren**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**3. 2018-1069-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Ned Avenue, east of Sunrise  
Street, west of Bayou Paquet Street, being lot 35, Chateau Estates  
& 144 Ned Avenue, Slidell, S40, T9S, R13E, Ward 9, District 11  
Acres: 1.25 acres  
Petitioner: Roxanne Wojeik  
Owner: Roxanne Wojeik  
Council District: 11

A Public Hearing was opened for discussion on this case.

Ms. Wojeik spoke on what she would like to put on the property.

Ms. Dionne Quavis Deede, 134 Ned Avenue, spoke against

Ms. Jill Firman, 143 Ned Avenue, spoke against

Mr. Warren Frank, 148 Ned Avenue, spoke against

Mr. James Steve, 124 Ned Avenue, had a petition and spoke against

Mr. Craig Firmin, 143 Ned Avenue, spoke against

**Doherty motioned to deny, second to deny by Drumm**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**4. 2018-1075-ZC**

Text Change: An ordinance to amend the St Tammany Parish Unified  
Development Code, Section 130-2163. Minimum off-street  
Loading requirements to amend the required number of parking  
Spaces for Institutional and commercial medical uses, clinics &  
Medical office buildings.

A Public Hearing was opened for discussion of this case.

**Doherty motioned to postpone for one month, second by Drumm**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**August 7, 2018 ZONING COMMISSION MEETING MINUTES, CONT**

**5. 2018-1079-ZC**

Existing Zoning: A-3 (Suburban District) & HC-3 (Highway Commercial District)  
Proposed Zoning: HC-3 (Highway Commercial District)  
Location: Parcel located on the southeast corner of I-12 & LA Highway 434,  
S17 & 18, T8S, R13E, Ward 7, District 7  
Acres: 31.34 acres  
Petitioner: David T & Mary M Aquistapace  
Owner: David T & Mary M Aquistapace  
Council District: 7

A Public Hearing was opened for discussion on this case.

Rick Richardson spoke for Mr. Acquistapace, who is for the zoning change

Brian Acquistapace spoke for the zoning change

Blaine Rosoff, 63067 Pine Acres, spoke against

Michael White, 631288 Pine Acres, spoke against

Diana Wild, 63081 Pine Acres, spoke against

Helen Lambert stated she would set up a public meeting on Tuesday, August 21, 2018, 6:00 pm, here in the Council Chambers. Davis, Fitzmorris, Doherty, and Randolph would be in attendance.

**Fitzmorris motioned to postpone for one month, second by Randolph**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**6. 2018-1090-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)  
Location: Parcel located on the northwest corner of Surrey Lane & Red Mill  
Drive, being Lot 40 Belle Acres Subdivision & 56165 Red Mill Drive,  
Slidell, S21, T9S, R15E, Ward 8, District 13  
Acres: 2.33 acres  
Petitioner: Stancel LaFaver  
Owner: Stancel LaFaver  
Council District: 13

A Public Hearing was opened for discussion on this case.

Stan LaFaver spoke for the change so he could bring the current building into compliance

**Doherty motioned to approve, second by Randolph**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**August 7, 2018 ZONING COMMISSION MEETING MINUTES, CONT**

**7. 2018-1091-ZC**

Text Change:

An ordinance to amend Chapter 130 of the St Tammany Parish Unified Development Code, to add Brewery or Distillery with Tours, specifically Section 130-5 Definitions and to Sections: 130-1075 I-2 Industrial District Administrative Permits, 130-1108 I-3 Heavy Industrial District Administrative Permits, 130-1130 I-4 Heavy Industrial District Administrative Permits and 130-2113 Minimum Standards.

Legal explained she's been working with Councilman Fitzgerald on this, allowing any brewery or distillery to have the same standards apply to them as the farm wineries. It would be an Administrative Permit to allow breweries to exist in an industrial area as required, and to have limited tours and tastings, and not be in violation of the zoning. They did have one request for an Amendment to B3 – language says one accessory structure to change to tasting room.

A Public Hearing was opened for discussion on this case.

Josh Erickson, 1532 Cherry Ridge Ct, spoke for this amendment. (Owner of Tchefuncta Brewery) He would like to make the following changes: 1) Available hours to change from 10:00 am – 6:00 pm to 10:00 am – 9:00 pm, and 2) Maximum occupancy to agree with State Fire Marshall office occupancy limits. Mr. Hernandez had a few questions to be clarified.

**Fitzmorris motioned to postpone for one month to get the language clarified further, second by Richard**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**8. 2018-1092-ZC**

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-3 (Suburban District)
Location:	Parcel located on the west side of Dixie Ranch Road, south of Idlewild Pines Road, S36, T8S, R13E, Ward 9, District 11
Acres:	4.09 acres
Petitioner:	ReMax –Michelle Pennino
Owner:	The Rose Mary Gunn and Willie Gunn Revocable Trust – Cynthia B King & Brenda A Franklin
Council District:	11

A Public Hearing was opened for discussion on this case.

Michelle Pennino, 77247 Pennino Rd, speaking for the owners, in favor of the change

**Richard motioned to deny, second by Richardson**

After some discussion, there was a motion to withdraw that motion

**Richard motioned to approve rezoning Parcel D only, second by Richardson**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**9. 2018-1093-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1A (Suburban District) & RO (Rural Overlay)  
Location: Parcel located on the north side of Stonehill Road, west of LA Highway 25, S32, T4S, R10E, Ward 2, District 3  
Acres: 8 acres  
Petitioner: Wayne W Weiser  
Owner: Nicole and Jared Weiser  
Council District: 3

A Public Hearing was opened for discussion on this case.  
Joseph Breaux, 214 Stonehill, spoke in favor

**Drumm motioned to approve, second by Randolph**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**10. 2018-1094-ZC**

Existing Zoning: A-5 (Two Family Residential District)  
Proposed Zoning: A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Jacob Road, south of Brownswitch Road, S31, T8S, R15E, Ward 8, District 9  
Acres: 0.918 acres  
Petitioner: Salvadore & Sena Ranatza  
Owner: Salvadore & Sena Ranatza  
Council District: 9

A Public Hearing was opened for discussion on this case.  
Salvadore Ranatza, 60282 Jacob Road, spoke in favor of  
Vickie Pruitt, 60234 Jacob Road, had questions on the septic system

**Randolph motioned to approve, second by Doherty**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**11. 2018-1096-ZC**

Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-3 (Suburban District-32,471.26 sq. ft.) & A-5 (Two Family Residential District-22,979.50 sq. ft.)  
Location: Parcel located on the west side of Eugene Wallace Road, south of Cleland Road, S8, T6S, R12E, Ward 10, District 6  
Acres: 1.27  
Petitioner: James Robert & Carrie Landry Boltin  
Owner: James Robert & Carrie Landry Boltin  
Council District: 6

A Public Hearing was opened for discussion on this case.  
James Boltin, 76365 Eugene Wallace Road, spoke in favor of

**Randolph motioned to approve, second by Richard**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**12. 2018-1099-ZC**

Existing Zoning: I-4 (Heavy Industrial District)  
Proposed Zoning: SWM-1 (Solid Waste Management District)  
Location: Parcel located on the south side of T.J. Smith Parkway, west  
Of US Highway 11, S23, T8S, R14E, Ward 8, District 9  
Acres: 3.988 acres  
Petitioner: St Joe Brick Works, INC. – M.P. Schneider  
Owner: St Joe Brick Works, INC. – M.P. Schneider  
Council District: 9

A Public Hearing was opened for discussion on this case.  
Sean Burkes, representing the owners, spoke in favor of

**Randolph motioned to approve, second by Doherty**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**13. 2018-1100-ZC**

Existing Zoning: I-4 (Heavy Industrial District)  
Proposed Zoning: SWM-1 (Solid Waste Management District)  
Location: Parcel located on the south side of T.J. Smith Parkway, west  
Of US Highway 11, S23, T8S, R14E, Ward 8, District 9  
Acres: 3.495 acres  
Petitioner: Chris Jean  
Owner: Bush Farms INC – Linda Bush Burdine  
Council District: 9

A Public Hearing was opened for discussion on this case.  
Chris Jean representing the owners

**Fitzmorris motioned to approve, second by Randolph**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE  
PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS  
FOLLOWS:**

**1. PR17-12-002 – USE: Reconfiguration of proposed Retail Center**

CORRIDOR: Highway 21 Planned Corridor Overlay  
ZONING: HC-2 Highway Commercial District  
USE SIZE: 48,000 sq. ft.  
PETITIONER: Scott M Gros P.E.  
OWNER: JSB Hwy 21 Lots, LLC – John S Bowers III  
LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive;  
S47, T7S, R11E, Ward 1, District 1

Scott Gros spoke in favor of

**Randolph motioned to approve, second by Richard**

**Yea:** Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**Davis motioned to adjourn, second by Fitzmorris**

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

An ordinance to amend the text of Chapter 130 St. Tammany Parish Unified Development Code, Section 130-2163. Minimum off-street loading requirements to amend the required number of parking spaces for Institutional and commercial medical uses, clinics & medical office buildings.

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2018-1075-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code, Section 130-2163. Minimum off-street loading requirements be amended to modify the required number of parking spaces for Institutional and commercial medical uses, clinics & medical office buildings; and

WHEREAS, the St. Tammany Parish Council considered the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to amend the ordinance addressing the minimum off-street loading requirements; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends Chapter 130 St. Tammany Unified Development Code, Section 130-2163. Minimum off-street loading requirements as follow:

Sec. 130-2163. - Minimum parking requirements.

The following table sets forth minimum off-street parking space requirements:

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
<i>Health and Medical Uses</i>	
Institutional and commercial medical uses, clinics, medical office buildings	<del>1 space per each 175 sq. ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty</del>  <u>5 spaces per 1000 sq.ft. of building</u>

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018; AND BECOMES  
ORDINANCE \_\_\_\_\_ COUNCIL \_\_\_\_\_ SERIES \_\_\_\_\_ NO. \_\_\_\_\_ 18-\_\_\_\_.

\_\_\_\_\_  
S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at

Returned to Council Clerk: \_\_\_\_\_, 2018 at



Parking requirements for Office & Medical Office Buildings

	Office (per 1000 sq ft)	Med. office (per 1000 sq ft)	
ST TAMMANY	2.85		5.7 plus staff
Sacramento County, CA	3.5		4.5
Fountain Valley, CA	4		7
Salt Lake City, UT	3		5
Virginia Beach, VA	3		3.7
Ontario	4		5.7
Pasco County, FL	3.3		5
Jacksonville, FL	3		4
San Diego, CA	4		5
Lancaster, TX	3.3		5
Covington, LA	4		5
Mandeville, LA	5		6.6
Slidell, LA	5		5
Average	3.8		5.1
Citeseer (50 MOB study)			4.5
Office Finder (Top Ten Req. MOB)			4.5
Texas Real Estate (1970s/80s)	3.3		5.5
ITE parking rates	3.45		4.27

2018-1075-ZC

ZONING STAFF REPORT

Date: 7/24/2018  
Case No.: 2018-1079-ZC  
Prior Action: Postponed (08/07/18)  
Posted:08/16/18

Meeting Date: 9/4/2018  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David T. & Mary M. Acquistapace  
OWNER: David T. & Mary M. Acquistapace  
REQUESTED CHANGE: From A-3 Suburban District & HC-3 Highway Commercial District to HC-3 Highway Commercial District  
LOCATION: Parcel located on the southeast corner of I-12 & LA Highway 434; S17 & 18, T8S, R13E; Ward 7, District 7  
SIZE: 31.34 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & Federal                      Road Surface: 2 lane asphalt &                      Condition: Good  
Interstate Ramp

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Interstate Ramp to I-12	
South	Commercial, Residential & Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Vacant & Entrance to the Transfer Station	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development: No                      Multi occupancy development: yes

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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District (9.74 acres) & HC-3 Highway Commercial District (21.6 acres) to HC-3 Highway Commercial District. This site is located on the southeast corner of I-12 & LA Highway 434. The 2025 future land use plan calls for the area to be as a Planned District with residential uses and conservation areas.

The objective of the request is to allow for the southern portion of the 31.34 acre parcel to be rezoned to HC-3. Staff is not completely opposed to the request considering that the site is abutting the on-ramp to Interstate 12; however, a portion of the property, along the southern boundary line, should remain zoned A-3 Suburban District, due to the proximity of some existing single family residential lots to the south.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be denied.

**Case No.:** 2018-1079-ZC

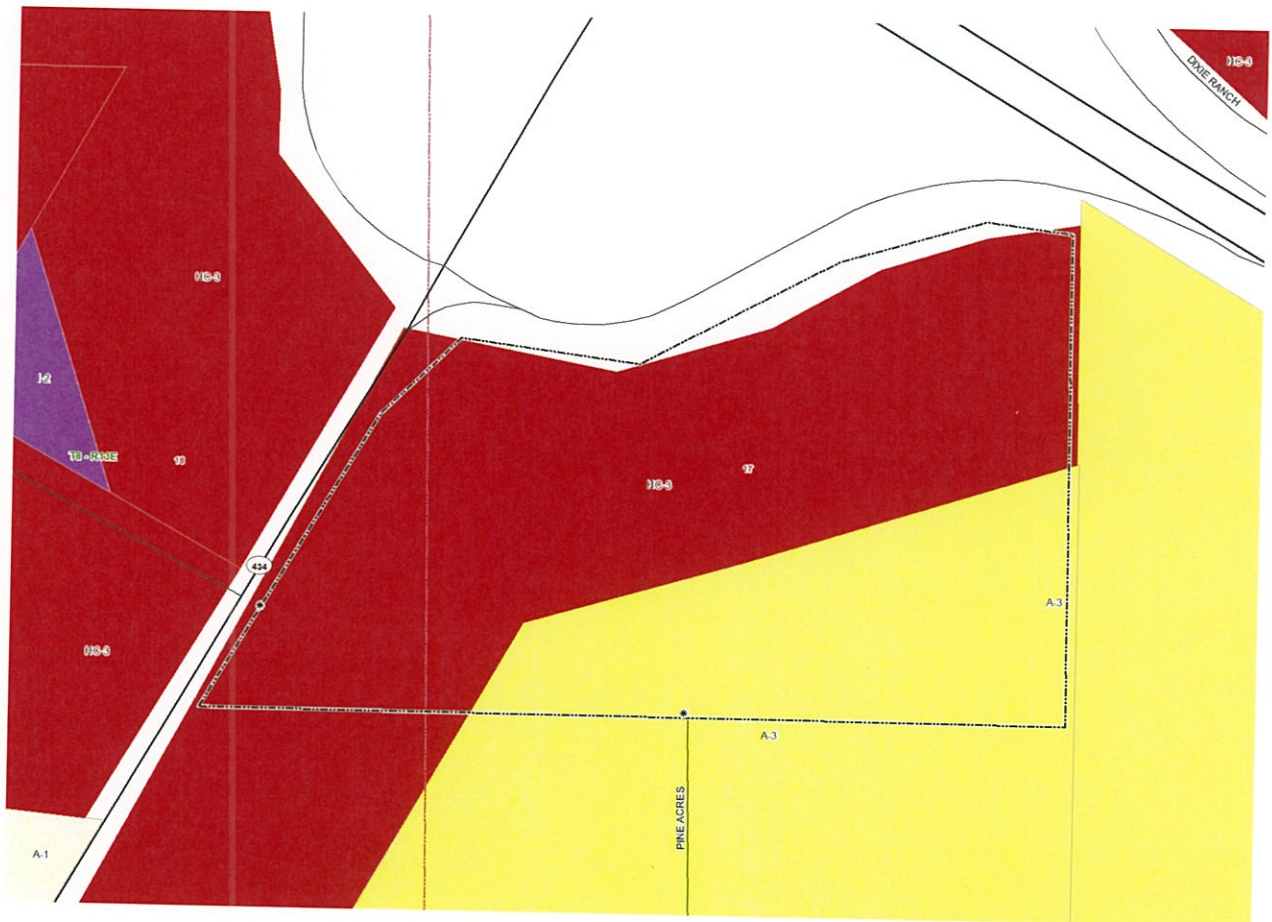
**PETITIONER:** David T. & Mary M. Acquistapace

**OWNER:** David T. & Mary M. Acquistapace

**REQUESTED CHANGE:** From A-3 Suburban District & HC-3 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the southeast corner of I-12 & LA Highway 434; S17 & 18, T8S, R13E; Ward 7, District 7

**SIZE:** 31.34 acres





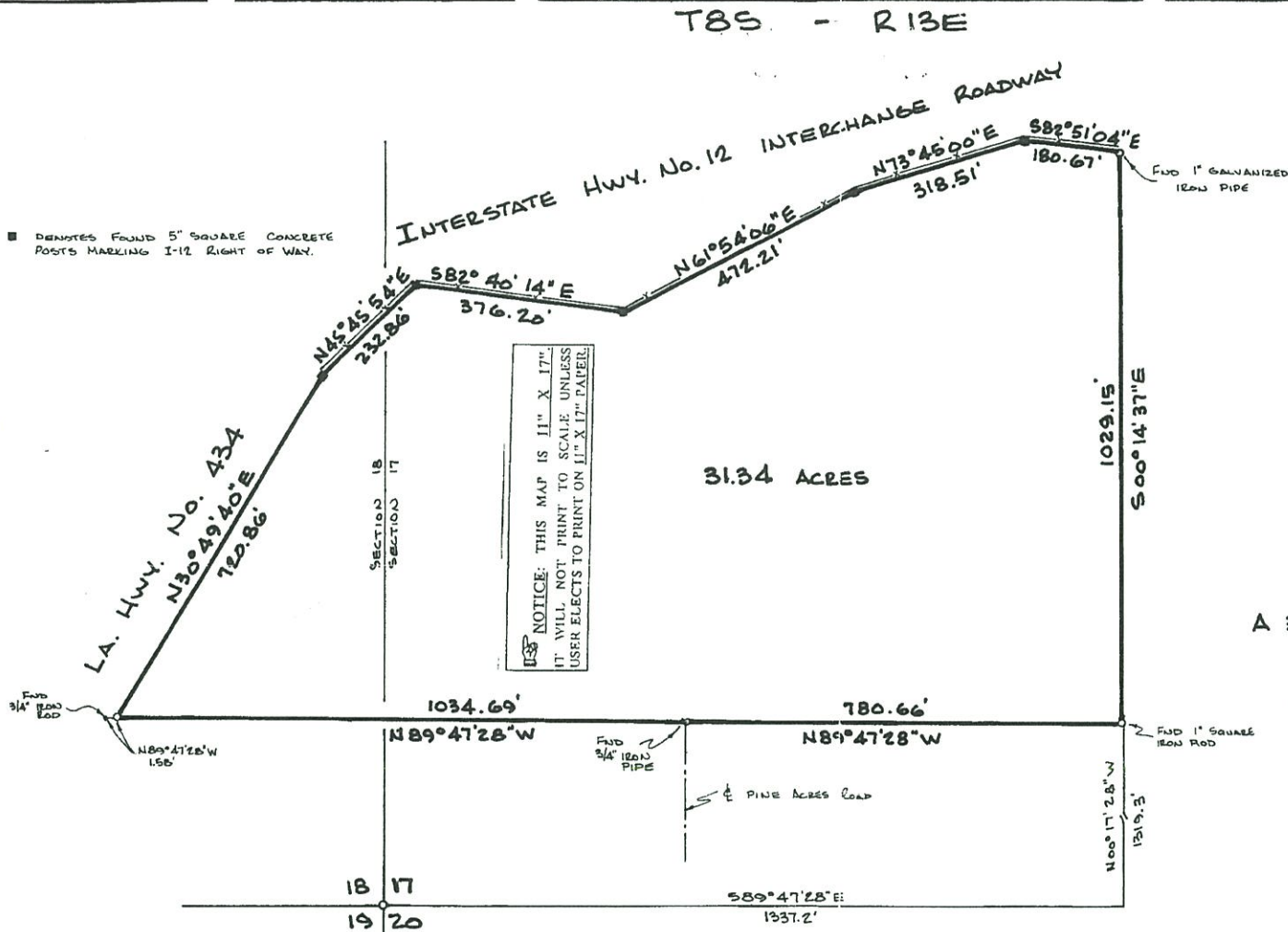


0 570 Feet





208-1079-2C



SURVEY MAP  
OF  
A 31.34 ACRE PARCEL OF LAND SITUATED  
IN  
SECTIONS 17 & 18, T8S - R13E  
ST. TAMMANY PARISH, LA.  
FOR  
JOHN J. CUMMINGS III  
STEWART TITLE OF LOUISIANA

REFERENCE SURVEYS: 1) MAP BY ROSS B. CASHION, JR.  
DATED 7-16-54  
2) MAP BY EDDIE J. CHAMPAGNE  
DATED MARCH 20, 1963; DWG. No. 1921

*John E. Borneau*  
JOHN E. BORNEAU  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4423

JOHN E. BORNEAU AND ASSOCIATES, INC.		
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS		
COVINGTON • MANDEVILLE • SLIDELL		
SCALE: 1" = 200'		BS
DATE: SEPT. 18, 1985		
SECTION 17 & 18, T8S - R13E		
FOR: JOHN J. CUMMINGS III		85386

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY: COUNCIL

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

An Ordinance to Amend Chapter 130 St. Tammany Parish Unified Development Code, to add Brewery or Distillery With Tours, specifically to Section 130-5 Definitions, and to Sections: 130-1075 I-2 Industrial District Administrative Permits, 130-1108 I-3 Heavy Industrial District Administrative Permits, 130-1130 I-4 Heavy Industrial District Permits, and 130-2213 Minimum Standards. (2018-1091-ZC)

WHEREAS, the St. Tammany Parish Government considers the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to implement an ordinance addressing the operations of breweries and distilleries with tours; and

WHEREAS, the St. Tammany Parish Government considers that it is necessary to amend Chapter 130 of the St. Tammany Parish Unified Development Code, to provide definitions and regulations regarding breweries and distilleries with tours.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends Chapter 130 of the St. Tammany Unified Development Code, as follows:

**Amend Section 130-5., Definitions to add a new use:**

BREWERY OR DISTILLERY WITH TOURS – An establishment in the business of brewing or distilling beer or spirits which also opens its doors to the general public for tours of its facilities.

**Amend I-2 Industrial District, specifically Sec. 130-1075. - Administrative permits to add a new:**

(10) Brewery or Distillery with Tours

**Amend I-3 Heavy Industrial District, specifically Sec. 130-1108. - Administrative permits to add a new:**

(10) Brewery or Distillery with Tours

**Amend I-4 Heavy Industrial District, specifically Sec. 130-1130. - Administrative permits to add a new:**

(10) Brewery or Distillery with Tours

**Amend Sec. 130-2213 Minimum standards to add new (57) Brewery or Distillery with Tours:**

(57) Brewery or Distillery with Tours.

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

1. Location of all structures on site including proposed structures.
2. Proposed traffic movements and points of ingress and egress, including parking and site triangle.
3. Drawing showing the location of proposed sign, setback from property line and dimensions.

b. Where a brewery or distillery with tours is allowed, the proposed use shall meet the following criteria:

1. The daily time period during which a brewery or distillery with tours may be open to the general public shall be from 10:00 a.m. until 6:00 p.m.
2. At any time, the number of visitors to the brewery or distillery shall not exceed 50 visitors.
3. The brewery or distillery with tours tasting room may have one accessory structure for the purpose of beer or spirit tasting and sales of beer, spirit, beer or spirit related items, and brand related promotional items. The size of the tasting room shall be limited to 800 square feet.
4. Tour, beer or spirit tasting and consumption are limited to tour of the facility and sampling, by the general public, of beer or spirits, and the purchase of beer or spirits by the glass or bottle to drink on or off the premises of the brewery or distillery with tours. No brewery or distillery shall permit the beer or spirit tasting and consumption without the proper permit from the parish and the state.
5. Beer or spirit-related items: Items that may be used in connection with the serving, storing or display of beer or spirits, or written material describing beer, spirits, or food, or items of apparel displaying the name and/or logo of the specific brewery or distillery can be sold on the site; other non-beer or spirit-related items may not be sold.
6. Sale, delivery, or shipment of beer or spirits manufactured by the permittee directly to a consumer in the state, licensed wholesalers and out-of-state purchasers are permitted.
7. The storage, warehousing, and wholesaling of beer or spirits is allowed on site.
8. All signage shall be in compliance with article VI, division 3, of this chapter.
9. Special events are permitted subject to compliance with requirements set out in section 6-30.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018; AND BECOMES  
ORDINANCE \_\_\_\_\_ COUNCIL \_\_\_\_\_ SERIES \_\_\_\_\_ NO. \_\_\_\_\_ 18-\_\_\_\_.

\_\_\_\_\_  
S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at

Returned to Council Clerk: \_\_\_\_\_, 2018 at



**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1110-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Michael & Mary Edwards  
**OWNER:** Michael & Mary Edwards  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District  
**LOCATION:** Parcel located on the north side of Lakeview Drive, being lot 63, Eden Isles Subdivision ; S32, T9S, R14E; Ward 9, District 13  
**SIZE:** 22,800 sq. ft.

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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	Canal & Vacant	PUD Planned Unit Development Overlay
South	Lake Pontchartrain & Undeveloped	A-4A Single Family Residential District
East	Duplex/Undeveloped	A-6 Multi Family Residential District
West	Duplex	A-6 Multi Family Residential District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**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 from A-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lot 63, Eden Isles Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff does not have any objection to the request.

Note that the objective of the request is to allow for the construction of a single family residence on the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4A Single-Family Residential District designation be approved.

**Case No.:** 2018-1110-ZC-ZC

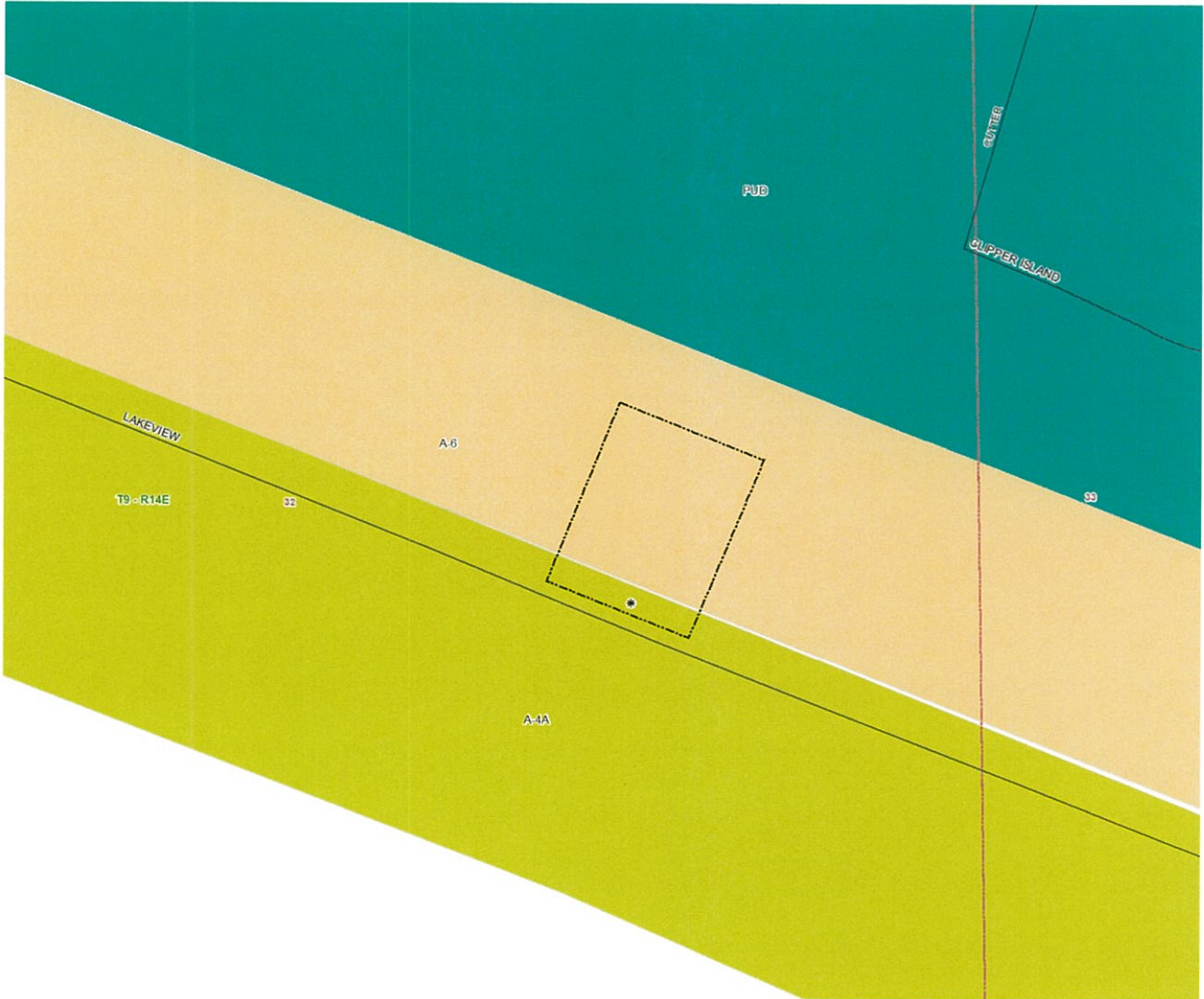
**PETITIONER:** Michael & Mary Edwards

**OWNER:** Michael & Mary Edwards

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, being lot 63, Eden Isles Subdivision ; S32, T9S, R14E; Ward 9, District 13

**SIZE:** 22,800 sq.ft.





PUD

A-6

T9-R14E 32

A-3

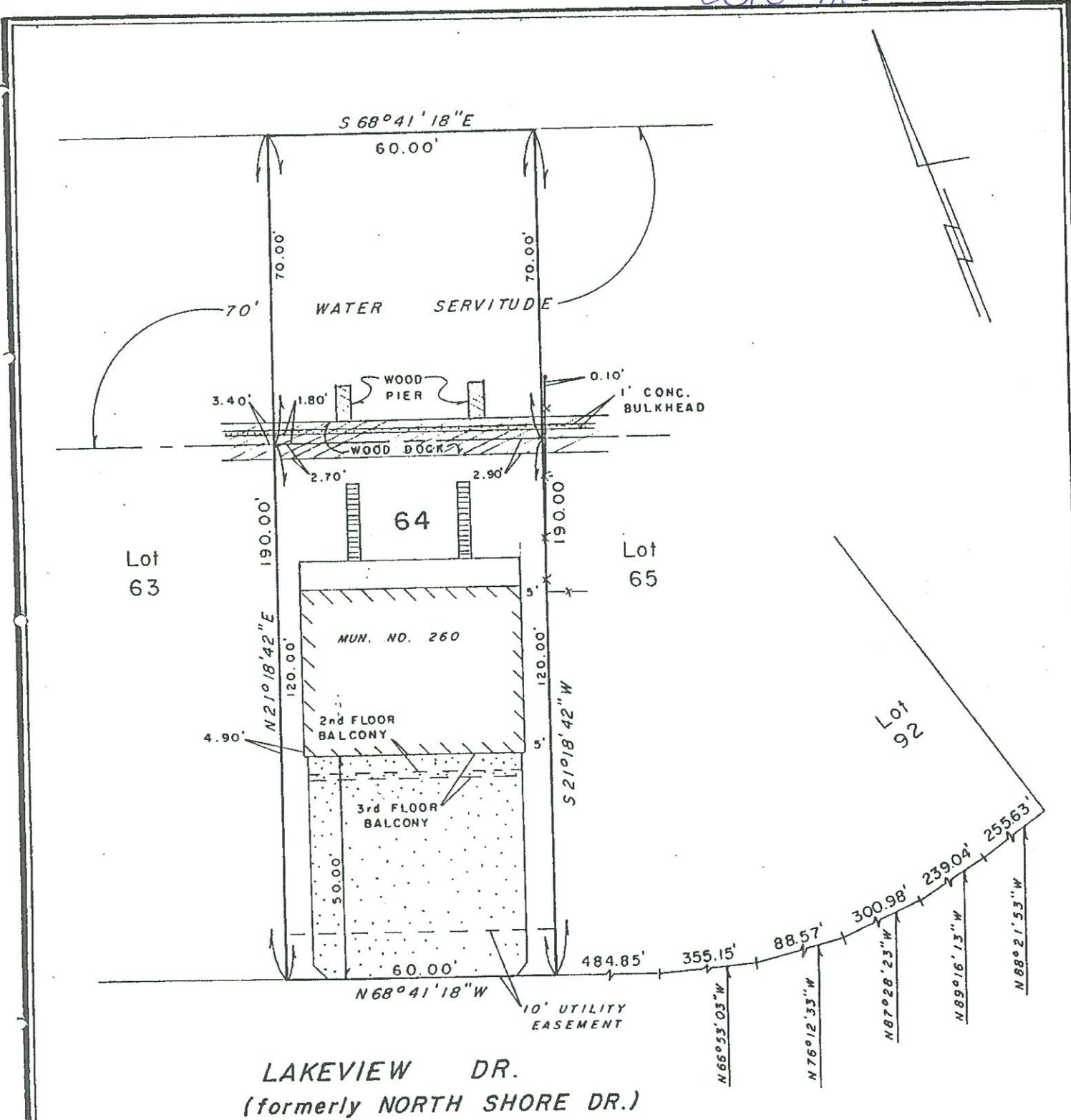
LAKEVIEW

A-4A



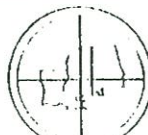
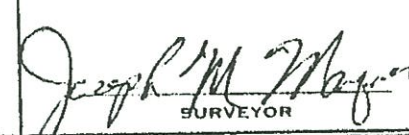
2018-1110-2C

8366



*Katie Windham Rhodes*  
*Louis Rhodes*

THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (FLOOD ZONE A10, BASE FLOOD ELEVATION +11.00 N.G.V.D. [M.S.L.])

SURVEY OF LOT 64 EDEN ISLES SUBDIVISION UNIT NO. 2 ST. TAMMANY PARISH, LA		Dading, Marques & Associates, Inc.			
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:  Lawyers Title Insurance Corp. and Katie Windham wife of/and Louis Rhodes (B456DH)		 P.O. BOX 790 METAIRIE, LA 70004 834-0200		 SURVEYOR	
DATE	SCALE	DRAWN BY	CHECKED BY	JOB NO.	PLAT NO.
11-6-89	1"=30'	W.J.B.	J.M.M.	89-2202	D-005-996

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1114-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Louise & Charles Hargon  
**OWNER:** Susan & Joe Doss  
**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District  
**LOCATION:** Parcel located on the east side of Holly Street, south of Copal Avenue, being lot 32-D-1, Lewisburg Subdivision ; S44, T8S, R11E; Ward 4, District 4  
**SIZE:** 1.68 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**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 from A-2 Suburban District to A-3 Suburban District. This site is located on the east side of Holly Street, south of Copal Avenue, being lot 32-D-1, Lewisburg Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff is not in favor of the request considering that the site is surrounded by parcels of land zoned A-2 Suburban District.

Note that the objective of the request is to allow for the creation of 2 parcels of land: one for the existing single family residence and one for the existing guest house.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-3 Suburban District designation be denied.

**Case No.:** 2018-1114-ZC

**PETITIONER:** Louise & Charles Hargon

**OWNER:** Susan & Joe Doss

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District

**LOCATION:** Parcel located on the east side of Holly Street, south of Copal Avenue, being lot 32-D-1, Lewisburg Subdivision ; S44, T8S, R11E; Ward 4, District 4

**SIZE:** 1.68 acres







2018-1114-ZC

RANDOM OAKS

COPAL

DAVID

FRONT

HOLLY

A2

T8 - R11E

A-3

NORTHLAKE

43

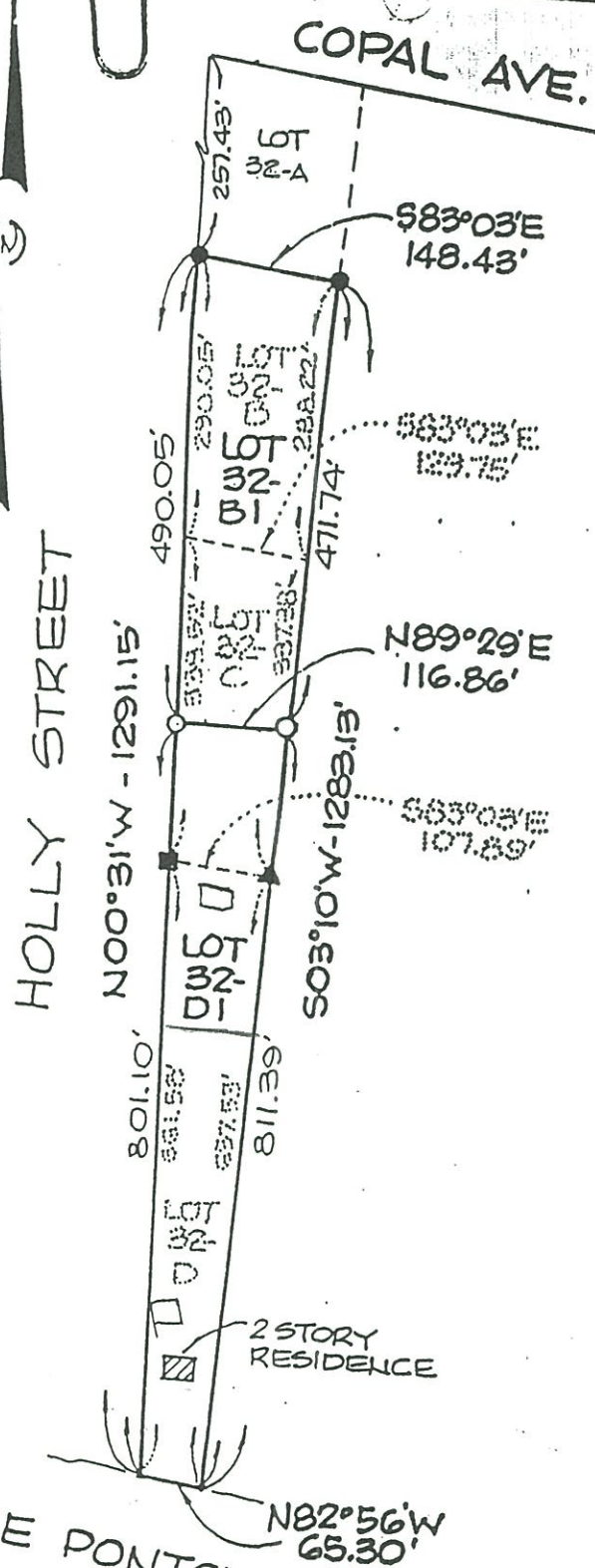
44

0 280 Feet





2018-1114-ZC



SQUARE FOOTAGE:  
LOT 32-B1 = 63567  
LOT 32-D1 = 73241  
TOTAL = 136808

APPROVALS

*Emily L. Lombard*  
CHAIRMAN PLANNING COMMISSION

*Ken Zell*  
SECRETARY PLANNING COMMISSION

*Alan F. Francour*  
PARISH ENGINEER

6-5-96  
DATE FILED

1441  
FILE NO.

*Judy L. Hurt*  
CLERK OF COURT

LAKE PONTCHARTRAIN

- LEGEND:  
○ 1/2" IRON ROD SET  
▲ 1/2" IRON ROD FOUND  
■ 3/4" IRON PIPE FOUND  
● 5/8" IRON ROD FOUND

REFERENCE:  
RESUBDIVISION MAP BY THIS FIRM,  
FILED: 8-5-82, FILE NO 740-A,  
NO SETBACKS OR SERVITUDES  
SHOWN.

**RESUBDIVISION MAP OF  
LOTS 32-B, 32-C & 32-D INTO  
LOTS 32-B1 & 32-D1, LEWISBURG,  
SECTION 44-T8S-R11E  
ST. TAMMANY PARISH, LA.**

PREPARED FOR:  
**ALBERT TERKUHLE;  
ELSA HOEHN TERKUHLE and  
SANDER WIENER**

**KELLY J McHUGH & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 70071

SCALE: 1" = 200'

DRAWN: MM

REVISED: "

DATED: APRIL 30, 1996

JOB NO.: 96-216

IF SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
USIVE, SERVITUDES OF RECORD AS SHOWN ON TITLE  
ION OR TITLE POLICY WILL BE ADDED HERETO UPON  
EST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE  
ION OR ABSTRACT.

STATE OF LOUISIANA  
KELLY McHUGH  
REG. No. 4443  
REGISTERED  
SURVEYOR

ELLY J. McHUGH REG. NO. 4443  
I HAVE CORRECTED AND IN ACCORDANCE WITH A PHYSICAL  
Y MADE ON THE GROUND AND COMPLYING WITH THE  
IT APPLICABLE STANDARDS OF PRACTICE, RED STAMP  
IS CORRECT PLAT.



**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1124-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Leo & Linda Doyle  
**OWNER:** Leo & Linda Doyle  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District  
**LOCATION:** Parcel located on the north side of Lakeview Drive, being lots 68A & 68B, Eden Isles Subdivision; S32 & 33, T9S, R14E; Ward 9, District 13  
**SIZE:** 11,400 sq.ft.

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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	PUD Planned Unit Development Overlay
South	Residential	A-4A Single Family Residential District
East	Undeveloped	A-6 Multiple Family Residential District
West	Duplex	A-6 Multiple Family Residential District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**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 from A-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lots 68A & 68B, Eden Isles Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff does not have any objection to the request.

Note that the objective of the request is to allow for the construction of a single family residence on the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4A Single-Family Residential District designation be approved.

**Case No.:** 2018-1124-ZC

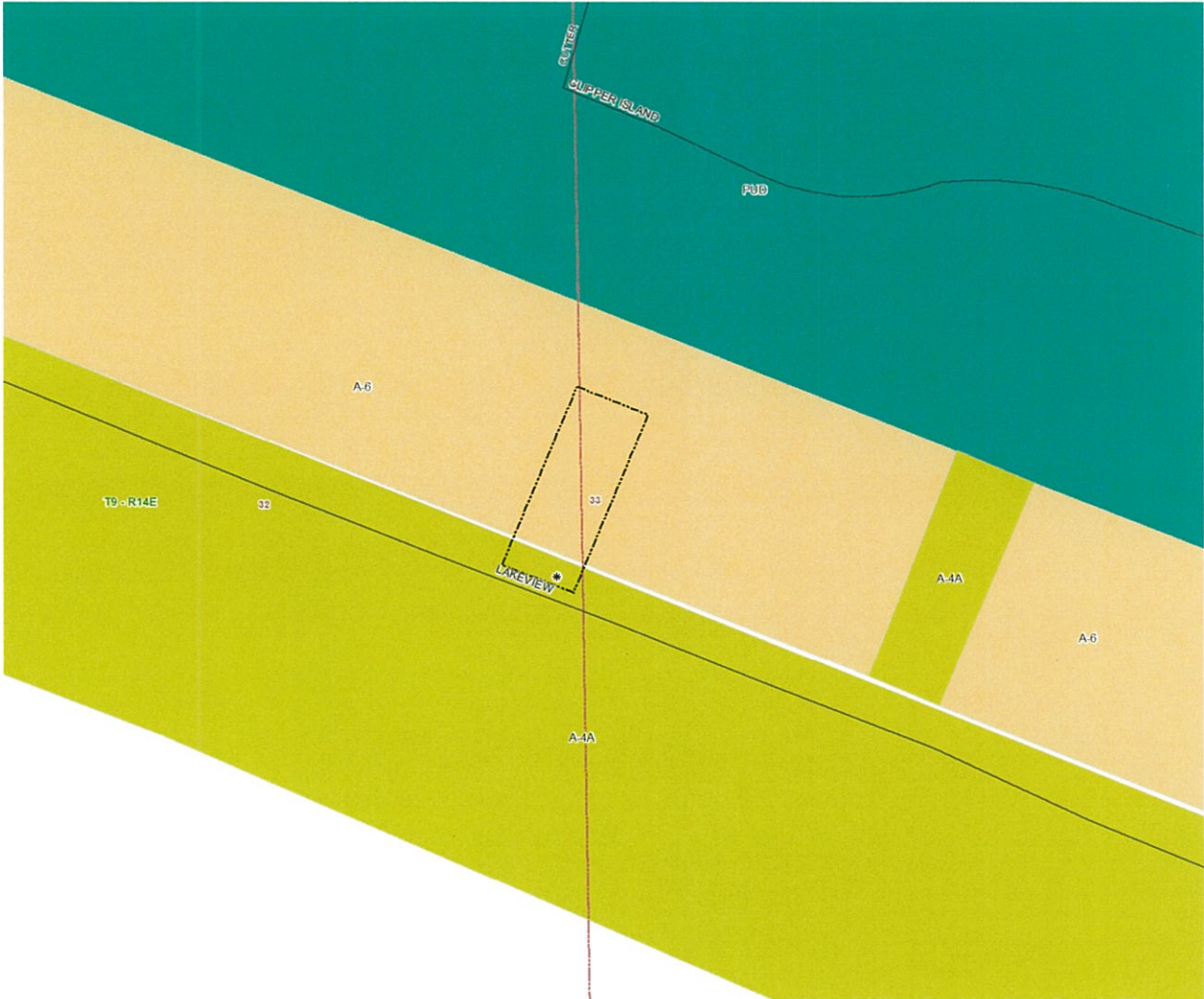
**PETITIONER:** Leo & Linda Doyle

**OWNER:** Leo & Linda Doyle

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, being lots 68A & 68B, Eden Isles Subdivision; S32 & 33, T9S, R14E; Ward 9, District 13

**SIZE:** 11,400 sq.ft.





2018-1124-ZC

CUTTER

CLIPPER ISLAND

PUD

T9-R14E

A-6

33

A-3

LAKEVIEW

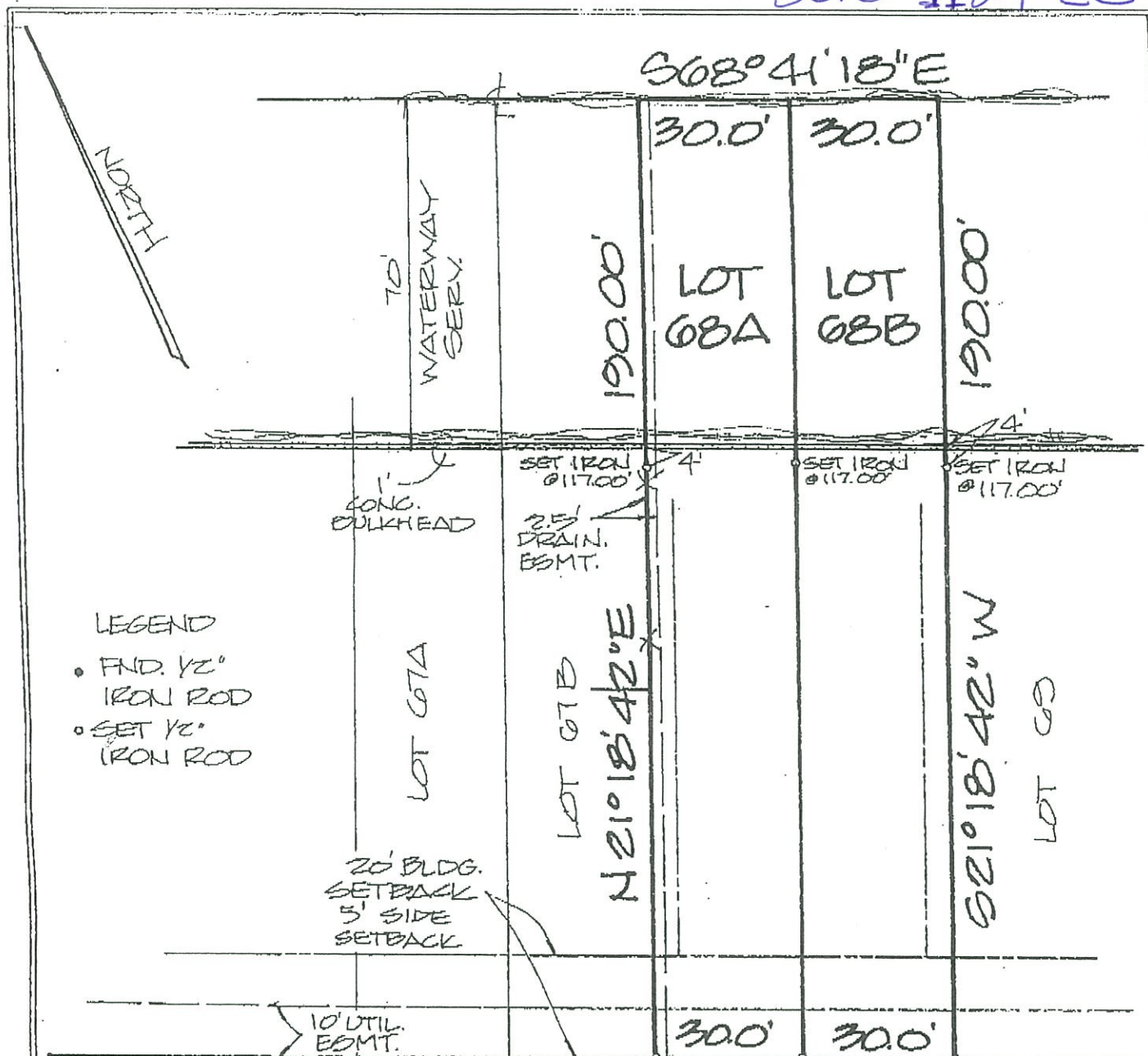
A-4A

0 100 Feet





2018-124-ZC



NORTH SHORE DRIVE  
60' EW  
(AKA LAKEVIEW DR.)

TOTAL AREA:  
0.26 ACRE

F.I.R.M. 225205  
0535D 4-2-91  
ZONE A10 EL.13'

RESUBDIVISION OF

LOT 68

EDEN ISLES UNIT 2

INTO

LOT 68A & LOT 68B

SEC. 33, T9S, R14E  
ST. TAMMANY PARISH, LA  
FOR:

PAUL LAGASSE III

APPROVED



*R. Kella*  
SEC. PLAN. COMM.  
*Jean Mulodossy*  
PARISH ENGINEER  
*Angela C. Stecken*  
CLERK OF COURT.  
4-17-2003 2896E  
DATE FILE NO.

J.V. BURKES & ASSOC., INC.

2990 GAUSE BLVD. EAST - SUITE B  
SLIDELL, LA 70461 504-649-0075

SCALE: 1" = 30'

BY: CAD

DATE: 10-4-2001

NO. 1012501

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1125-ZC  
**Posted:** 08/17/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Floyd Mckee  
**OWNER:** Floyd Mckee  
**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District  
**LOCATION:** Parcel located on the southwest corner of Bruhl Road & Chickamaw Road, east of LA Highway 25; S36, T5S, R10E; Ward 2, District 3  
**SIZE:** 1 acre

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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 & Residential	A-1 Suburban District
South	Undeveloped & Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential / Agricultural** – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located on the southwest corner of Bruhl Road & Chickamaw Road, east of LA Highway 25. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by properties zoned A-1 Suburban District.

Note that the objective of the request is to create a 1 acre parcel, as shown on the attached survey.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-2 Suburban District designation be denied.

**Case No.:** 2018-1125-ZC

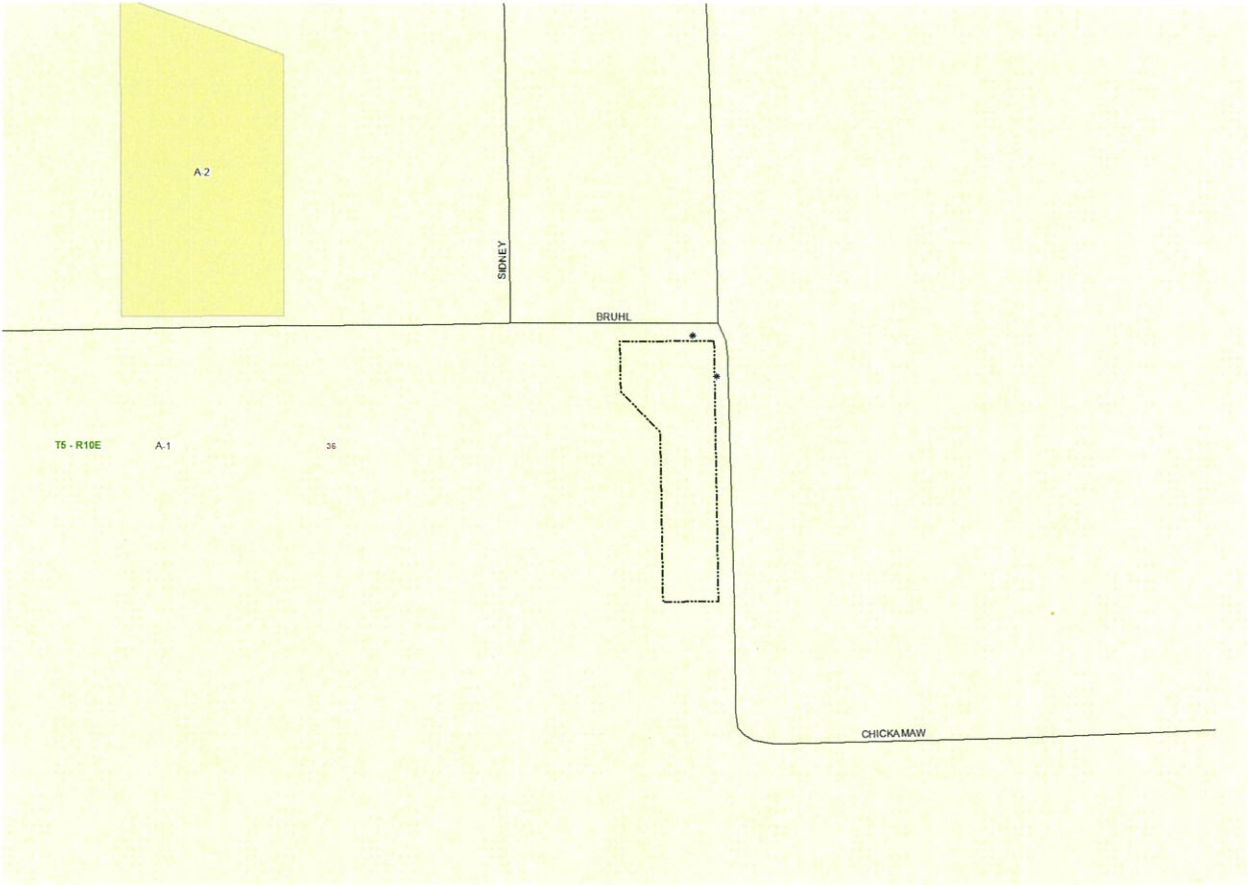
**PETITIONER:** Floyd Mckee

**OWNER:** Floyd Mckee

**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District

**LOCATION:** Parcel located on the southwest corner of Bruhl Road & Chickamaw Road, east of LA Highway 25; S36, T5S, R10E; Ward 2, District 3

**SIZE:** 1 acre





2018-1125-ZC

SIDNEY

BRUHL

CHICKAMAW

T5-R10E

36

A-1

A-3

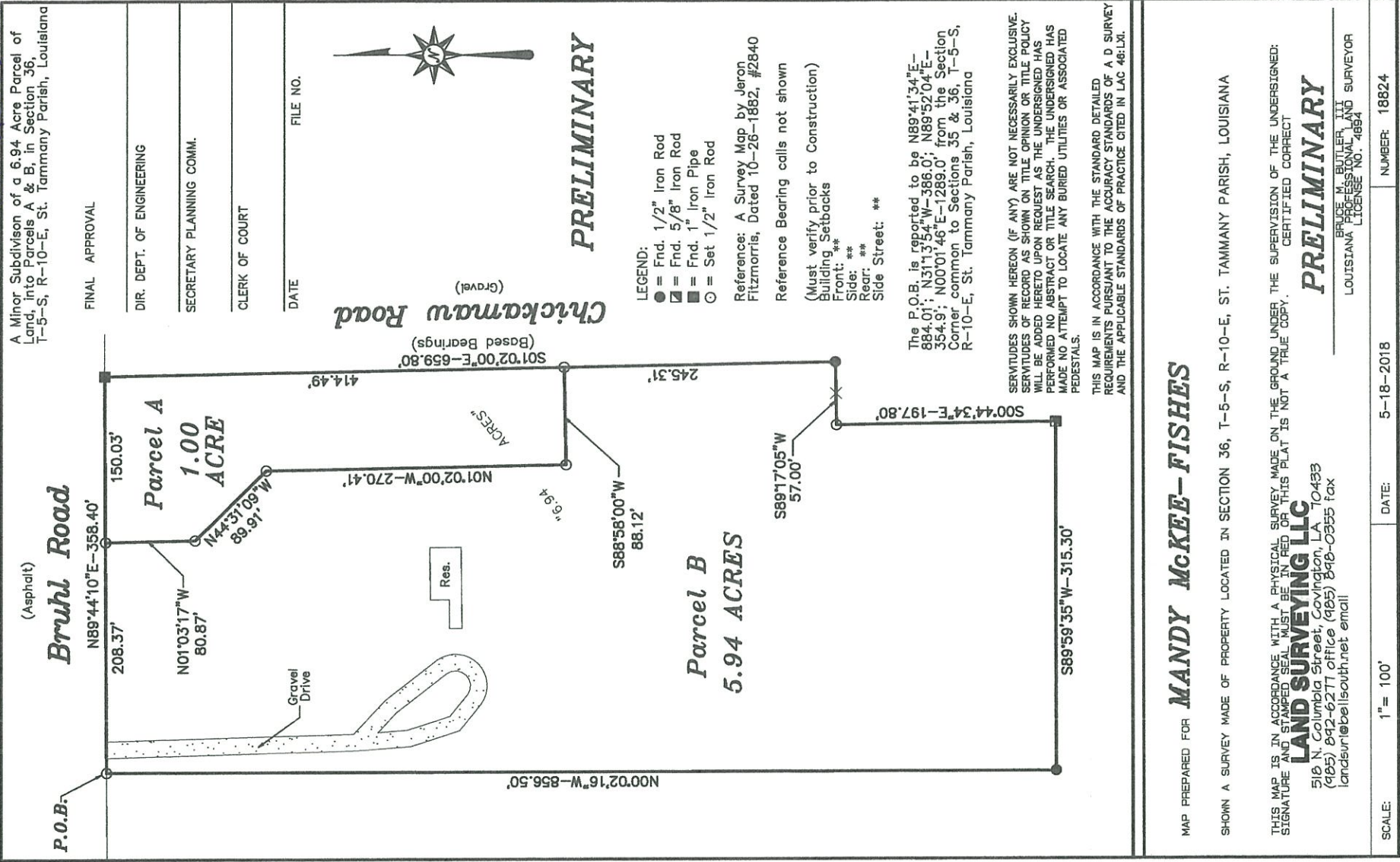
0 280 Feet

N





2018-1125-ZC





**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1129-ZC  
**Posted:**08/16/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Roger Wayne Warner  
**OWNER:** Roger Wayne Warner  
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-5 Two Family Residential District  
**LOCATION:** Parcel located on the west side of Brookter Street, south of Sycamore Street, being lots, 39, 40, 41 & 42, Square 9, Beverly Hills Subdivision ; S13, T9S, R14E; Ward 8, District 14  
**SIZE:** 10,830 sq.ft.

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped & Residential	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**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 from A-4 Single-Family Residential District to A-5 Two Family Residential District. This site is located on the west side of Brookter Street, south of Sycamore Street, being lots, 39, 40, 41 & 42, Square 9, Beverly Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff does not see any compelling reason to recommend approval considering that the site is mostly surrounded by single family residences & manufactured homes.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-5 Two Family Residential District designation be denied.

Case No.: 2018-1129-ZC-ZC

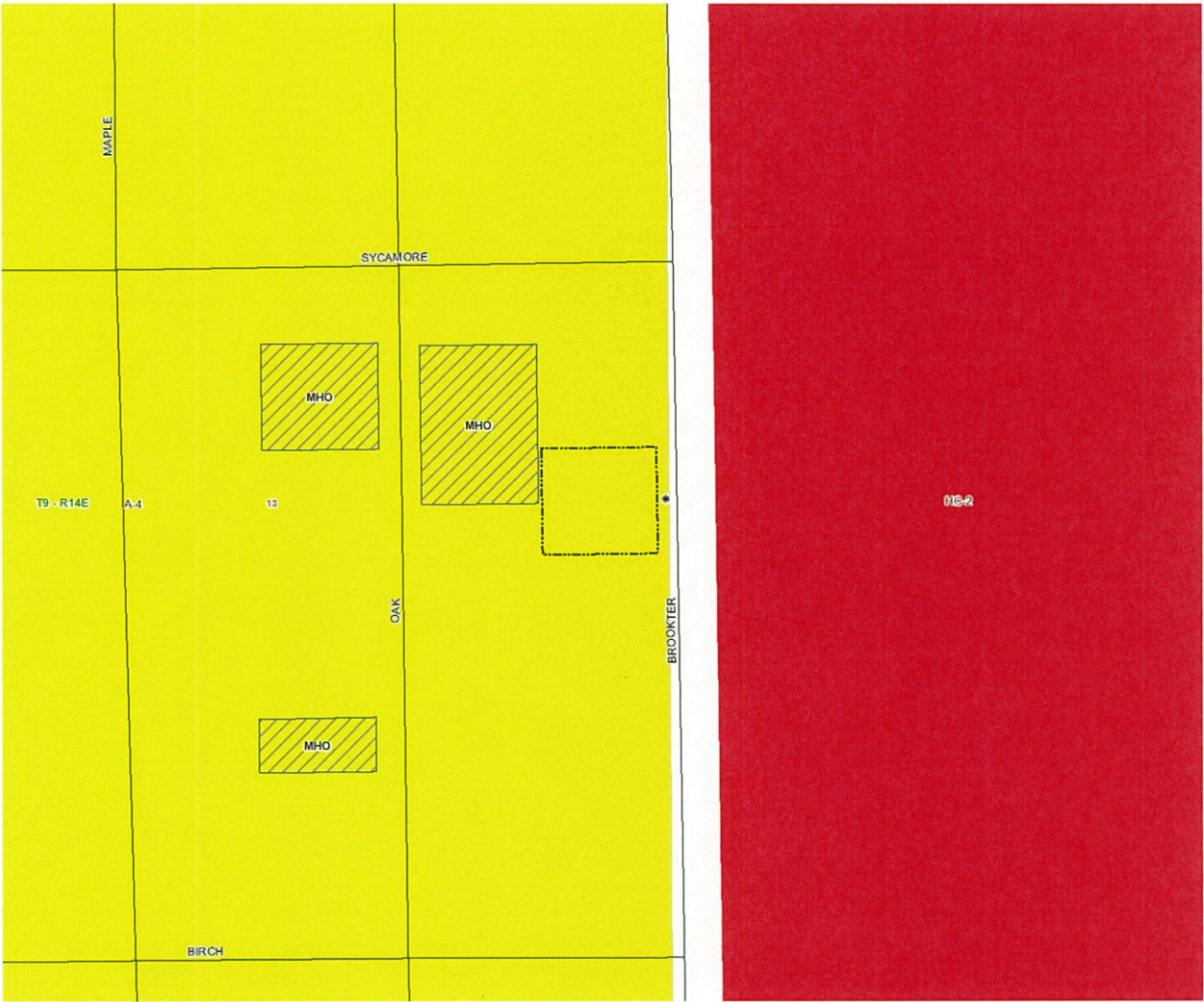
PETITIONER: Roger Wayne Warner

OWNER: Roger Wayne Warner

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the west side of Brookter Street, south of Sycamore Street, being lots, 39, 40, 41 & 42, Square 9, Beverly Hills Subdivision ; S13, T9S, R14E; Ward 8, District 14

SIZE: 10,830 sq.ft.







2018-1129-ZC

SYCAMORE

T9-R14E

13

A-4

OAK

BIRCH

BROOKTIER

HC-2

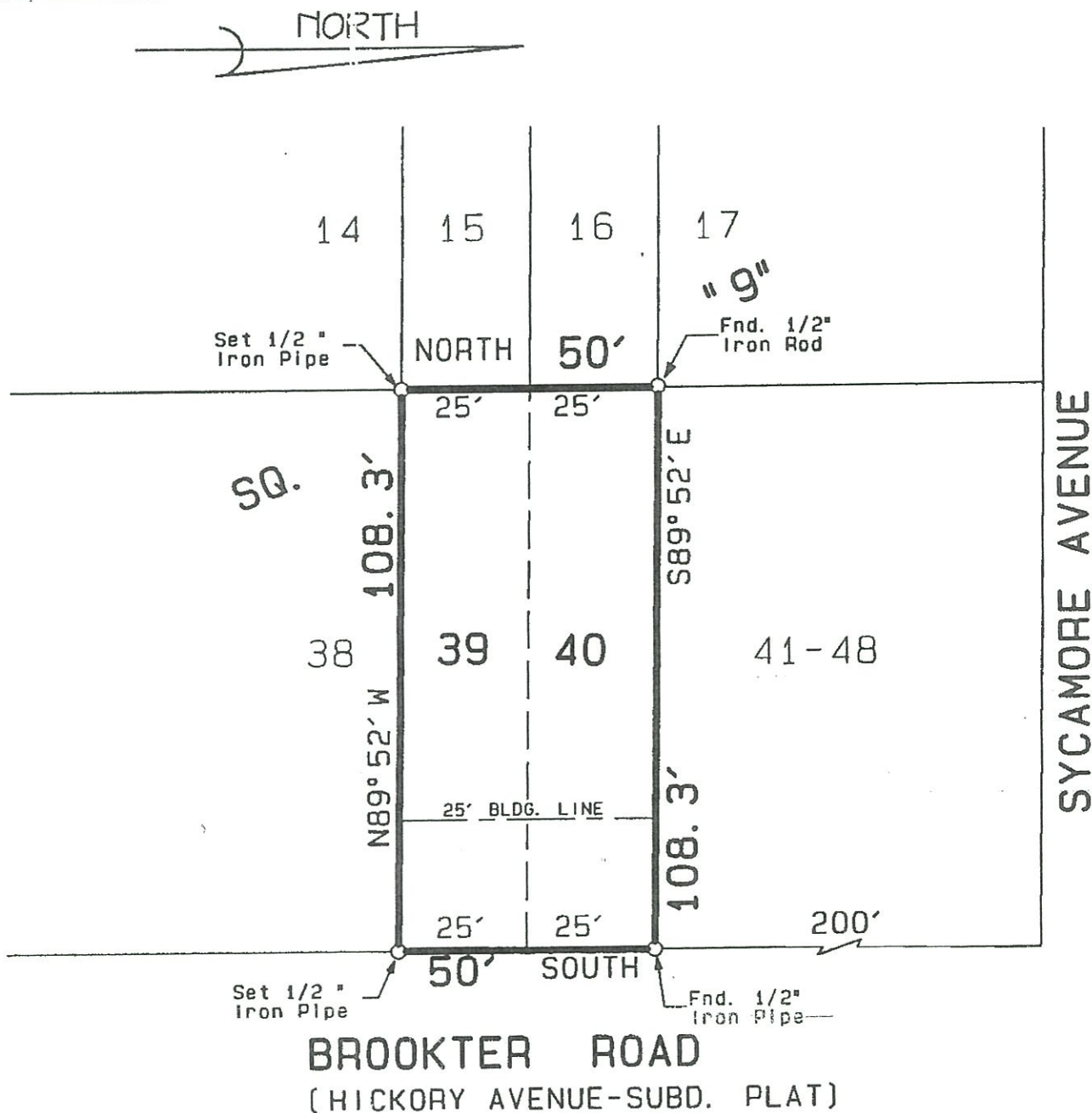
A-3

0 180 Feet





2018-1129-2C



Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0420 E ; Revised: APRIL 21, 1999

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

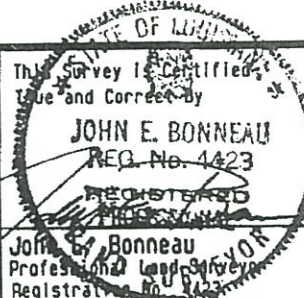
**SURVEY MAP OF**  
**LOTS 39 AND 40, SQUARE 9, BEVERLY HILLS SUBDIVISION**  
 in  
**St. Tammany Parish, Louisiana**  
 for  
**JERRY E. PEARSON, DOROTHY WACTOR PEARSON**  
**and CENTRAL PROGRESSIVE BANK and**  
**ADVANCE TITLE, L. L. C.**

Survey No. 2000 842  
 Date: DECEMBER 21, 2000

Drawn by: JDL  
 Revised:

Scale: 1" = 30'

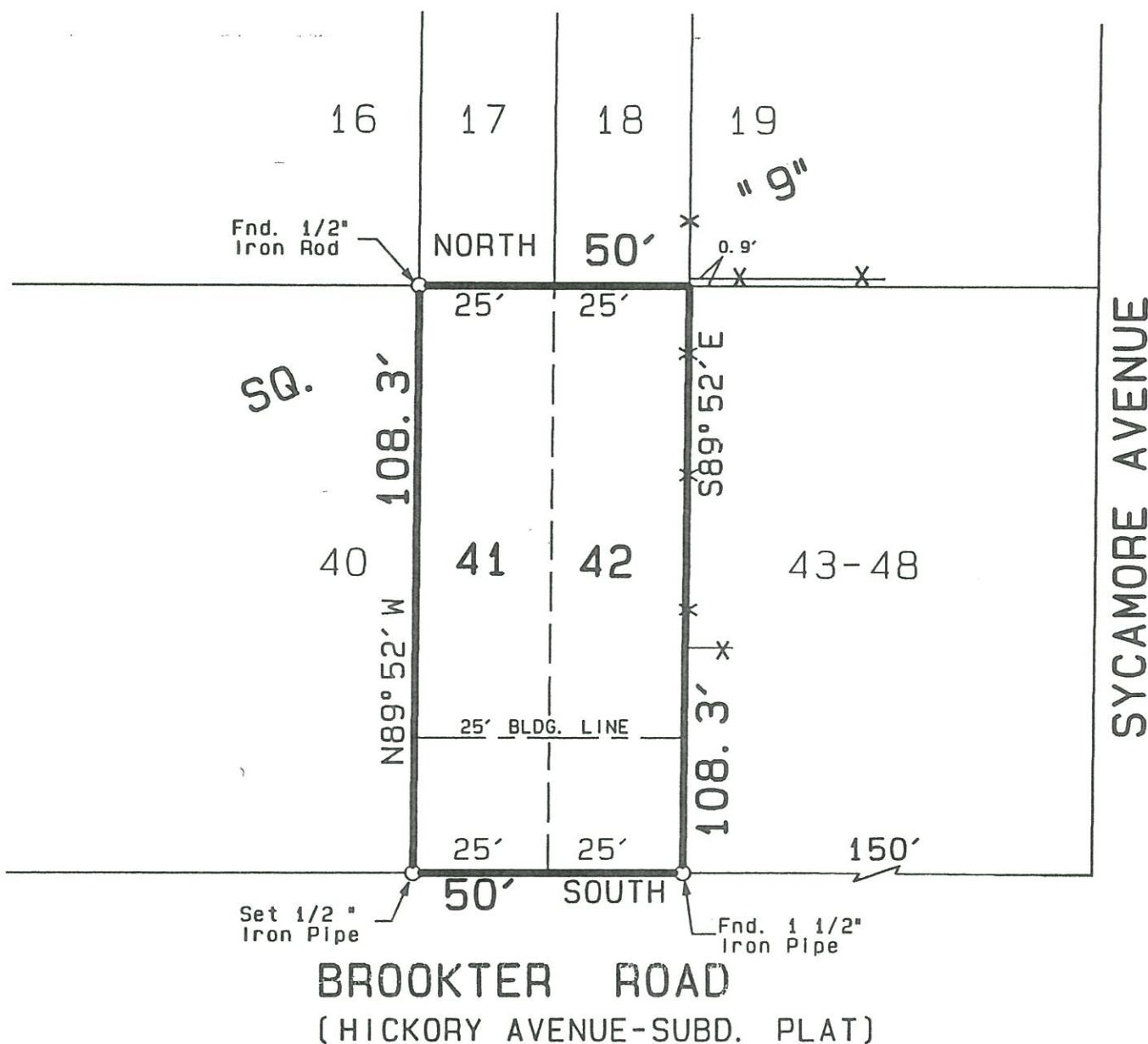
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042  
 HAMMOND (504) 345-7641 • FAX NO. (504) 626-0057







2018-1129-ZC



Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A. In accordance with Community ; Revised: APRIL 21, 1999

File No. 410652

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**SURVEY MAP OF**  
**LOTS 41 AND 42, SQUARE 9, BEVERLY HILLS SUBDIVISION**  
**In**  
**St. Tammany Parish, Louisiana**  
**for**

**ROGER W. WARNER AND**  
**UNITED TITLE OF LOUISIANA, INC.**

Survey No. 2000 638  
Date: SEPTEMBER 18, 2000

Drawn by: JEB  
Revised:

Scale: 1" = 30'

This Survey is Certified  
True and Correct By

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042  
HAMMOND (504) 345-7641 • FAX NO. (504) 626-0057

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1133-ZC  
**Posted:** 08/17/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Fred & Rochelle Hinkel  
**OWNER:** Fred & Rochelle Hinkel  
**REQUESTED CHANGE:** From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District & RO Rural Overlay  
**LOCATION:** Parcel located at the southwest corner of Million Dollar Road & Southern Drive; S33, T5S, R11E; Ward 2, District 2  
**SIZE:** 2 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish & Private Road      **Road Surface:** 2 lane asphalt & 1 lane asphalt      **Condition:** Good

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Residential / Agricultural** – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District & RO Rural Overlay to A-2 Suburban District& RO Rural Overlay. This site is located at the southwest corner of Million Dollar Road & Southern Drive. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by large parcels of land zoned A-1 Suburban on the south, east and west sides.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-2 Suburban District designation be denied.

**Case No.:** 2018-1133-ZC

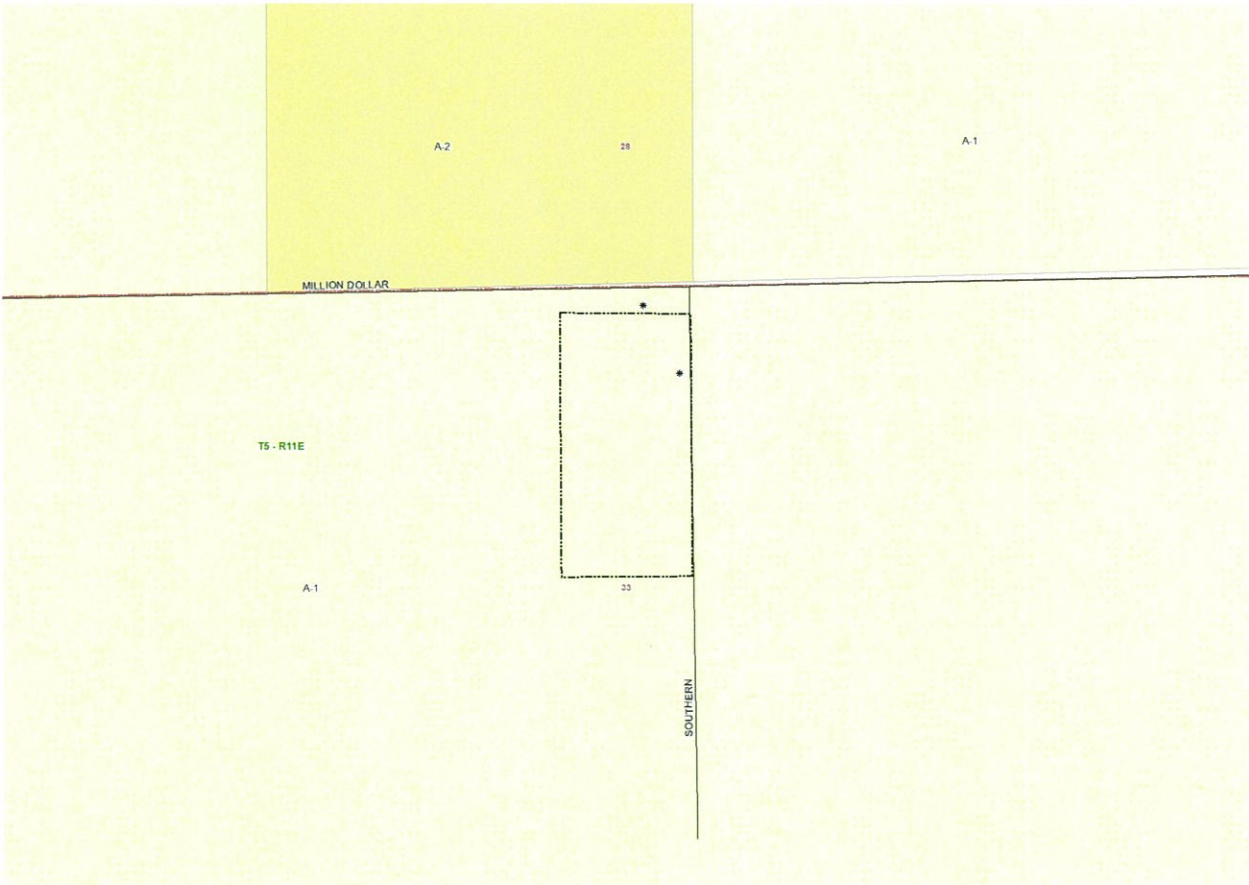
**PETITIONER:** Fred & Rochelle Hinkel

**OWNER:** Fred & Rochelle Hinkel

**REQUESTED CHANGE:** From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District & RO Rural Overlay

**LOCATION:** Parcel located at the southwest corner of Million Dollar Road & Southern Drive; S33, T5S, R11E; Ward 2, District 2

**SIZE:** 2 acres





2018-1133-ZC

28

A-2

A-1

MILLION DOLLAR

T5-R11E

A-3

SOUTHERN

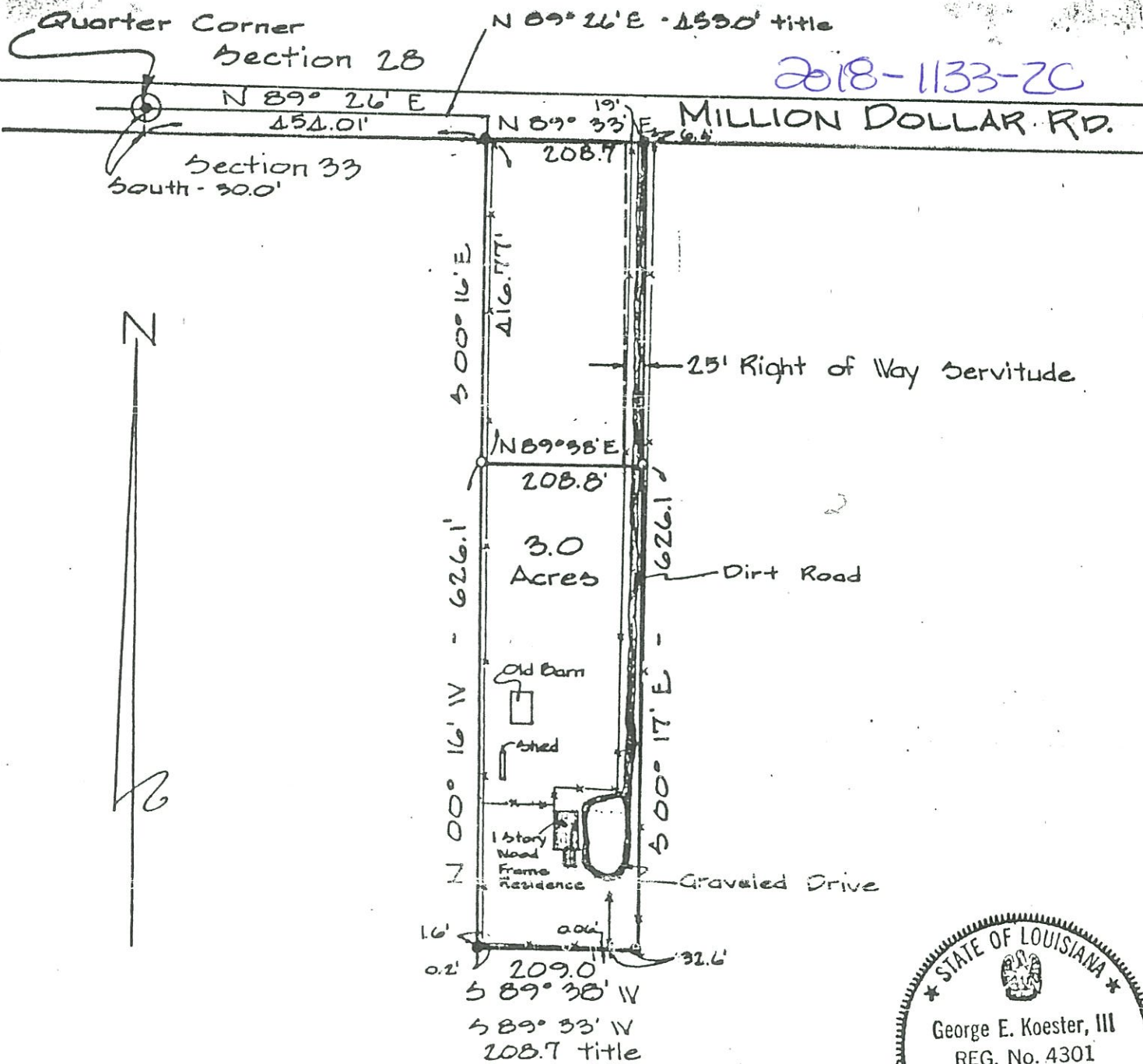
33

A-1

0 280 Feet







●=CORNER FOUND

SCALE: 1"=100'

○=CORNER SET

CERTIFIED CORRECT TO: FREDERICK J. HINKEL

A Survey of property located in Section 33,  
Township 5 South, Range 11 East, St. Tammany  
Parish, Louisiana

GEORGE E. KOESTER, INC.

MANDENVILLE, LOUISIANA.

Nov. 4, 1986

THIS PROPERTY IS LOCATED IN  
F.I.A. ZONE "C" W/ BASE FLOOD ELEV.  
OF N/A ACCORDING TO FED. INS.  
RATE MAP NO. 225205-0150-B  
DATED: 3-1-84

BY:

*[Signature]*

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: TOLEDANO PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

AN ORDINANCE AMENDING CHAPTER 130 ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, TO ADD TO SECTION 130-55 "NOTICE REQUIREMENTS" TO INCLUDE ADDITIONAL ABUTTER NOTICE PROVISIONS (2018-1134-ZC)

WHEREAS, from time to time property owners in St. Tammany Parish request amendments to the zoning classification of their properties; and

WHEREAS, currently notices of requested changes are published in the official journal and a newspaper of general circulation, together with physical notice signs placed in designated areas by the department of planning and developments; and

WHEREAS, in order to further provide notice to property owners directly abutting or surrounding the property which will appear on the St. Tammany Parish Zoning Commission agenda for a requested zoning amendment, the St. Tammany Parish Council desires to implement a notice requirement commonly referred to as "abutter notice", requiring additional notice provisions in certain cases.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that the following amendments be made to the St. Tammany Parish Unified Development Code Section 130-55:

**Sec. 130-55. Notice Requirements.**

Posted Notice. For all proposed changes, except comprehensive zoning changes and text changes, a printed notice in bold type shall be posted for not less than 10 consecutive days prior to the public hearing conducted by the parish zoning commission on signs not less than one square foot in area, prepared, furnished, and placed by the director of planning and development or his designated appointee upon

- (a) the principal and accessible rights of way adjoining the area proposed for a zoning change. Said signs shall contain the case number, the time and place of the public hearing as provided above. The parish council shall take no action until it has received the final reports of the zoning commission.
- (b) No such posting is required of the area within or adjoining an area to be affected by any proposed changes provided there is compliance with the publication requirement set above.
- (c) Comprehensive rezoning proposals need be posted under the requirements set out above only within the area to be affected in general geographic terms and need not list the specific zone proposed for all land within that area. The zoning commission may then adopt the final map after a public hearing on a ward of comprehensive rezoning area zoning change.

(d) Mailed “abutter notice”.

(1) In addition to the above posted notice, notice setting forth the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property shall be mailed to all property owners within three hundred (300) feet, measured radially from the lot lines of the subject property (as depicted in the figure below), as listed in the official records of the parish assessor, at least twenty (20) calendar days before the public hearing. Mailed notice of a public hearing shall be sent by the applicant at the applicant's cost and the applicant shall provide the director of planning and development with a notarized list of names and addresses of the property owners notified and copies of delivery confirmation.



(2) For those properties requiring mailed abutter notice as set out in section (d)(1) above for which no delivery confirmation was received within ten (10) calendar days prior to the public meeting, a door hanger type notice setting forth the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property shall be placed at said property at least five (5) business days prior to the public meeting by the applicant at the applicant's cost. The applicant shall provide the director of planning and development with a notarized list of names and addresses of the property owners notified in this manner and a sworn statement that such notice was provided.

(3) No amendment, supplement, or change to any zoning classification, regulation, map, district or boundary or denial by the planning or zoning commission or council of any application, petition or other matter requiring notice shall be declared invalid by reason of any defect in the mailed abutter notice described above. No further research, other than that provided by the property owner requesting a zoning change shall be necessary, and no mistake in the assessor's records shall cause any action by the planning or zoning commission or counsel to be declared invalid. It shall be the duty of abutting property owners to ensure that the official records of the assessor are up to date and include correct ownership and mailing information for all parcels of property located in St. Tammany Parish.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018; AND BECOMES ORDINANCE \_\_\_\_\_ COUNCIL \_\_\_\_\_ SERIES \_\_\_\_\_ NO. 18-\_\_\_\_\_.

\_\_\_\_\_  
S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at

Returned to Council Clerk: \_\_\_\_\_, 2018 at

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1135-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Council Motion  
**OWNER:** Multiple Owners  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4 Single-Family Residential District  
**LOCATION:** Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 5.4 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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 & Residential	A-4 Single Family Residential District
South	Undeveloped, Commercial & Residential	A-4 Single Family Residential District
East	Office Warehouse	I-2 Industrial District
West	Undeveloped & Residential	A-4 Single Family Residential District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to A-4 Single-Family Residential District. This site is located on the north side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the site to be developed with residential uses compatible with the surrounding density. Staff does not have any objections to the request considering that most of the abutting parcels of land to the north, south and west sides, are developed with residential uses.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4 Single-Family Residential District designation be approved.



**Case No.:** 2018-1135-ZC-ZC

**PETITIONER:** Council Motion

**OWNER:** Multiple Owners

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E; Ward 9, District 14

**SIZE:** 5.4 acres









ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add a new use "Specialty food processing" in Section 130-1050 I-1 Industrial District.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2018-1138-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code be amended, to add "Specialty food processing" as a permitted use in Section 130-1050 I-1 Industrial District; and

WHEREAS, the St. Tammany Parish Government considers the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and;

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to add the use of Specialty Food Processing to the I-1 Industrial District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends Chapter 130 St. Tammany Unified Development Code, and that "Specialty Food Processing" be established as a permitted use, in the following section:

Section 130-149 I-1 Industrial District

In Section 130-150 PERMITTED USES, add a new,

(9). Specialty Food Processing.



REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018; AND BECOMES ORDINANCE \_\_\_\_\_ COUNCIL \_\_\_\_\_ SERIES \_\_\_\_\_ NO. 18-\_\_\_\_\_.

\_\_\_\_\_  
S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at

Returned to Council Clerk: \_\_\_\_\_, 2018 at

**Definition of Specialty food processing as per Section 130-5:** means the use of a site for the production of a prepared food or foodstuff for wholesale distribution in a structure with not more than 20,000 square feet. This use includes wholesale bakeries, commercial kitchens, produce and other specialty food processing or packaging shops. All processing must be conducted within an enclosed structure.

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1140-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Alfred L. & Laura L. Pearson  
**OWNER:** Alfred L. & Laura L. Pearson  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District  
**LOCATION:** Parcel located on the north side of Lakeview Drive, being lot 69, Eden Isles Subdivision ; S32 & 33, T9S, R14E; Ward 9, District 13  
**SIZE:** 11,400 sq.ft.

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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	PUD Planned Unit Development Overlay
South	Residential	A-4A Single Family Residential District
East	Undeveloped	A-6 Multiple Family Residential District
West	Undeveloped	A-6 Multiple Family Residential District (request submitted to rezone to A-4A)

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**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 from A-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lot 69, Eden Isles Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff does not have any objection to the request.

Note that the objective of the request is to allow for the construction of a single family residence on the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4A Single-Family Residential District designation be approved.



**Case No.:** 2018-1140-ZC

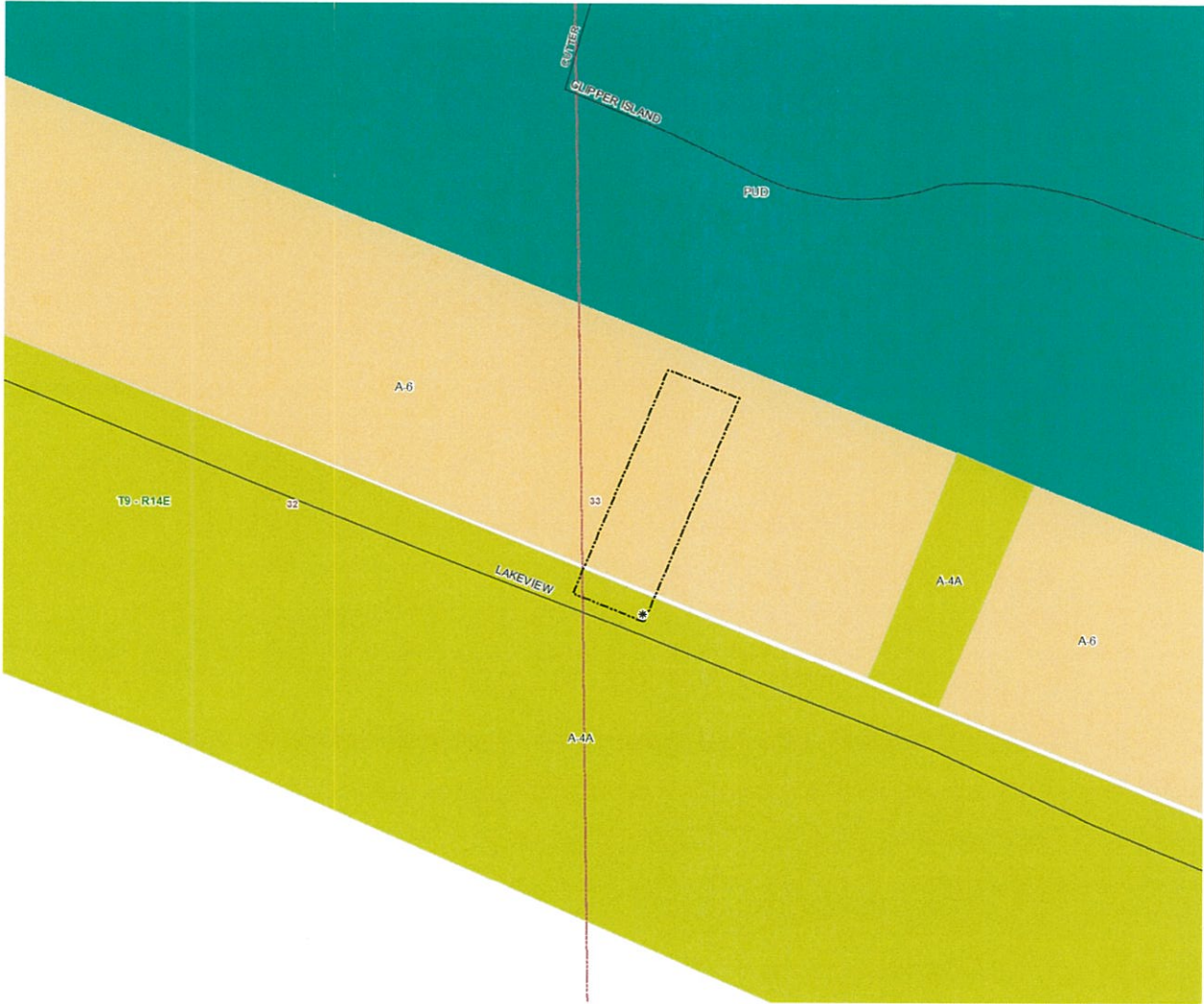
**PETITIONER:** Alfred L. & Laura L. Pearson

**OWNER:** Alfred L. & Laura L. Pearson

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, being lot 69, Eden Isles Subdivision ; S32 & 33, T9S, R14E; Ward 9, District 13

**SIZE:** 11,400 sq.ft.







2018-1140-ZC

CLIPPER ISLAND

PUD

T9 - R14E

2018-1124-ZC

A-6

2018-1140-ZC

A-3

A-4A

LAKEVIEW

A-4A

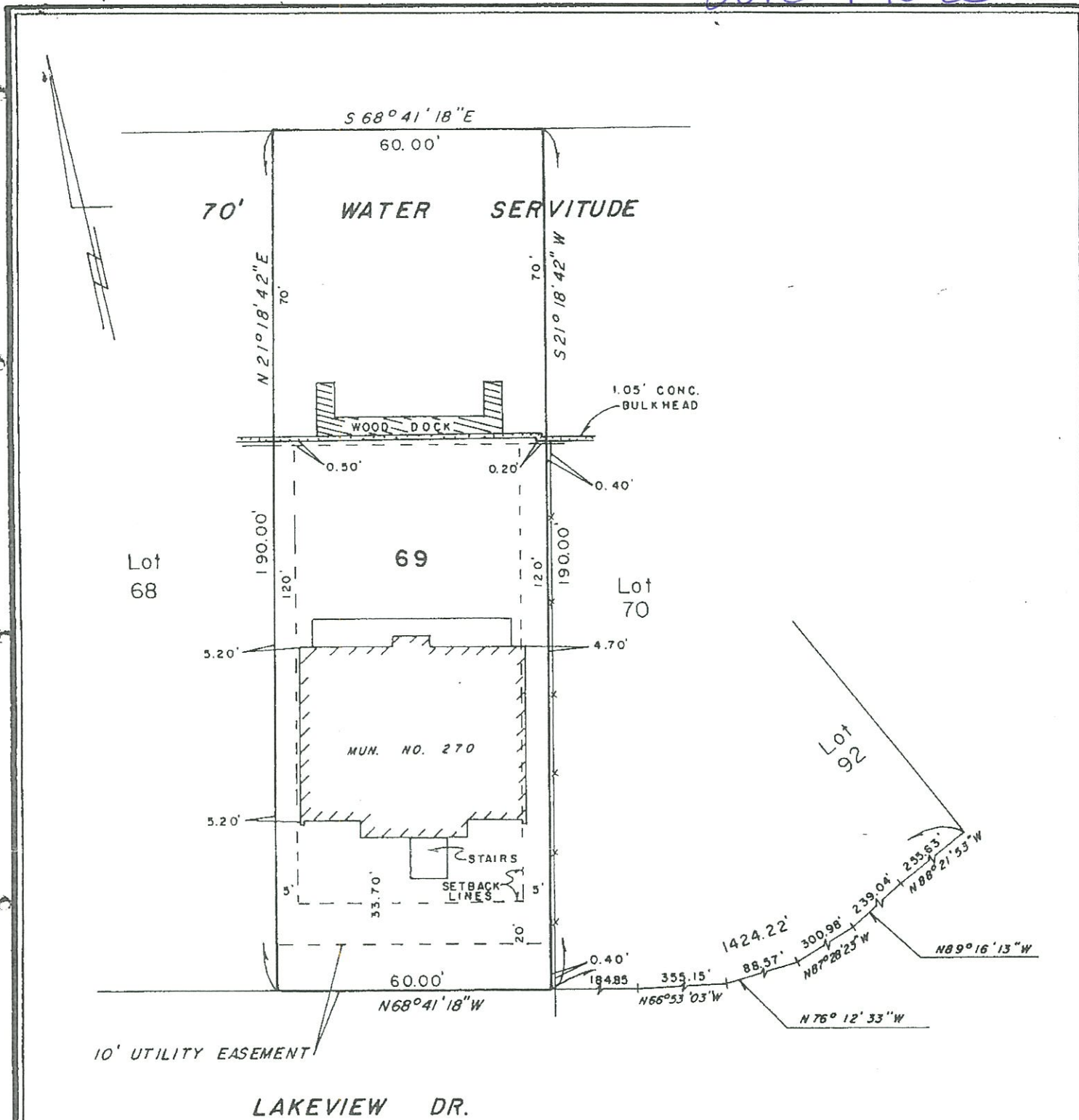
0

90 Feet

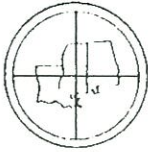
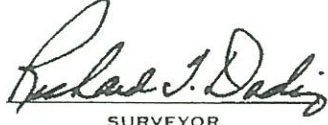
N



2018-1140-ZC 6025



THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (FLOOD ZONE A10, BASE FLOOD ELEVATION +11.00 N.G.V.D. [M.S.L.])

SURVEY OF LOT 69 EDEN ISLES SUBDIVISION UNIT 2 ST. TAMMANY PARISH, LA		Dading, Marques & Associates, Inc.				
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:						
First Commercial Title, Title U.S.A. & Paula G. Occhipinta		P.O. BOX 790 METAIRIE, LA 70004 834-0200		 SURVEYOR		
DATE	SCALE	DRAWN BY	CHECKED BY	JOB NO.	PLAT NO.	
12-14-88	1"=30'	W.J.B.	R.T.D.	88-2853	D-004-237	



ZONING STAFF REPORT

Date: 8/24/2018  
Case No.: 2018-1145-ZC  
Posted:08/17/18

Meeting Date: 9/4/2018  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joshua Beaver & Rae Ann Gauthier  
OWNER: Joshua Beaver & Rae Ann Gauthier  
REQUESTED CHANGE: From A-1A Suburban District to A-1A Suburban District & RO Rural Overlay  
LOCATION: Parcel located on the west side of LA Highway 1077, across from Tantela Ranch Road ; S20, T6S, R10E; Ward 1, District 3  
SIZE: 23.48 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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	
South	Undeveloped	
East	Undeveloped	
West	Undeveloped	

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.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to A-1A Suburban District & RO Rural Overlay. This site is located on the west side of LA Highway 1077, across from Tantela Ranch Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Staff does not have any objection to the request, considering the size of the property (23.48 acres) and the rural character of the area.

Note that the objective of the request is to allow for the construction of an agricultural building on the property.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO Rural Overlay designation be approved.

**Case No.:** 2018-1145-ZC

**PETITIONER:** Joshua Beaver & Rae Ann Gauthier

**OWNER:** Joshua Beaver & Rae Ann Gauthier

**REQUESTED CHANGE:** From A-1A Suburban District to A-1A Suburban District & RO Rural Overlay

**LOCATION:** Parcel located on the west side of LA Highway 1077, across from Tantela Ranch Road ; S20, T6S, R10E; Ward 1, District 3

**SIZE:** 23.48 acres







2018-1145-ZC

17

SAW GRASS

PUD

A-2  
16

PUD

COZY

1077

TANIELA RANCH

A-2

T6-R10E

2018-1145-ZC

20

A-1A

A-3  
21

A-1

0 470 Feet

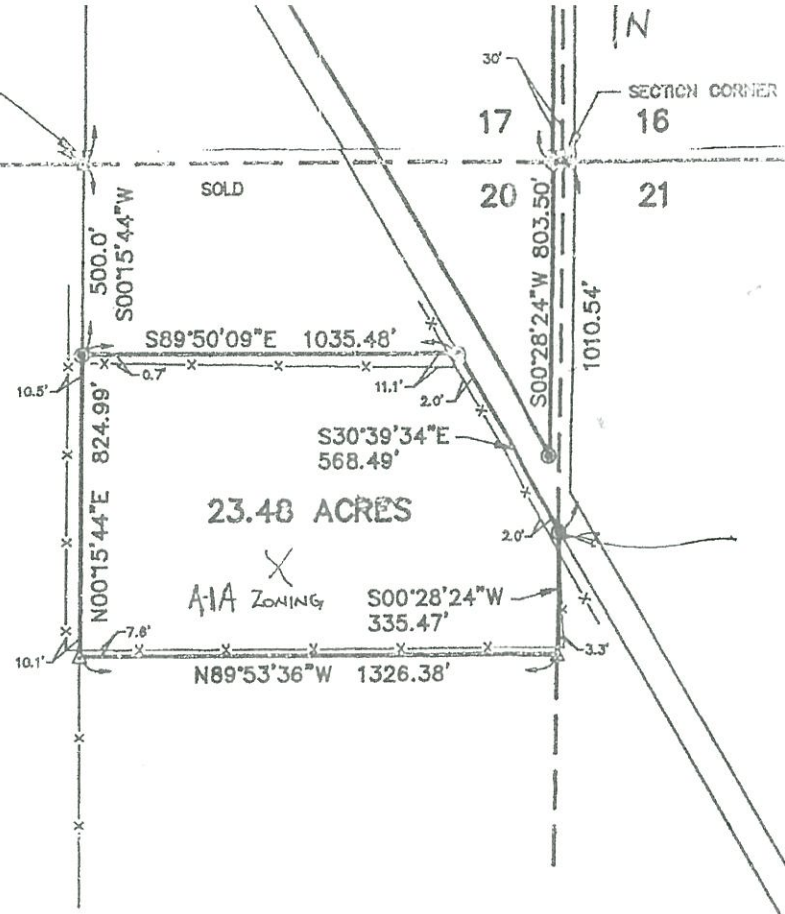




208-1145-20

REFERENCE SURVEYS:

1. Survey for Fontenot Rice Farm by Lowell E. Cummings, Surveyor, dated August 23, 1955.
2. Survey for T.H. Hamilton by Lowell E. Cummings, Surveyor, dated September 28, 1955.
3. Survey for Lester Charles Aycock by Robert G. Barrilleaux, Surveyor, dated November 8, 1993.
4. Survey for Edward Stolz by Fred L. Tilley and Associates, dated June 29, 1994.
5. Survey for Edward Stolz and Warren & Melanie Borne by Fred L. Tilley and Associates, dated April 4, 1995.
6. Survey for Paul D. Mieding and Steve Bergeron by Fred L. Tilley and Associates, dated June 27, 1995.
7. Survey for Stolz Construction Company and Warren & Melanie Borne by Fred L. Tilley and Associates, dated March 29, 1996.



LEGEND

- ⬢ = Railroad Spike in Asphalt
- ⊠ = Concrete Monument Found
- = 1/2" Iron Rod Found
- △ = 1/2" Iron Pipe Found
- = 3/4" Iron Pipe Found
- ⊙ = 3/8" Iron Rod Found
- = 5/8" Iron Rod Found
- ⊖ = 1/2" Iron Rod Set

PLAT PREPARED FOR: *The Heirs of Lester C. Aycock*

SHOWING A SURVEY OF: PARCELS OF LAND LOCATED IN SECTIONS 8 AND 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST, TAMMANY PARISH, LOUISIANA

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned

CERTIFIED CORRECT:

REGISTERED LAND SURVEYOR

REVISIONS

JOHN G. CUMMINGS AND ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVE. COVINGTON, LA. 70429

DESIGN	CHECKED J.G.C.	JOB NO. 97
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DRAWN A.A.S.	SCALE 1" = 400'	DATE 7-97
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0.00' Minimum

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1150-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Russell & Michelle Bolotte  
**OWNER:** Russell & Michelle Bolotte  
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to I-2 Industrial District  
**LOCATION:** Parcel located on the north side of South Street, east of Hickory Street, being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell; S37, T8S, R14E; Ward 9, District 11  
**SIZE:** 20,000 sq.ft.

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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 & Residential	A-4 Single-Family Residential
South	Undeveloped & Tammany Trace	A-4 Single-Family Residential
East	Office Warehouse	
West	Undeveloped	A-4 Single-Family Residential

**EXISTING LAND USE:**

**Existing development:** Yes                      **Multi occupancy development:**

**COMPREHENSIVE PLAN:**

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to I-2 Industrial District. This site is located on the north side of South Street, east of Hickory Street, being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell. The 2025 future land use plan calls for the site to be developed with commercial uses compatible with the surrounding area. Staff is not completely opposed to the requested zoning change, considering that the site is currently developed with an office warehouse and is abutting I-3 Heavy Industrial zoning on the west side. However, staff feels that an I-1 Industrial zoning district would be more appropriate for the site, considering the proximity of existing residences, mainly along Hickory Street.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an I-2 Industrial District designation be denied.



**Case No.:** 2018-1150-ZC

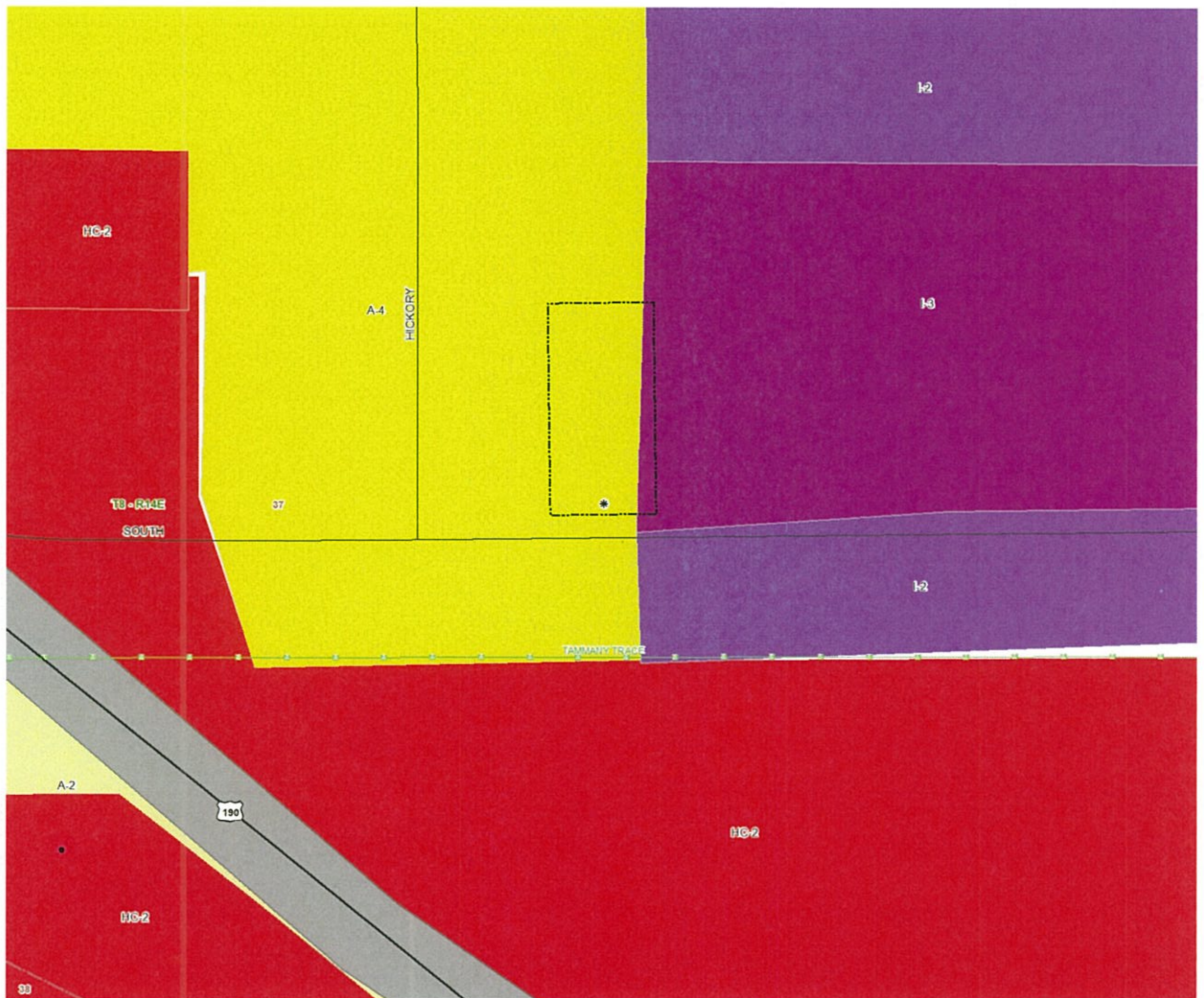
**PETITIONER:** Russell & Michelle Bolotte

**OWNER:** Russell & Michelle Bolotte

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to I-2 Industrial District

**LOCATION:** Parcel located on the north side of South Street, east of Hickory Street, being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell; S37, T8S, R14E; Ward 9, District 11

**SIZE:** 20,000 sq.ft.





2018-1150-ZC

BEECH

EMERALD

A-4

HC-2

37

T8-R14E

HICKORY

SOUTH

I-2

I-3

A-3

I-2

TAMMANY TRACE

HC-2

HC-2

38

A-2

T9-R14E

38

37

190

190W

WILLIAMS

0 280 Feet

N



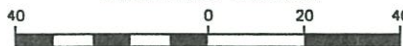
[illegible]

1.) DRAWING No. 677, BY JOSEPH PUGH,  
DATED APRIL 15, 1946.

### LEGEND

- ☐ 1/2" Iron Rod Set  
☒ 1/2" Iron Rod Found  
☒ Cross

GRAPHIC SCALE



( IN FEET )

1 INCH = 40 FEET

**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....00'  
Side Setback.....00'  
Rear Setback.....00'

ADDRESS: 411 SOUTH STREET

**I CERTIFY THAT THIS PLAT DOES NOT REPRESENT  
AN ACTUAL GROUND SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
EXIST EITHER WAY ACROSS ANY OF THE  
PROPERTY LINES, EXCEPT AS SHOWN.**

PROPERTY IS NOT SURVEYED IN ACCORDANCE WITH  
THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS."  
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

DRAWING NO.  
20081834-PP

DATE: 12/29/2008

**J.V. Burkes & Associates, Inc.**

## SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut HWY.

Slidell, Louisiana 70458

E-mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)

985-649-0075 Fax: 985-649

Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**DRAWN BY:**  
**BPT**

CHECKED BY:  
JDL

**SCALE:**

$$1'' = 40'$$

**REVISED:** REVISED PARKING AREA, BPT, 4/17/09

**PLOT PLAN OF LOT 6  
SLIDELL MANOR SUBDIVISION  
SQUARE 4  
NEAR THE CITY OF SLIDELL  
ST. TAMMANY PARISH, LOUISIANA**

**CERTIFIED TO: M & R FILE SERVICES**

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1151-ZC  
**Posted:** 08/17/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Paul J. Mayronne  
**OWNER:** B B Mini Storage INC - Matthew P. Bennett  
**REQUESTED CHANGE:** From HC-1 Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District  
**LOCATION:** Parcel located on the east side of US Highway 190, south of Harrison Avenue; S10 & 48, T7S, R11E; Ward 3, District 2  
**SIZE:** 4.461 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Federal                                      **Road Surface:** 6 lane highway                                      **Condition:** Good

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Pharmacy	HC-2 & HC-1 Highway Commercial District & A-4A Single Family Residential District
South	Vacant	HC-2 & HC-1 Highway Commercial District & A-4A Single Family Residential District
East	Undeveloped	Undeveloped
West	Commercial	HC-3 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**  
**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 from HC-1Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District. This site is located on the east side of US Highway 190, south of Harrison Avenue. The 2025 future land use plan calls for the area to be developed with commercial uses of several levels or forms. The site is currently developed with self-storage units. The objectives of the request is to allow for the existing use to conform to the appropriate zoning district.

**STAFF RECOMMENDATION:**  
The staff recommends that the request for a HC-2A Highway Commercial District designation be approved.



**Case No.:** 2018-1151-ZC

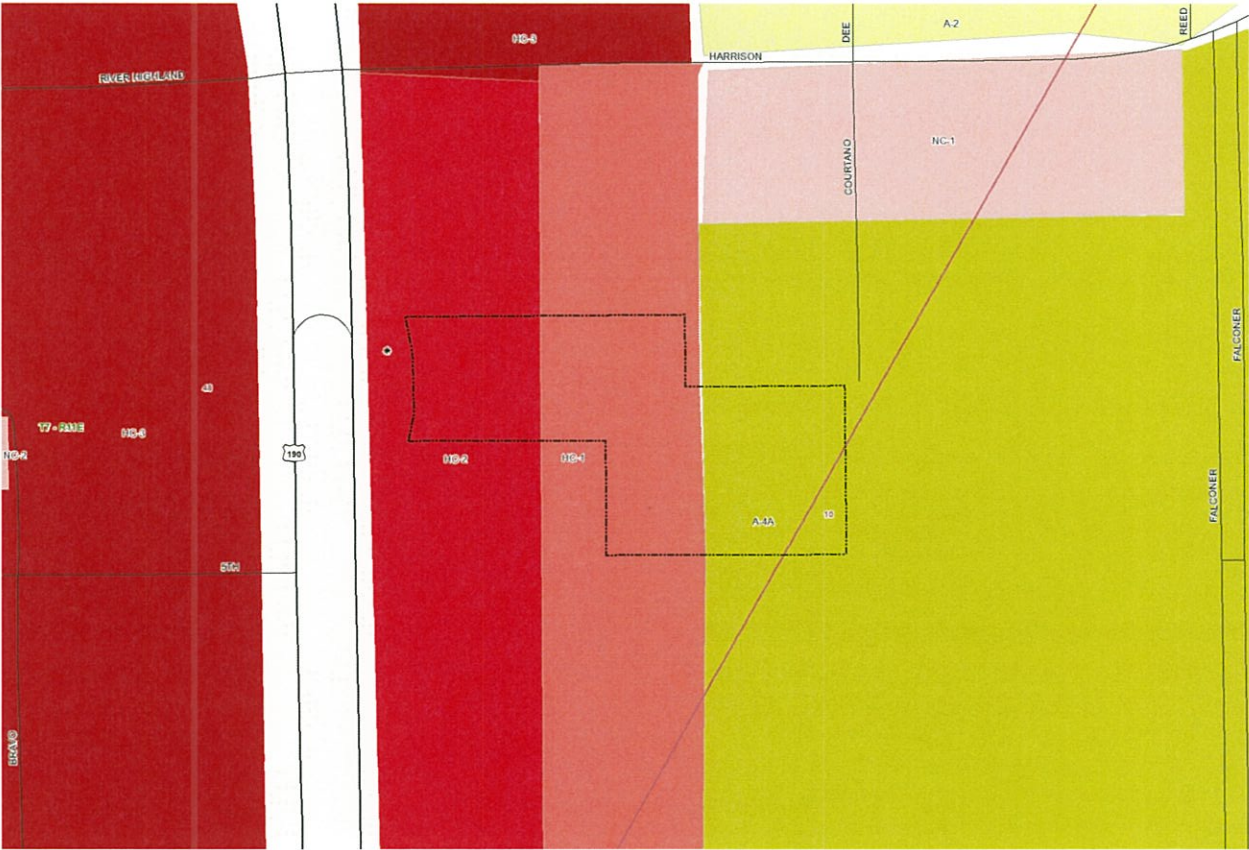
**PETITIONER:** Paul J. Mayronne

**OWNER:** B B Mini Storage INC - Matthew P. Bennett

**REQUESTED CHANGE:** From HC-1 Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District

**LOCATION:** Parcel located on the east side of US Highway 190, south of Harrison Avenue; S10 & 48, T7S, R11E; Ward 3, District 2

**SIZE:** 4.461 acres



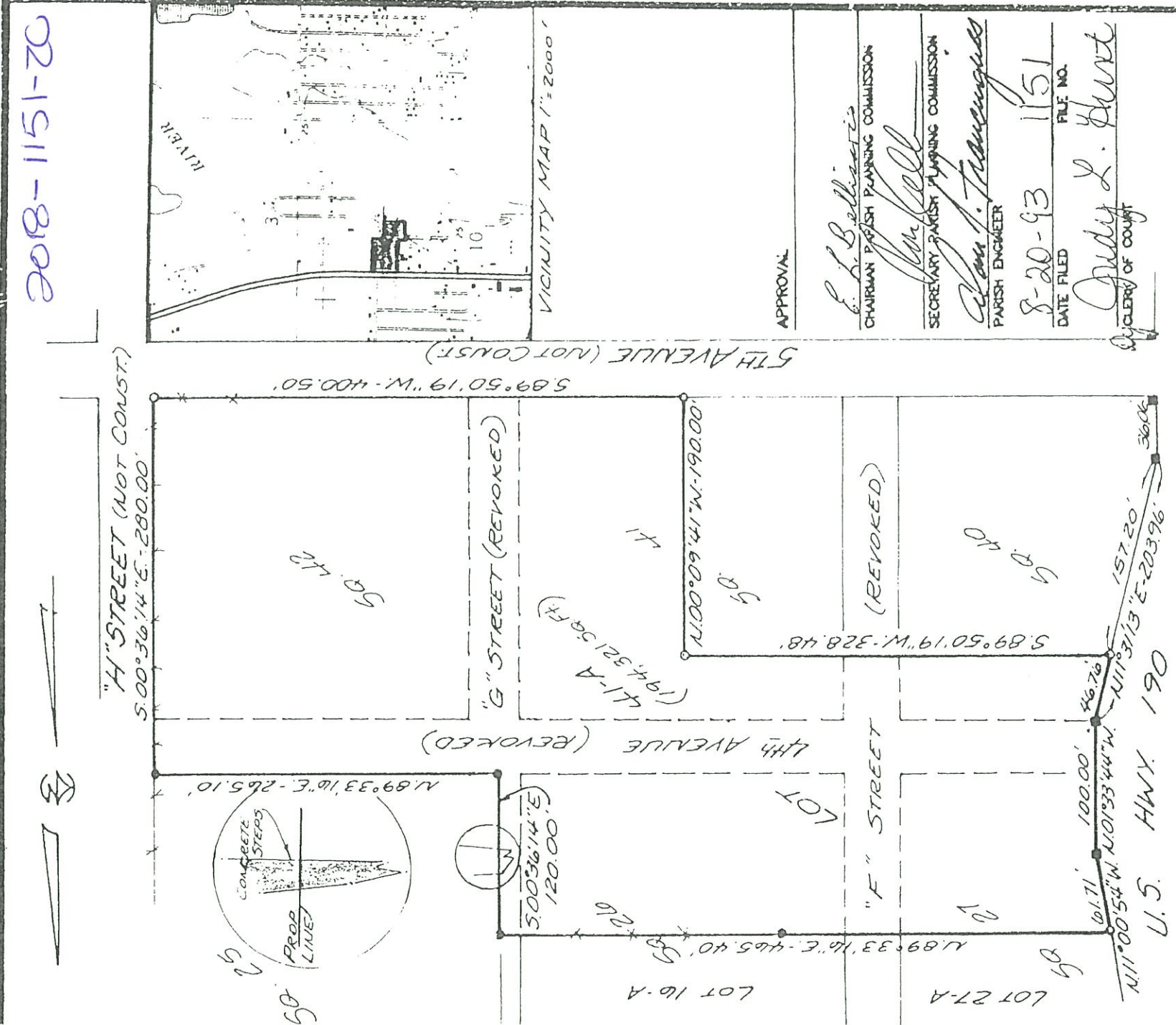




0 470 Feet







LEGEND:  
○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
■ HWY. ROW MONUMENT  
THIS PROPERTY IS LOCATED IN  
FLOOD ZONE: "C"; BASE FLOOD ELEV. N.A.  
FIRM PANEL NO.: 22520502-30C; REV. 10-17-89

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OR EASEMENTS AS SHOWN ON TITLE OPINION OR TITLE POLAROID ARE HERETO UPON REQUEST, AS SURVEYOR, I HAVE NOT CONDUCTED ANY TITLE SEARCH OR ABSTRACT.

KELLY J. MCHUGH  
REG. NO. 4443  
REGISTERED  
LAND SURVEYOR

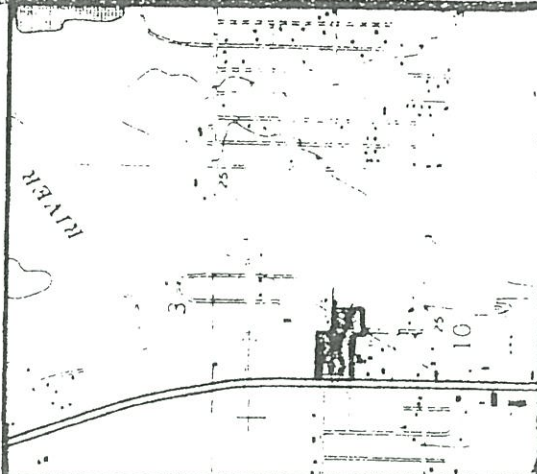
KELLY J. MCHUGH REG. NO. 4443  
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE SET STAMPS SIGNIFIES CORRECT PLAT.

REFERENCE: Previous survey by this firm last dated 2-23-87 and numbered 84-131-1. No setbacks or servitudes are shown.

RESUBDIVISION OF  
SQ 42 AND PORTIONS OF SQ'S 26, 27, 40, & 41  
AND PORTIONS OF REVOKED "F" ST, "G" ST, & 4TH  
AVE. INTO LOT 41-A TOWN OF ALEXANDRUSVILLE,  
SECT. 10, T-7-S, R-11-E, ST TAMMANY PARISH, LA.

PREPARED FOR: <b>FIRST BANK</b>	
KELLY J MCHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1"=100'	DATED: 7-21-93
DRAWN: <i>KP</i>	JOB NO.: 93-372
REVISED:	

APPROVAL	
<i>E. L. Bellisaris</i> CHAIRMAN PARISH PLANNING COMMISSION	
<i>William Hall</i> SECRETARY PARISH PLANNING COMMISSION	
<i>Alan J. Trancoso</i> PARISH ENGINEER	
8-20-93	FILE NO. 1151
DATE FILED	
<i>Judith L. Hunt</i> CLERK OF COURT	



## ZONING STAFF REPORT

Date: 8/24/2018

Case No.: 2018-1152-ZC

Posted: 08/17/18

Meeting Date: 9/4/2018

Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** H & I Investments, LLC - Robert Hurley

**OWNER:** Abita Springs Land, LLC - Robert Caplan

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace; S7, T7S, R12E; Ward 5, District 4

**SIZE:** 27.14 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

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	Residential	A-3 Suburban District
South	Residential	A-2 Suburban & HC-2 Highway Commercial Districts
East	Tammany Trace	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial District

##### EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

##### COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace. The 2025 future land use plan calls for the area to be developed with residential uses that are compatible and at a similar or greater density than the existing surrounding uses.

Prior to the comprehensive rezoning the 27.14 acre site was zoned SA Suburban agricultural District. As part of the comprehensive rezoning, staff recommended that the area between Hwy 59 & the Tammany Trace, more particularly south of Hoffman Road to where the Tammany Trace crosses Hwy 59, be rezoned to HC-2. The recommendation was subsequently approved by the Council. In order to remain consistent with its original recommendation, staff feels that the commercial zoning should be preserved in the area, to allow for the development of future retail, office and service uses.

##### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A Single-Family Residential District designation be denied.



**Case No.:** 2018-1152-ZC

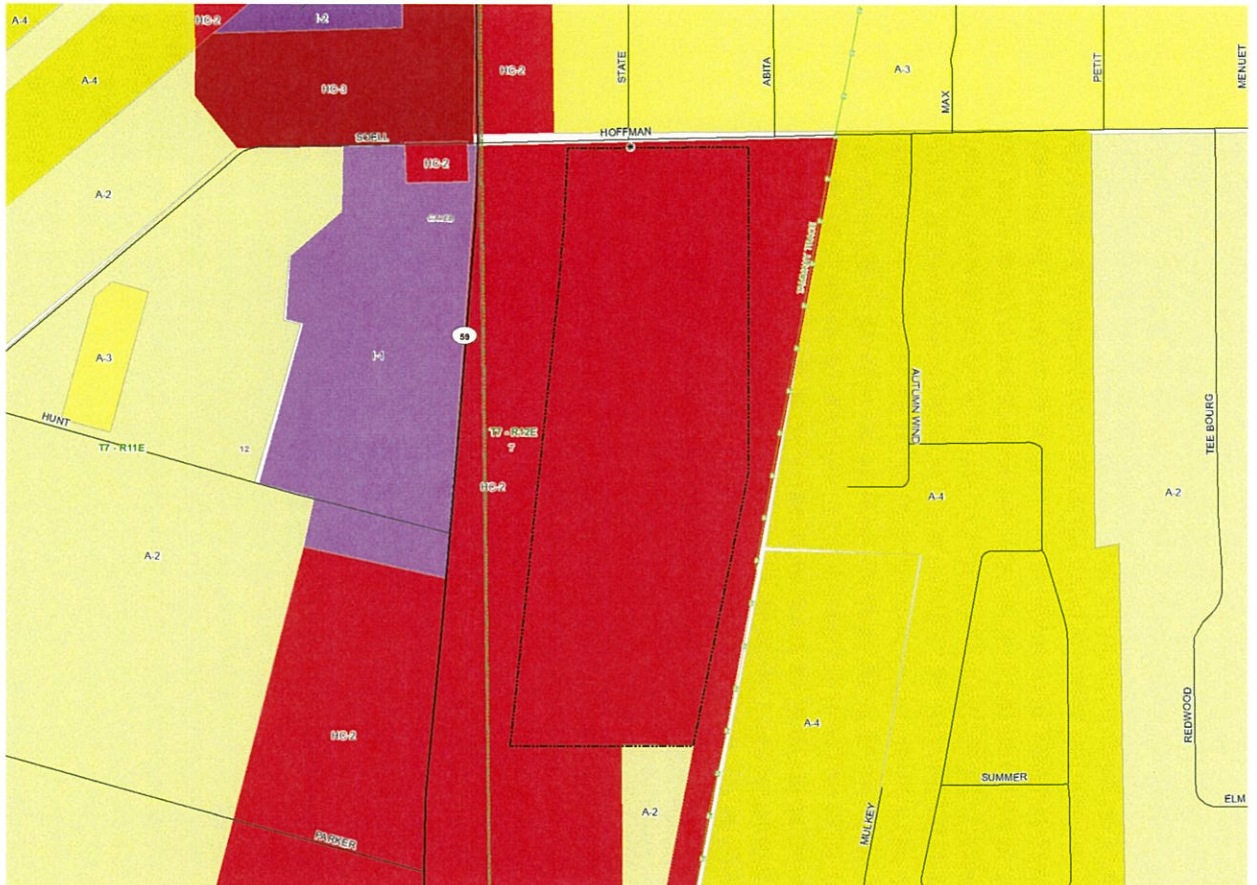
**PETITIONER:** H & I Investments, LLC - Robert Hurley

**OWNER:** Abita Springs Land, LLC - Robert Caplan

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace; S7, T7S, R12E; Ward 5, District 4

**SIZE:** 27.14 acres



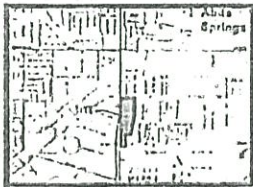




0 570 Feet



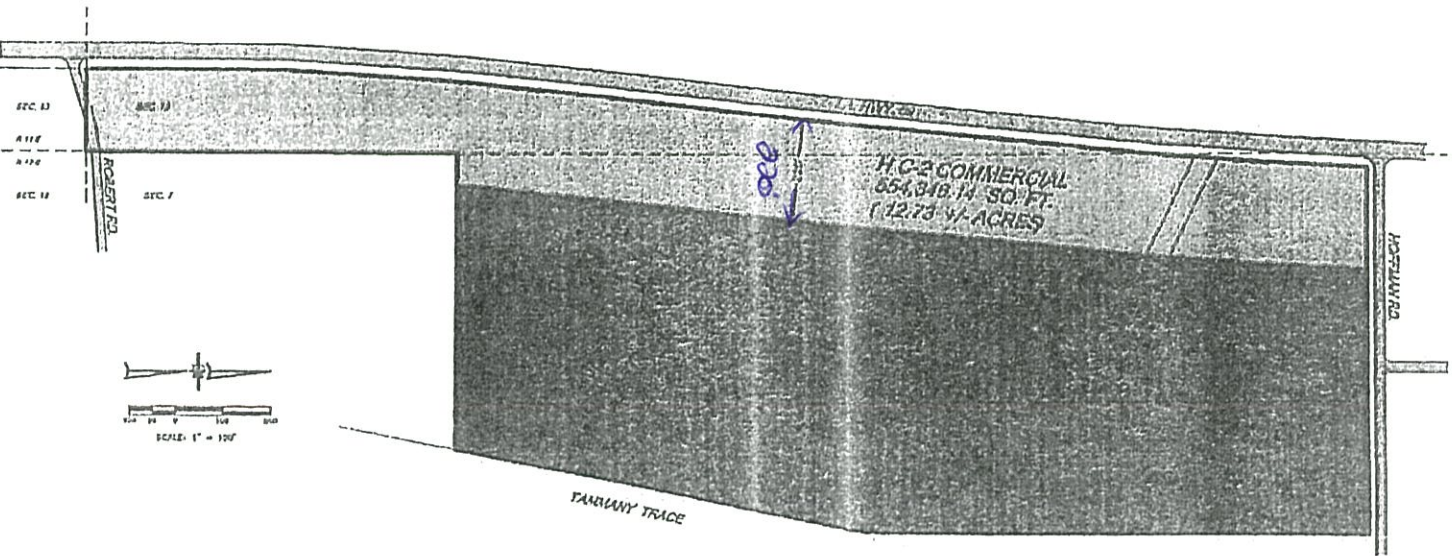




39.87 +/- ACRES LOCATED IN SEC. 12 & 13, T-7-S, R-11-E, &  
SEC. 7 & 12, T-7-S, R-12-E, GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

**LEGEND**  
- 1/4 SECTION  
- 1/2 SECTION  
- 1/4 SECTION

**NOTES**  
1. THIS SURVEY IS FOR PLANNING PURPOSES ONLY.  
2. THIS SURVEY IS NOT AN OFFICIAL SURVEY.



SKETCH FOR PLANNING PURPOSES ONLY  
THIS IS NOT AN OFFICIAL SURVEY

39.87 +/- ACRES LOCATED IN SEC. 12 & 13, T-7-S, R-11-E, & SEC. 7 & 12, T-7-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA		ROBERT CAPLAN	KELLY J. McHUGH AND ASSOC., P.C. P.O. BOX 111111 801 ANDRE BLVD. NEW ORLEANS, LA 70111-1111 (504) 581-1111	DATE 11/11/11	BY KJM	DATE 11/11/11	BY KJM
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2008-1152-ZC

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1153-ZC  
**Posted:** 08/17/18

**Meeting Date:** 9/4/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Rita Stephens & Lexi Melerine  
**OWNER:** Rita Stephens & Lexi Melerine  
**REQUESTED CHANGE:** From MD-1 Medical Residential District to A-1A Suburban District  
**LOCATION:** Parcel located on the south side of Hickory Street, west of Colonial Court, being 162 Hickory Street, Covington ; S27, T7S, R11E; Ward 4, District 5  
**SIZE:** 3.85 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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	Residential	A-5 Two Family Residential District
South	Residential & Commercial	PUD Planned Unit Development Overlay & HC-2 Highway Commercial District
East	Medical Office Development & Undeveloped	MD-1 Medical Residential & MD-2 Medical Clinic Districts
West	Undeveloped	MD-1 Medical Residential & A-5 Two Family Residential Districts

**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 from MD-1 Medical Residential District to A-1A Suburban District. This site is located on the south side of Hickory Street, west of Colonial Court, being 162 Hickory Street, Covington. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses and conservation areas. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses and conservation areas. Staff does not have any objection to the request considering that the objective is to bring the existing single family residence in compliance with the appropriate zoning district.

**STAFF RECOMMENDATION:**  
The staff recommends that the request for an A-1A Suburban District designation be approved.



**Case No.:** 2018-1153-ZC

**PETITIONER:** Rita Stephens & Lexi Melerine

**OWNER:** Rita Stephens & Lexi Melerine

**REQUESTED CHANGE:** From MD-1 Medical Residential District to A-1A Suburban District

**LOCATION:** Parcel located on the south side of Hickory Street, west of Colonial Court, being 162 Hickory Street, Covington ; S27, T7S, R11E; Ward 4, District 5

**SIZE:** 3.85 acres







2018-1153-ZC  
HC-2A

PEAR

A-3

BEECH

HC-2

A-7

A-5

WALNUT

PALMETTO

A-3

HICKORY

T7-R11E

MD-1

27

A-3

MD-2

HC-2

MD-3

MD-2

ELEANOR

JONATHON

PUD  
CHRISTIE

ANTHONY

LAKEVIEW

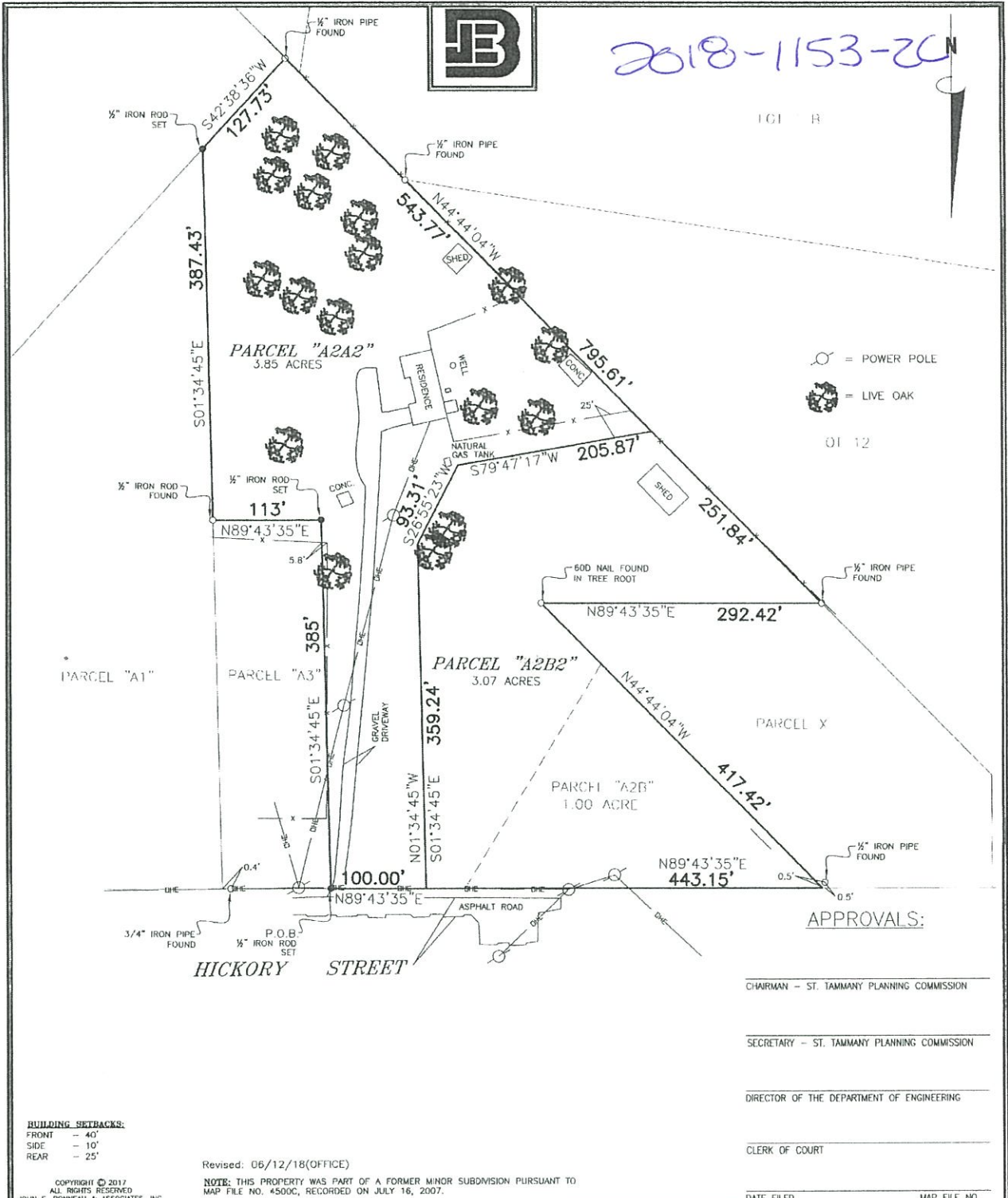
MEDICAL PARK

KEYSTONE  
HWY 190 EAST SERVICE

0 375 Feet







**APPROVALS:**

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED: \_\_\_\_\_ MAP FILE NO: \_\_\_\_\_

**Revised: 06/12/18(OFFICE)**

**NOTE:** THIS PROPERTY WAS PART OF A FORMER MINOR SUBDIVISION PURSUANT TO MAP FILE NO. 4500C, RECORDED ON JULY 16, 2007.

**BUILDING SETBACKS:**  
FRONT - 40'  
SIDE - 10'  
REAR - 25'

**NOTE:** THE P.O.B. IS REPORTED TO BE 589'43'35"W - 1679.97' FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27, T-7-S, R-11-E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

**REFERENCE SURVEY:** A survey by this firm with survey no. 2006 1350 dated November 09, 2006, last revised June 29, 2007.

**BASIS FOR DEARINGS:** The Reference Survey.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 18, 1995

**A RESUBDIVISION MAP OF**  
**PARCEL "A2A" & "A2B"**  
situated in  
**SECTION 27, T-7-S, R-11-E**  
into  
**PARCELS "A2A2" & "A2B2"**  
St. Tammany Parish, Louisiana  
for  
**RITA STEPHENS & LEXIE MELERINE**

Survey No. 2017 023 A Drawn by: SPH Scale: 1" = 100'  
Date: FEBRUARY 09, 2017 Revised: 02/15/17(WELL): 03/01/17(OFFICE)

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By  
JOHN E. BONNEAU  
Professional Land Surveyor  
Registration No. 4423

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add "Air Curtain Incinerator" and "Non-Construction Wood Waste" to Section 130-5 Definitions and to add a new use "Air Curtain Incinerator" in Section 130-1074 I-2 Industrial District.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2018-1161-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code be amended, to add new definitions for "Air Curtain Incinerator" and "Non-Construction Wood Waste" to Section 130-5 and add a new use "Air Curtain Incinerator" in Section 130-1074 I-2 Industrial District.

WHEREAS, the St. Tammany Parish Government considers the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and;

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to implement an ordinance addressing the operations of Air Curtain Incinerator.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends Chapter 130 of the St. Tammany Unified Development Code, as follows:

**Amend Section 130-5., Definitions to add a new use:**

**Air curtain incinerator** – An incinerator which operates by forcefully projecting a curtain of air across an open, integrated combustion chamber (fire box) which burns non-construction wood waste in accordance with the requirements of the United States Environmental Protection Agency (EPA).

**Non-construction wood waste** including tree trunks of any size, large branches and limbs from harvested trees, prunings, branches, plants and brush, grass clippings, leaves and pine needles, untreated wood chips, bark, and sawdust.

**Amend I-2 Industrial District**, and allow that "Air Curtain Incinerator" be established as a permitted use, in the following section:

Section 130 I-2 Industrial District

In Section 130-1074 PERMITTED USES, add a new,

(32). Air Curtain Incinerator.



REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018; AND BECOMES ORDINANCE \_\_\_\_\_ COUNCIL \_\_\_\_\_ SERIES \_\_\_\_\_ NO. \_\_\_\_\_ 18-\_\_\_\_\_.

\_\_\_\_\_  
S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at

Returned to Council Clerk: \_\_\_\_\_, 2018 at