

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, NOVEMBER 7, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **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 SEPTEMBER 18, 2018 MINUTES

APPROVAL OF THE OCTOBER 2, 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. **2018-1079-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. Acquistapace
Owner: David T. & Mary M. Acquistapace
Council District: 7
POSTPONED 9/18/2018 MEETING

2. **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.
POSTPONED 9/18/2018 MEETING

3. **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 on the north side of Ben Thomas Road, west of US Highway 11, S34, T8S, R14E, Ward 9, District 14.
Council District: 14
POSTPONED 9/18/2018 MEETING

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. 2018-1205-ZC

Existing Zoning: MD-1 (Medical Residential District) & PBC-2 (Planned Business Center)
Proposed Zoning: MD-2 Medical Clinic District
Acres: 10.71 acres
Petitioner: Paul Mayronne
Owner: Forest Manor LLC - David Stallard
Location: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1, S12, T7S, R10E, Ward 1, District 1.
Council District: 1

5. 2018-1211-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 2.01 acres
Petitioner: Jeffrey Schoen
Owner: Manuel G. & Suzanne P. Estrada
Location: Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Fayedaye Drive, S17, T7S, R10E, Ward 1, District 1.
Council District: 1

6. 2018-1212-ZC

Existing Zoning: NC-5 (Retail and Service District)
Proposed Zoning: I-2 (Industrial District)
Acres: 8 acre
Petitioner: ChillCo Inc
Owner: Journey Fellowship Church, Inc - Doug McAllister
Location: Parcel located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road, S17, T8S, R13E, Ward 7, District 7.
Council District: 7

7. 2018-1213-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 2.89 acres
Petitioner: Mire Three - Wayne Porter & Nora Steele
Owner: Mire Three - Wayne Porter & Nora Steele
Location: Parcel located on the north side of Mire Drive, west of LA Highway 59, S13, T7S, R11E, Ward 3, District 5.
Council District: 5

8. 2018-1214-ZC- WITHDRAWN

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1.212 acres
Petitioner: Donna Lynn Keller
Owner: Norman D. Blackwell
Location: Parcel located on the north side of F. Blackwell Road, west of Sixteenth Section Road, S17, T7S, R14E, Ward 6, District 6.
Council District: 6

9. 2018-1215-ZC

Existing Zoning: CB-1 (Community Based Facilities District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.18 acres
Petitioner: Larry Tape
Owner: E321 - Sharman Stockstill
Location: Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3, S54, T7S, R11E, Ward 4, District 4.
Council District: 4

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

10.

2018-1217-ZC

Existing Zoning: A-1 (Suburban District) & A-4 (Single-Family Residential District)

Proposed Zoning: A-4 (Single-Family Residential District)

Acres: 2.97 acres

Petitioner: Richard Levere & Julie Prinz Elliott

Owner: Richard Levere & Julie Prinz Elliott

Location: Parcel located on the west side of Bigner Road, south of LA Highway 22, S54, T7S, R11E, Ward 4, District 4.

Council District: 4
11.

2018-1219-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)

Proposed Zoning: MD-2 (Medical Clinic District) & HC-2 (Highway Commercial District)

Acres: 24.85 acres

Petitioner: Paul J. Mayronne

Owner: PTP Properties, LLC - Carrie Deane Prieto Segrave, Don Scot Prieto, James Kent Jackson & Janet Ruth Jackson

Location: Parcel located on the west side of LA Highway 59 & on the south side of Lonesome Road, 36 & 1, T7S & 8S, R11E, Ward 4, District 10.

Council District: 10
12.

2018-1222-ZC

Existing Zoning: PF-1 (Public Facilities District)

Proposed Zoning: A-2 (Suburban District)

Acres: 20 acres

Petitioner: Council Motion

Owner: Roger Dale & Crystal Hugues Magee

Location: Parcel located on the north side of Carter Street, east of Rowell Street, S17, T7S, R12E, Ward 4, District 7.

Council District: 7
13.

2018-1223-ZC

Text Change: An ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-971 (a) to increase the maximum building size in the HC-3 Highway Commercial Zoning District from 200,000 square feet to 250,000 square feet.
14.

2018-1224-ZC

Existing Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Acres: 2.5 acres

Petitioner: Ralph & Joy Thompson

Owner: Ralph & Joy Thompson

Location: Parcel located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road, S6, T5S, R10E, Ward 2, District 3.

Council District: 3
15.

2018-1238-ZC

Existing Zoning: A-4 (Single-Family Residential District)

Proposed Zoning: A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

Acres: 10,000 sq. ft.

Petitioner: Calenthia Honeycutt

Owner: Calenthia Honeycutt

Location: Parcel located on the southwest corner of 4th Avenue & 4th Street, being lot 2-A, Square 25, Alton Subdivision, S23, T8S, R14E, Ward 8, District 14.

Council District: 14

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

- 1. **2018-1260-PR - USE:** Variance to allow for internal illumination of the proposed Monument Sign
CORRIDOR: Highway 21 Planned Corridor Overlay
ZONING: HC-2 Highway Commercial District
USE SIZE: 50 sq. ft.
PETITIONER: Giselle Diaz Eastlack
OWNER: Diaz Realty Investments, LLC
LOCATION: Parcel located at the southwest corner of LA Highway 21 & Greenbriar Blvd.; S47, T7S, R11E; Ward 1, District 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES OF THE ST TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM – TUESDAY, OCTOBER 2, 2018
ST TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Lorren, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Absent: Cazaubon, Richardson
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 ALLIGIANCE

The Pledge of Allegiance was presented by Mr. Doherty.

ELECTION OF CHAIRMAN AND CO-CHAIRMAN

Mr. Doherty motioned to recommend Mr. Davis as Chairman; second by Mr. Randolph.

Yea: Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nay:

Abstain: Davis

Mr. Richard motioned to recommend Mr. Doherty as Co-Chairman; second by Mr. Lorren.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

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:

Mr. Davis motioned to move up case #5 (2018-1164-ZC); second by Mr. Fitzmorris.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

5. 2018-1164-ZC

Existing Zoning:	HC-1 (Highway Commercial District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Acres:	4.7532 acres
Petitioner:	DL Investments LLC c/o Jeffrey D. Schoen
Owner:	Madisonville Enterprises LLC - Shelby P. LaSalle
Location:	Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road, S42, T7S, R10E, Ward 1, District 4
Council District:	4

Jeff Schoen spoke on behalf of Petitioner and Owner. They would be willing to put in a deed restriction on the property on most of the uses in HC3, other than the “more than 16 nozzles”.

Fitzmorris motioned to approve, second by Willie.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

1. 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 9/18/2018 MEETING

Mr. Hernandez spoke on this case.

Doherty motioned to approve, second by Richard.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty

Nay: Drumm, Randolph

Abstain:

2. 2016-155-ZC

Major Amendment to the PUD Planned Unit Development Overlay
Acres: 69.69 acres
Petitioner: Paul Mayronne
Owner: Military Road Land Co, LLC - Frank J. Lopiccolo
Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, S14, T6S, R11E, Ward 3, District 2.
Council District: 2

Mr. Paul Mayronne spoke on behalf of the owner.

Willie motioned to approve, second by Randolph.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

3. 2017-845-ZC

Text Change: An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add definitions for “Reception Venue Small”, “Reception Venue Medium”, “Reception Venue Large” and to amend the definition of Restaurant and Restaurant without lounge in Section 130.5 Definitions, add the new uses of: “Reception Venue Small” to Section 130-792, “Reception Venue Medium” to Section 130-897, “Reception Venue Large” to Section 130-918, amend Section 130-2163 Minimum parking requirements and add to Section 130-2213 Minimum Standards for reception venues.

Legal spoke on the changes that were made to this Text Change.

Mr. Schoen spoke on this change.

Lee Domain, President of Bayou Liberty Association, spoke against this change.

Tom Collins, 58147 Winn Rd, Slidell, spoke against this change.

Mr. Doherty would like to make an amendment to take out NC5, and instead of “Restaurants with lounges and venues”, leave off “restaurants with lounges” and just have “Venues should coordinate with St Tammany Parish Sheriff’s Office on the required number of deputies.

Mr. Randolph stated he would like a chance to meet with Staff to review some of his concerns.

Doherty motioned to add these changes, and postpone vote until December meeting, second by Drumm.

Mr. Schoen requested to speak again on the proposed amendments.

Mr. Drumm and Mr. Richard also spoke on the proposed amendments and postponement of vote.
Ross Legarde spoke on the changes.

Doherty motioned to add these amendments, second by Drumm.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

Doherty motioned to postpone until December, second by Drumm.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

4. 2018-974-ZC

Existing Zoning:	A-2 (Suburban District) & RO (Rural Overlay)
Proposed Zoning:	NC-5 (Retail and Service District)
Acres:	5.82 acres
Petitioner:	Dawn Park Pekarik & Juraj Pekarik
Owner:	Dawn Park Pekarik & Juraj Pekarik
Representative:	Jeffrey D. Schoen
Location:	Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell, S38, T9S, R14E, Ward 9, District 11.
Council District:	11
POSTPONED	5/1/2018 MEETING

Jeff Schoen spoke on this case.

Dawn Pekarik, owner, 34205 Hwy 433, spoke on this case and Bayou Haven Bed and Breakfast.

Wayne Day, lives in Coin du Lestin, spoke in favor of this case.

Steve Campbell, 200 Lafleur, spoke in favor of this case.

Ross Legarde, 2250 Gause Blvd East, represents Bayou Liberty Association, spoke against this case.

Katie Clark, 1411 8th St, spoke against this case.

John Case, 123 Magnolia Bend, spoke against this case.

Linda Marsh, 31489 Carolyn, spoke against this case.

Tom Collins, 48147 Winn, spoke against this case.

Mr. Schoen again spoke on this case.

Dawn Pekarik spoke again.

Charlie Caplinger, 59250 Neslo, spoke against this case.

Ross Legarde spoke again.

Linda Marsh spoke again.

Lorren motioned to deny, second by Drumm

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

6. **2018-1165-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 0.93 acres
Petitioner: Spell Holdings, LLC - Mary Spell
Owner: Spell Holdings, LLC - Mary Spell
Location: Parcel located on the north side of Stafford Road, east of LA
 Highway 437, being lot 8A, S26, T5S, R11E, Ward 2, District 2
Council District: 2

Todd Spell, 17577 Million Dollar Rd, owner, spoke.

Willie motioned to approve, second by Randolph.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

7. **2018-1169-ZC**
Existing Zoning: PUD (Planned Unit Development Overlay)
Proposed Zoning: A-1 (Suburban District)
Acres: 20.3 acres
Petitioner: Guste Island Holdings, LLC - Kelly McHugh
Owner: Guste Island Holdings, LLC - Kelly McHugh
Location: Parcel located on the west side of Guste Island Road, south of LA
 Highway 22, S20, T7S, R10E, Ward: 1, District:4
Council District: 4

11. **2018-1183-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 20.3 acres
Petitioner: Guste Island Holdings, LLC - Kelly McHugh
Owner: Guste Island Holdings, LLC - Kelly McHugh
Location: Parcel located on the east side of Guste Island Road, south of LA
 Highway 22, S20, T7S, R10E, Ward 1, District 4
Council District: 4

Davis motioned to hear Case #7 and #11 together; second by Willie.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

Jeff Schoen spoke.

Lorren motioned to approve 2018-1169-ZC, second by Randolph.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

Fitzmorris motioned to approve 2018-1183-ZC, second by Willie.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

8. **2018-1171-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1.834 acres
Petitioner: Jennifer & Kenny Adams
Owner: Jennifer & Kenny Adams
Location: Parcel located on the south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077, S14, T7S, R10E, Ward: 1, District: 1
Council District: 1

Kenneth Adams, 331 Memphis Trace, spoke on this case.

Randolph motioned to approve, second by Fitzmorris.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

9. **2018-1176-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: CB-1 (Community Based Facilities District) & RO (Rural Overlay)
Acres: 19.29 acres
Petitioner: Roman Lopez
Owner: Angelica Rivera
Location: Parcel located on the south side of Murray Road, west of LA Highway 41, S3, T8S, R14E, Ward 8, District 11
Council District: 11

Roman Lopez, petitioner, spoke on this case.

M. Nunez, 37506 S Hickory, spoke against this case.

Bob Hall, 1049 Murray Rd, spoke against this case.

Mr. Lopez spoke again explaining what they would like to do with the property.

William Harold spoke against this case.

Paula Townsend spoke against this case.

Drumm motioned to deny CB-1 and RO, second by Richard

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

10. **2018-1179-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Acres: 1.171 acres
Petitioner: Eric Penton
Owner: Eric Penton
Location: Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A, S21, T7S, R14E, Ward 6, District 6
Council District: 6

Eric Penton, 67163 Chris Kennedy, bought the land for rentals and investment.

Randolph motioned to approve MHO and RO, but deny A-3, second by Doherty.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

12. 2018-1184-ZC

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 0.75 acres
Petitioner: Blanchard Lisa
Owner: Lisa Blanchard
Location: Parcel located on the north side of Lakeview Drive, being a portion
 of lot 21, Pontlake Estates, S32, T9S, R14E, Ward 9, District 13
Council District: 13

Lisa Blanchard, lives in Luling, spoke on this case.

Doherty motioned to approve, second by Lorren

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

13. 2018-1187-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 30.978 acres
Petitioner: Art Lancaster
Owner: De Val, Inc. - Albert J. Vallon
Location: Parcel located on the west side of LA Highway 59, south of Dove
 Park Road & Campbell Avenue, S25, T7S, R12E, Ward 4, District
 5
Council District: 5

14. 2018-1188-ZC

Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District), HC-2 (Highway
 Commercial District) & PUD (Planned Unit Development Overlay)
Acres: 42.065 acres
Petitioner: Art Lancaster
Owner: De Val, Inc. - Albert J. Vallon
Location: Parcel located on the west side of LA Highway 59, south of Dove
 Park Road & Campbell Avenue, S25, T7S, R12E, Ward 4, District
 5
Council District: 5

Randolph motioned to hear 2018-1187-ZC and 2018-1188-ZC together, second by Fitzmorris

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

Paul Mayronne spoke on these cases.

Randolph motioned to approve 2018-1187-ZC, second by Doherty

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

Richard motioned to approve 2018-1188-ZC, second by Fitzmorris

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

15. 2018-1189-ZC

Existing Zoning: CB-1 (Community Based Facilities District)
Proposed Zoning: A-8 (Multiple Family Residential District)
Acres: 0.91 acre
Petitioner: Marina Beau Chene LLC - Jared Riecke
Owner: Marina Beau Chene LLC - Jared Riecke
Location: Parcel located at the end of Marina Blvd, north of Mako Nako Drive,
 being parcels J-2 & J-4A, S54, T7S, R11E, Ward 4, District 4
Council District: 4

Jared Reicke spoke on this case.

Fitzmorris motioned to approve, second by Doherty

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

16. 2018-1190-ZC

Existing Zoning: CB-1 (Community Based Facilities District) & A-2 (Suburban
 District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 2.122 acres
Petitioner: Marina Beau Chene LLC - Jared Riecke
Owner: Marina Beau Chene LLC - Jared Riecke
Location: Parcel located at the end of Marina Blvd, north of Mako Nako Drive,
 being parcels G-1A & K, S54, T7S, R11E, Ward 4, and District 4
Council District: 4

Jared Reicke spoke on this case.

Richard motioned to approve, second by Fitzmorris

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

17. 2018-1194-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 2.3 acres
Petitioner: Anderson Design + Build, LLC - Jon Anderson
Owner: Advance Mortgage Company, LLC - Bruce Wainer
Location: Parcel located on the south side of Jenkins Street, east of Soell
 Drive, being 69298 Jenkins Street, Covington, S13, T7S, R11E,
 Ward 3, District 5
Council District: 5

Mark Wells and John Shryock both spoke against this case.

Doherty motioned to postpone for one month, second by Fitzmorris.

Yea:

Nay: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Abstain:

Willie motioned to deny, second by Doherty.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

18. 2018-1195-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 1.4736 acres
Petitioner: Helen Anglade
Owner: Rubie Amie Teal
Location: Parcel located on the north side of Teal Road, east of LA Industrial
 Pit Road, S10, T7S, R14, Ward 6, District 6
Council District: 6

Helen Anglade and Rubie Teal both spoke on this case.

Randolph motioned to approve, second by Bagert.

Yea: Lorren, Richard, Willie, Davis, Bagert, Fitzmorris, Drumm, Randolph, Doherty

Nay:

Abstain:

OLD BUSINESS

NEW BUSINESS

The next meeting will be on WEDNESDAY, NOVEMBER 7, 2018!

ADJOURNMENT

ZONING STAFF REPORT

Date: 9/26/2018Meeting Date: 11/7/2018

Case No.: 2018-1079-ZCDetermination: Approved, Amended, Postponed, Denied

Prior Action: Postponed (09/18/18)

Posted:10/18/18

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 & Interstate Ramp

Condition: Good

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

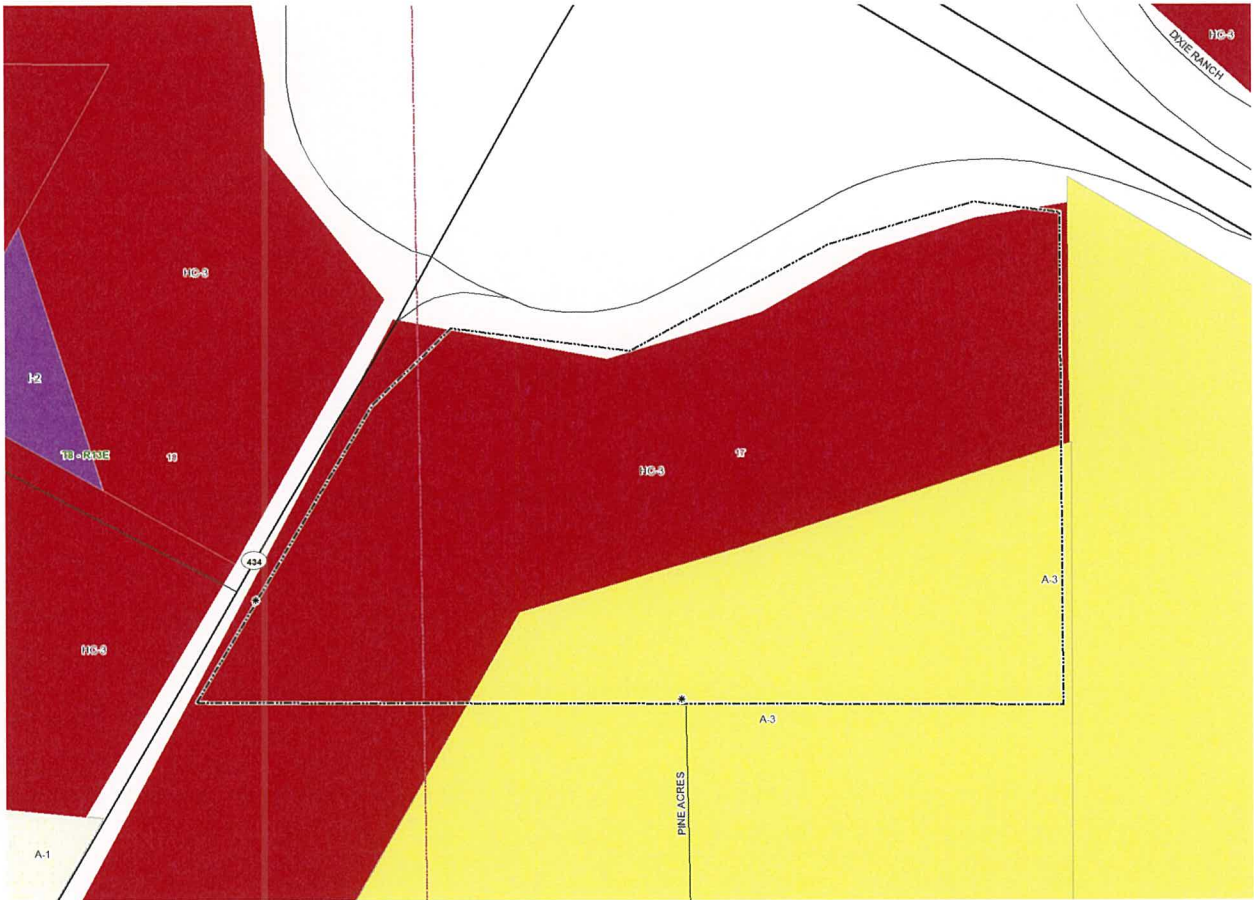
PETITIONER: David T. & Mary M. Acquistapace

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





2018-1079-ZC

DIXIE RANCH

12E

12W

1-2
18

HC-3
T8-R13E

17

A-1

PINEACRES

A-3

LITTLE DIXIE RANCH

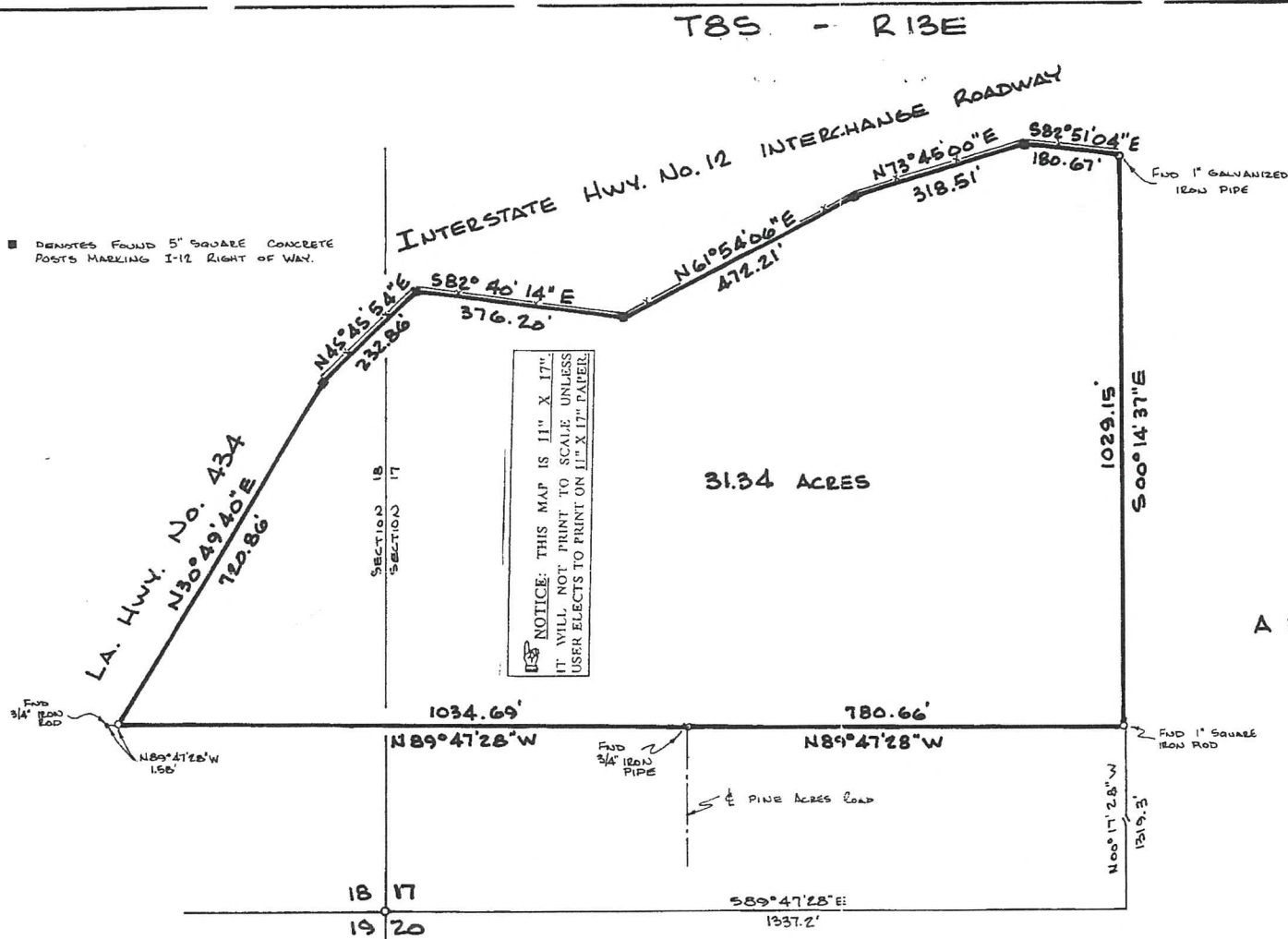
19

20

0 570 Feet



208-1079-22



■ DENOTES FOUND 5" SQUARE CONCRETE POSTS MARKING I-12 RIGHT OF WAY.

NOTICE: THIS MAP IS 11" X 17"
IT WILL NOT PRINT TO SCALE UNLESS
USER ELECTS TO PRINT ON 11" X 17" PAPER.

EXHIBIT

tabbles

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 7-16-84
2) MAP BY EDDIE J. CHAMPAGNE
DATED MARCH 29, 1963; DWG. NO. 1921

John E. Bonneau
JOHN E. BONNEAU
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4423

JOHN E. BONNEAU AND ASSOCIATES, INC.		
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS		
COVINGTON • MAUDVILLE • SLIDELL		
SCALE: 1" = 200'		<i>Bo</i>
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: 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: 10/26/2018
Case No.: 2018-1135-ZC
Prior Action: Postponed (09/18/18)
Posted: 10/18/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

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

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



2018-1135-20

BRYAN

C L PARKER

HALE

JAWERY

NOFORTH SOUTHERN



BOYD

HO-2

BEN THOMAS

HO-3

NORTH

5TH

CLOVER



ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1205-ZC
Posted:10/19/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Paul Mayronne

OWNER: Forest Manor LLC - David Stallard

REQUESTED CHANGE: From MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2 Medical Clinic District

LOCATION: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1; S12, T7S, R10E; Ward 1, District 1

SIZE: 10.71 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 4 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	PBC-1 Planned Business Center
South	Undeveloped & Ponds	PBC-2 Planned Business Center
East	Doctor’s offices	PBC-1 Planned Business Center
West	Bank	PBC-2 Planned Business Center

EXISTING LAND USE:

Existing development: Yes **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 MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2 Medical Clinic District. This site is located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1. The 2025 future land use plan calls for the area to be developed as a planned district with single family uses and conservation areas. The site is currently developed with a Nursing Home/Assisted living facility. Staff does not have any objections to the request, considering that permitted uses listed under MD-2 are compatible with the surrounding zoning districts in the area.

The objective of the requested zoning change is to allow for an expansion of the existing facility.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 Medical Clinic District designation be approved.

Case No.: 2018-1205-ZC

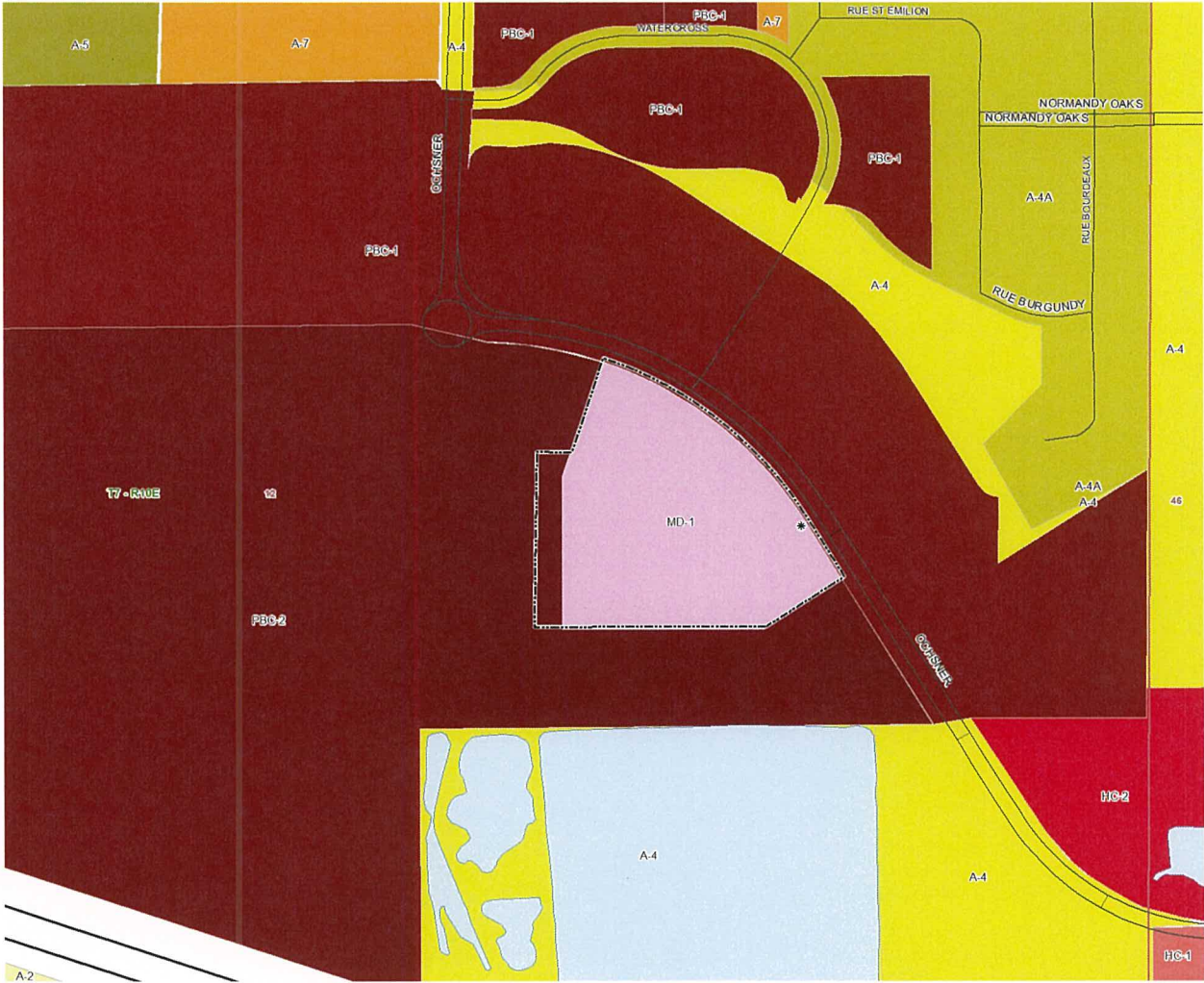
PETITIONER: Paul Mayronne

OWNER: Forest Manor LLC - David Stallard

REQUESTED CHANGE: From MD-1 Medical Residential District & PBC-2 Planned Business Center to MD-2 Medical Clinic District

LOCATION: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1; S12, T7S, R10E; Ward 1, District 1

SIZE: 10.71 acres





2018-1205-ZC

A-7

A-4

PBC-1

A-7

A-4A

PBC-1

PBC-1

A-4

WATERCROSS

PBC-1

T7 - R10E

12

MD-1

A-3

OCHSNER
OCHSNER

PBC-2

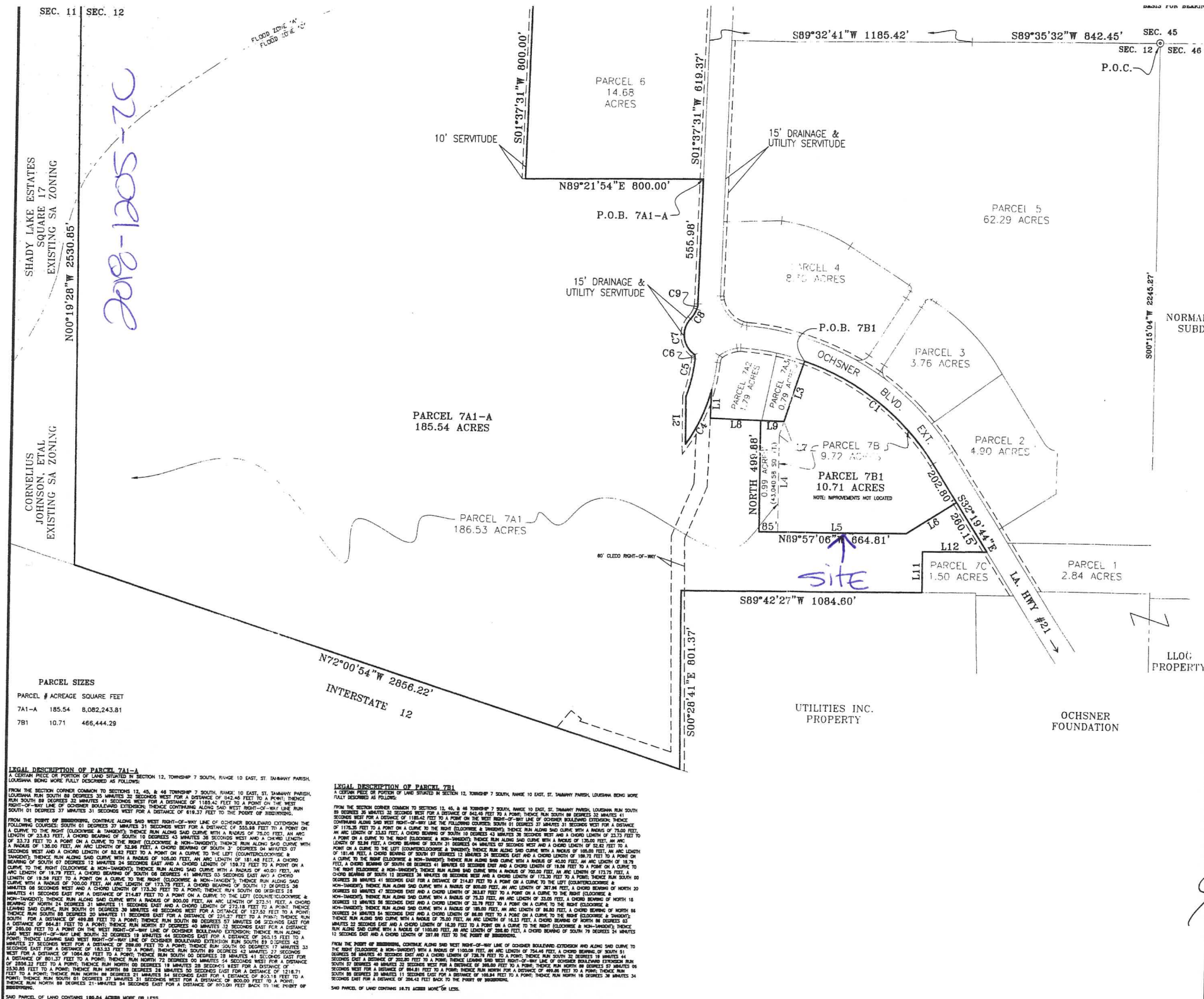
HC-2

A-4

A-4

0 375 Feet

N



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N61°39'44"E	127.58'
L2	S28°29'41"E	214.87'
L3	S18°39'34"W	286.42'
L4	SOUTH	429.00'
L5	S67°37'06"E	379.81'
L6	N57°46'52"E	263.00'
L7	S18°39'34"W	63.31'
L8	N68°20'11"W	224.27'
L9	N68°20'11"W	183.74'
L10	S00°17'23"E	183.23'
L11	S00°48'27"W	289.00'

CURVE TABLE

NUMBER	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S51°04'49"E	110.00'	754.46'	729.76'
C2	N64°38'11"E	100.00'	273.51'	273.10'
C3	S18°36'08"W	700.00'	173.75'	173.30'
C4	S28°41'03"E	44.00'	19.19'	19.29'
C5	S07°12'24"E	100.00'	181.48'	179.72'
C6	S31°04'07"W	135.00'	50.96'	55.62'
C7	S18°43'38"W	73.00'	23.83'	23.73'

APPROVALS

Ron Keller
SECRETARY - ST. TAMMANY PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
CLERK OF COURT

7-16-2015 5402A
DATE FILED MAP FILE NO.

- GENERAL NOTES
1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA CALL "DOT" BEFORE DIGGING. (1-800-272-3020)
 2. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" & "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FLOOD INSURANCE RATE MAP (FIRM) COUNTY PANEL NO. 88888 0110 G WITH A REVISION DATE OF 07/2008. IT IS UNDETERMINED AS TO WHETHER THE FLOOD ELEVATION IS CORRECT AND NO BASE FLOOD ELEVATION RESPECTIVELY.
 3. SURVEY LINES SHOWN HEREIN ARE NOT NECESSARILY EXCLUSIVE. SURVEY LINES OF RECORD AS SHOWN ON TITLE ORIGIN OR TITLE RECORD WILL BE ADDED HEREON UPON REQUEST. AS SURVEY WAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
 4. SETBACK LINES SHALL BE VIEWED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
 5. THIS SURVEY MEETS OR EXCEEDS A CLASS "B" SURVEY 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.
 6. REFERENCE SURVEY(S):
A. SURVEY PLAT BY THIS FIRM DATED 02-07-11, W/ JOB #20080400 AND MAP FILE NUMBER 4972A.
7. ALL NEW PROPERTY CORNERS WILL BE SET WITH "B" IRON RODS.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date of this survey, I am a duly licensed and registered professional land surveyor in the State of Louisiana, and that I am the author of this survey, and that the same is a true and correct representation of the facts as found in the field.

JOHN E. BONNEAU
REG. NO. 4423
REGISTERED PROFESSIONAL LAND SURVEYOR
04/13/15

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors - Planners - Consultants
420 HWY. 1085, EXIT 57, MADISONVILLE, LA 70447

DRAWN BY SPH
DATE 04/13/15
REVISION
DATE
CHECKED JEB
SCALE N.T.S.
SURVEY # 200694821

ALL STATE FINANCIAL COMPANY

Property: A MINOR SUBDIVISION MAP OF PARCELS 7A1 & 7B FORMERLY BEING A PART OF MS-10-04-010 INTO PARCELS 7A1-A & 7B1, SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER 1

ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1211-ZC
Posted: 10/18/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Shoen

OWNER: Manuel G. & Suzanne P. Estrada

REQUESTED CHANGE: From A-2 Suburban District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Fayedaye Drive ; S17, T7S, R10E; Ward 1, District 1

SIZE: 2.01 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	A-2 Suburban District
South	Residential	PUD Planned Unit Development Overlay
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban 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-2 Suburban District to NC-4 Neighborhood Institutional District. This site is located on the north side of LA Highway 22, east of LA Highway 1085, west of Fayedaye Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by residential uses on the south, east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be denied.

Case No.: 2018-1211-ZC

PETITIONER: Jeffrey Shoen

OWNER: Manuel G. & Suzanne P. Estrada

REQUESTED CHANGE: From A-2 Suburban District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Fayedaye Drive ; S17, T7S, R10E; Ward 1, District 1

SIZE: 2.01 acres





2018-1211-ZC



Reference: A Survey Map of subject property by Edward Murphy, Dated 1-25-1995, Inst. #942527 Clerk of Courts Office, (Based Bearings)

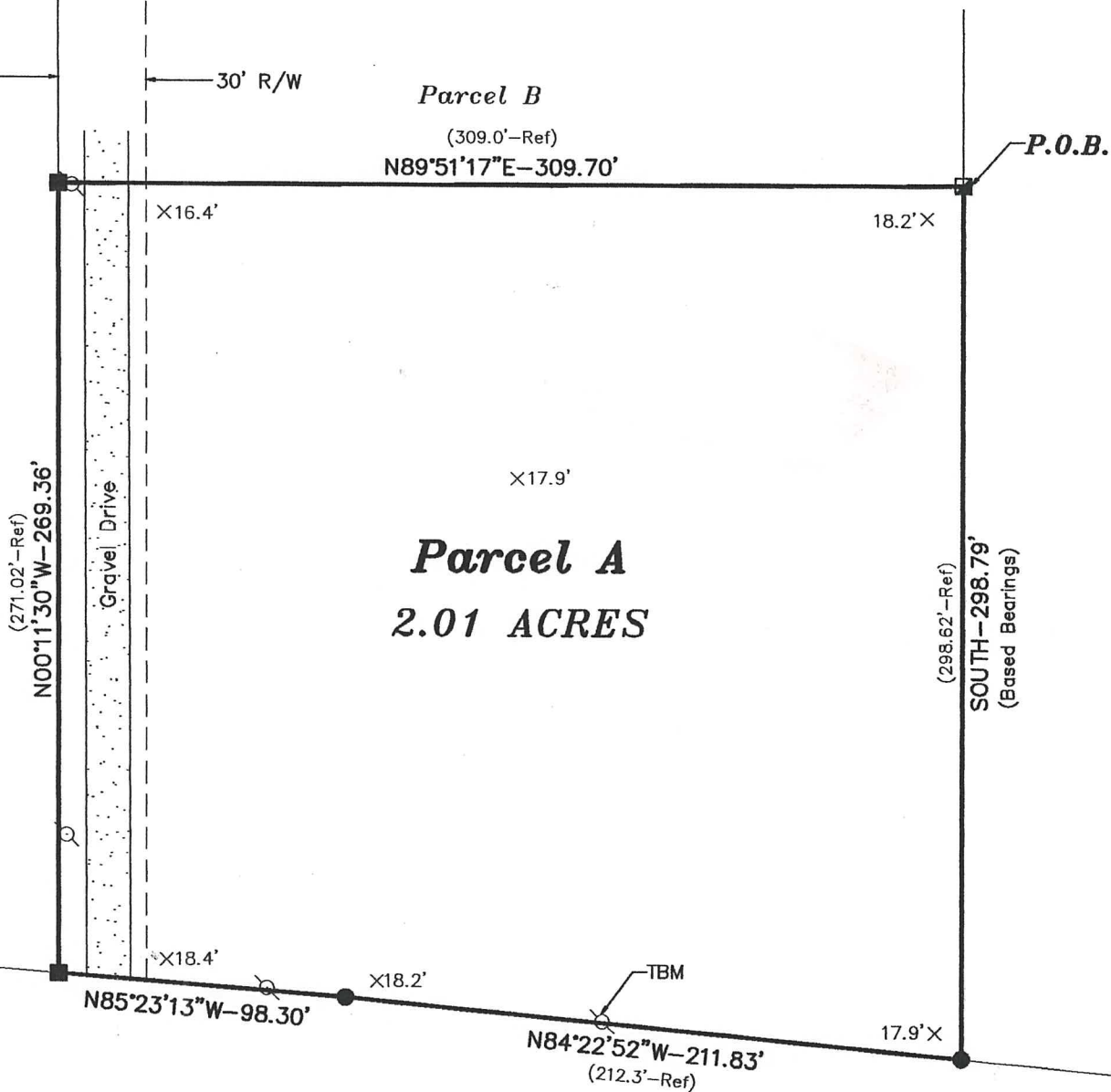
Reference bearing calls not shown

The P.O.B. is reported to be East-1333.86'; South-2640.0'; West-427.0'; South-563.88' from the NW Corner of Section 17, T-7-S, R-10-E, St. Tammany Parish, Louisiana

Note: A powerline runs along the Southerly & Westerly boundary line of subject property

TBM Set Nail in Power Pole, #2728, Elv.=20.4' TBM is for reference only and does not represent an actual elevation to build to (Elevation Refers to NAVD 88)

This property is located in Flood Zone C, per Fema Map No. 225205 0215 C, Dated 4-02-1991



- LEGEND:
- = Fnd. 3/4" Iron Pipe
 - = Fnd. 1/2" Iron Rod
 - ▣ = Fnd. 5/8" Iron Rod
 - x = Elevation
 - Q = Power Pole

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front: **
Side: **
Rear: **
Side Street: **

La. Hwy. 22

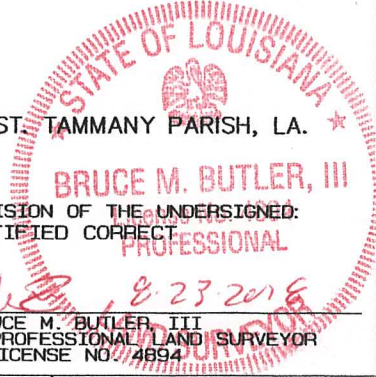
MAP PREPARED FOR **BUSY BEES COVINGTON, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN PARCEL A, SECTION 17, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsur@bellsouth.net email



SCALE: 1"= 60'	DATE: 8-21-2018	NUMBER: 18903
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ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1212-ZC
Posted: 10/18/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: ChillCo Inc
OWNER: Journey Fellowship Church, INC - Doug McAllister
REQUESTED CHANGE: From NC-5 Retail and Service District to I-2 Industrial District
LOCATION: Parcel located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road ; S17, T8S, R13E; Ward 7, District 7
SIZE: 8 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	HC-3 Highway Commercial District
South	I-12	
East	Residential	NC-6 Public Cultural and Recreational District
West	Vacant	NC-5 Retail and Service District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-5 Retail and Service District to I-2 Industrial District. This site is located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road. The 2025 future land use plan calls for the site to be developed with institutional uses such as religious facilities, health related facilities or government buildings. The site is currently developed with a religious institution, originally approved as a conditional use permit under the SA Suburban Agricultural Zoning District. It was subsequently rezoned to NC-5 through the comprehensive rezoning.

Although the site is directly abutting I-12, staff feels that there is no compelling reason to recommend approval of the requested zoning change to I-2, since it would create a significant increase in the intensity of the potential uses of the property.

STAFF RECOMMENDATION:

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

Case No.: 2018-1212-ZC

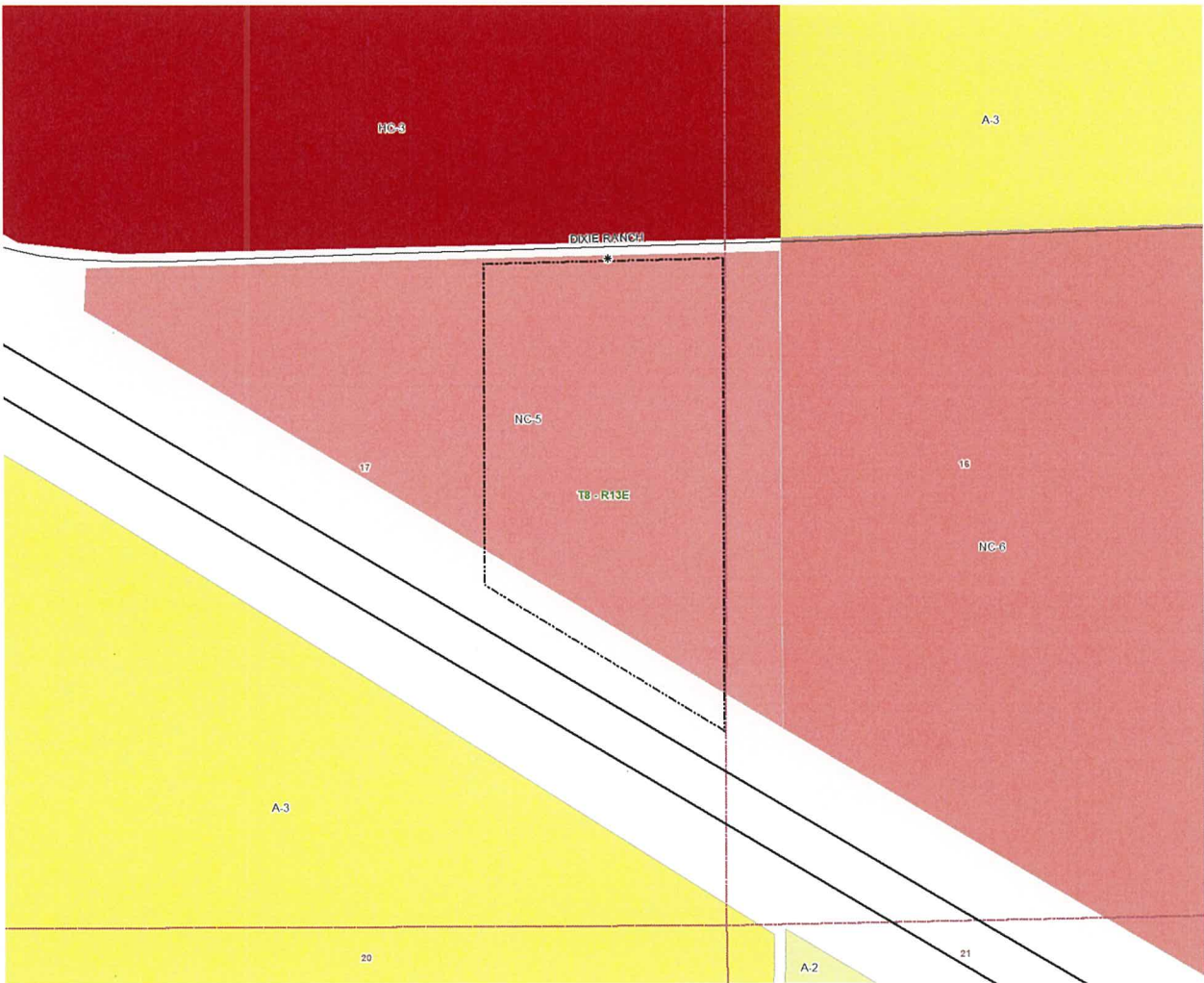
PETITIONER: ChillCo Inc

OWNER: Journey Fellowship Church, INC - Doug McAllister

REQUESTED CHANGE: From NC-5 Retail and Service District to I-2 Industrial District

LOCATION: Parcel located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road ; S17, T8S, R13E; Ward 7, District 7

SIZE: 8 acre







APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

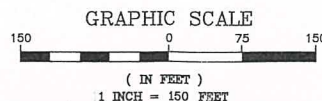
DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 644,949 SQ. FT. OR 14.806 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°01'45"E	76.95'
L2	S82°36'37"E	71.38'
L3	S88°05'20"E	63.58'



SCALE:	
1" = 150	
DATE:	
8/10/18	
DRAWN BY:	CHECKED BY:
JDL	RMK
DWG. NO:	
20180546	
SHEET	
1	OF 1

I certify that this plat does 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. 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.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0385 C
DATE: 10/17/89
ZONE: C
B.F.E. = N/S

* Verify prior to construction with local governing body

A MINOR SUBDIVISION MAP OF A 14.806 AC. PARCEL OF LAND INTO PARCELS 1 & 2 IN SECTION 17, T-8-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class: _____ survey. Bearings are based on record bearings unless noted otherwise.

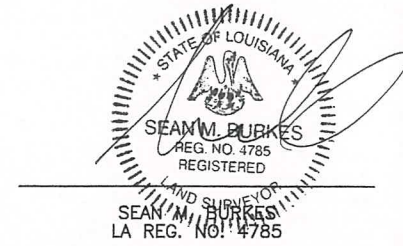
JOURNEY FELLOWSHIP CHURCH

J.V. Burkes & Associates, Inc.

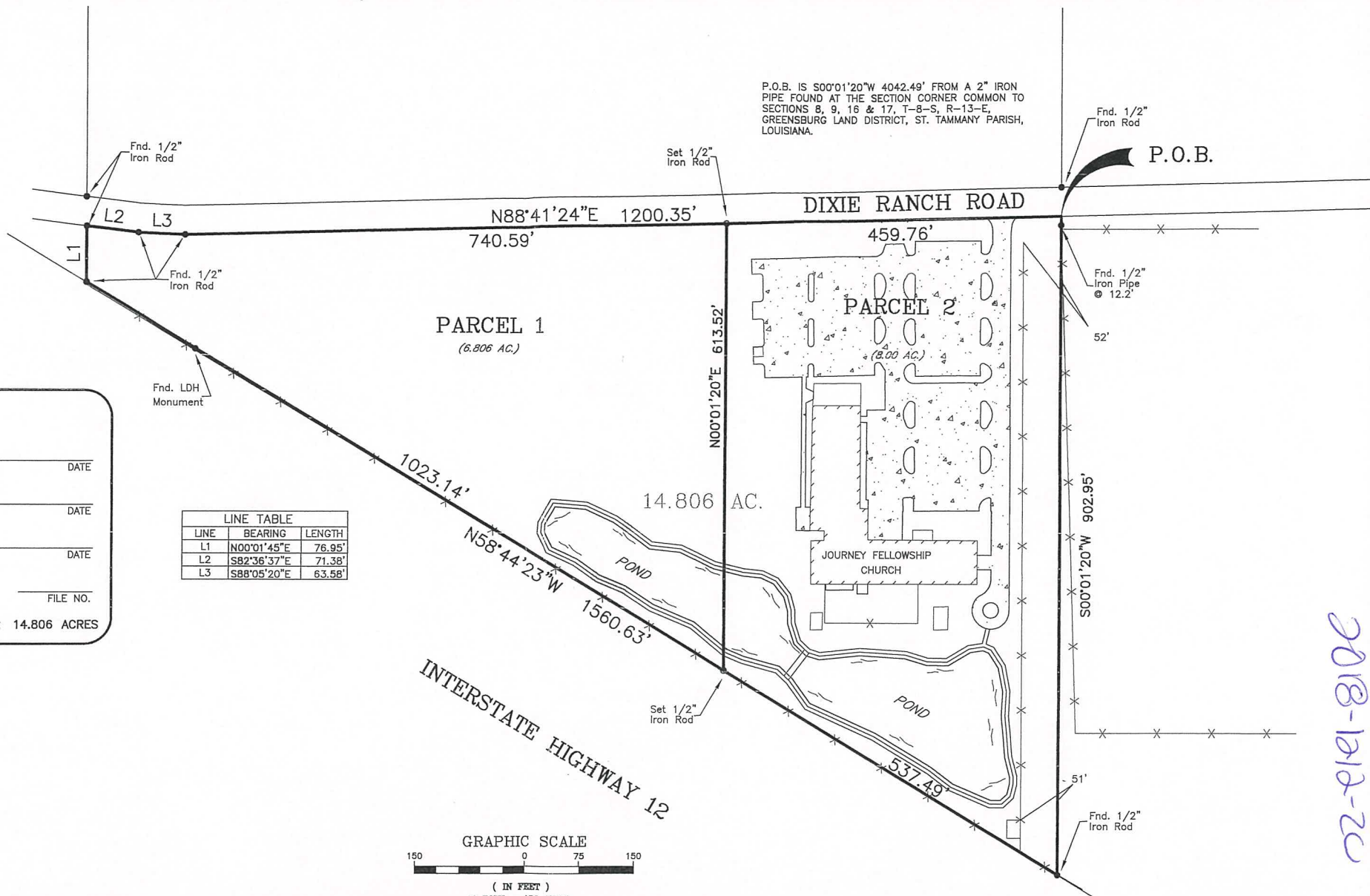
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154



P.O.B. IS S00°01'20"W 4042.49' FROM A 2" IRON PIPE FOUND AT THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16 & 17, T-8-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.



2018-12-20

ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1213-ZC
Posted:10/19/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mire Three - Wayne Porter & Nora Steele
OWNER: Mire Three - Wayne Porter & Nora Steele
REQUESTED CHANGE: From A-2 Suburban District to HC-1 Highway Commercial District
LOCATION: Parcel located on the north side of Mire Drive, west of LA Highway 59; S13, T7S, R11E; Ward 3, District 5
SIZE: 2.89 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 HC-1 Highway Commercial District. This site is located on the north side of Mire Drive, west of LA Highway 59. The 2025 future land use plan calls for the area to be developed with residential uses. The site is currently developed with an office warehouse. Staff feels that there is no compelling reasons to support the request considering that most of properties along Mire Drive are developed with residential uses or are still undeveloped/wooded.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-1 Highway Commercial District designation be denied.

Case No.: 2018-1213-ZC

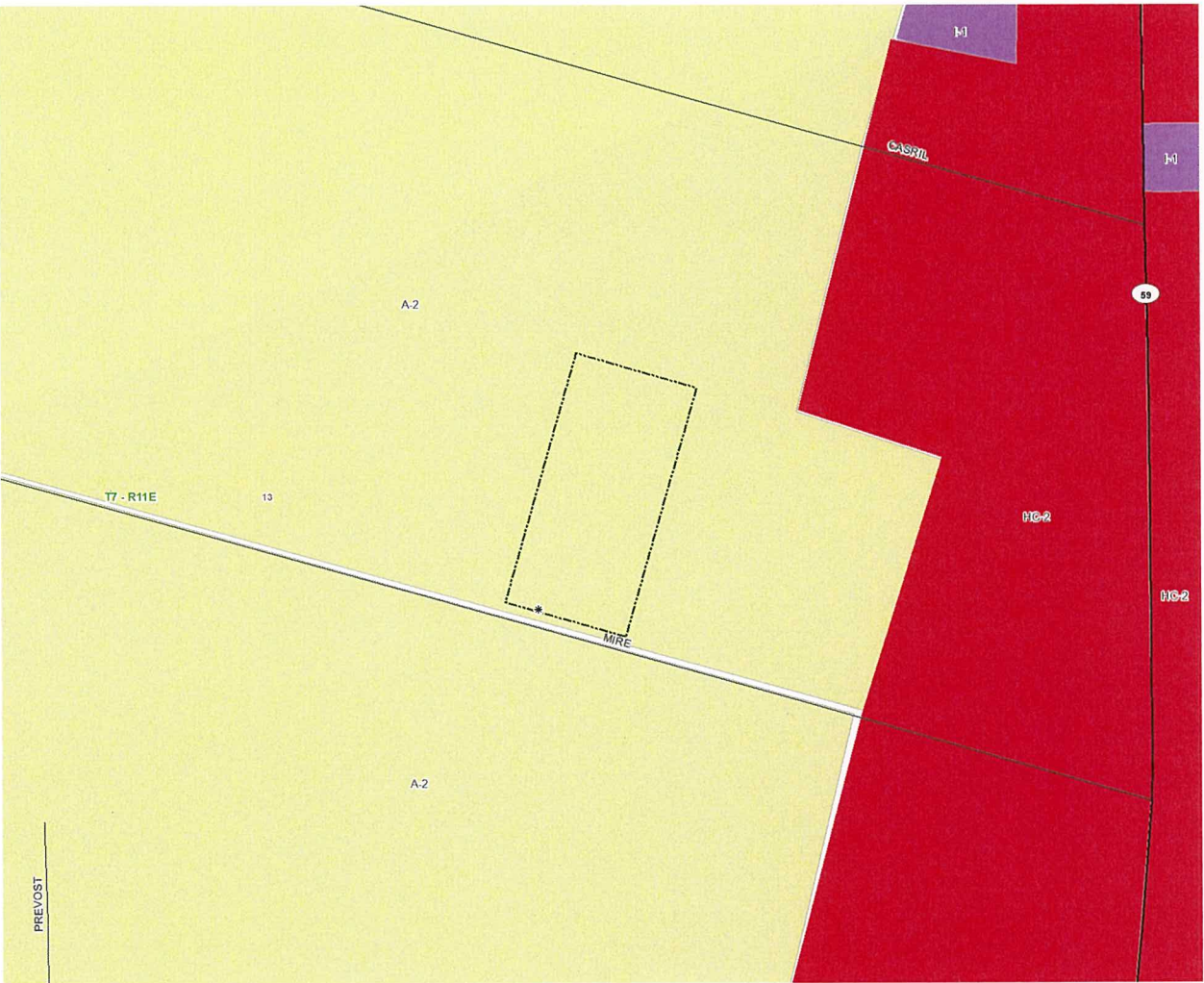
PETITIONER: Mire Three - Wayne Porter & Nora Steele

OWNER: Mire Three - Wayne Porter & Nora Steele

REQUESTED CHANGE: From A-2 Suburban District to HC-1 Highway Commercial District

LOCATION: Parcel located on the north side of Mire Drive, west of LA Highway 59; S13, T7S, R11E; Ward 3, District 5

SIZE: 2.89 acres



2018-1213-ZC

CASRIL

I-1

I-1

A-2

59

HC-2

13
T7 - R11E

A-3

MIRE

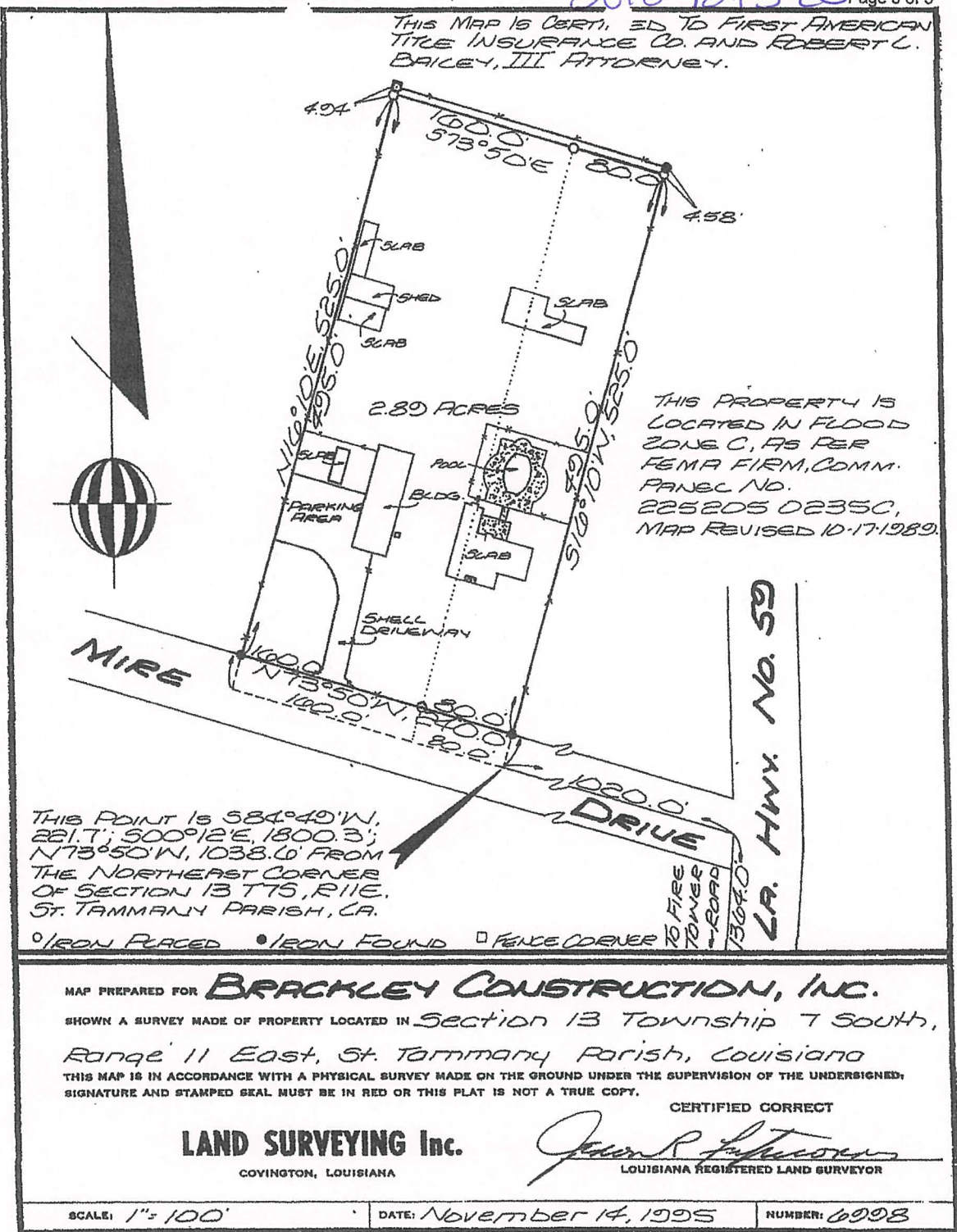
HC-2

A-2

HC-2

0 375 Feet

N



ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1215-ZC
Posted: 10/19/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Larry Tape
OWNER: E321 - Sharman Stockstill
REQUESTED CHANGE: From CB-1 Community Based Facilities District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3; S54, T7S, R11E; Ward 4, District 4
SIZE: 1.18 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 3 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	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-1 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 CB-1 Community Based Facilities District to HC-2 Highway Commercial District. This site is located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3. The 2025 future land use plan calls for the site to be developed with commercial uses. The site was rezoned to CB-1 during the comprehensive rezoning considering that the building was occupied by a religious institution. Staff does not have any objection to the request since a portion the building is currently occupied with commercial uses and the site is abutting commercial zoning on the east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.

Case No.: 2018-1215-ZC

PETITIONER: Larry Tape

OWNER: E321 - Sharman Stockstill

REQUESTED CHANGE: From CB-1 Community Based Facilities District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3; S54, T7S, R11E; Ward 4, District 4

SIZE: 1.18 acres





2018-1215-ZC

CBF-1

BEAUPRE

BEAU CHENE

PECANIERE

CHULA

A-4

22

PONCHATOULA HWY

HC-1

CBF-1

HC-2

A-3

PUD
T7-R11E

54

HICKORY

FOREST

A-4

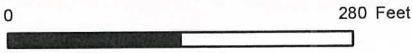
A-4

PINELAND

A-4

EVERGREEN

AUDUBON



SECRETARY, PARISH PLANNING COMMISSION

PARISH ENGINEER

12-19-2001 2154

DATE FILED FILE NUMBER

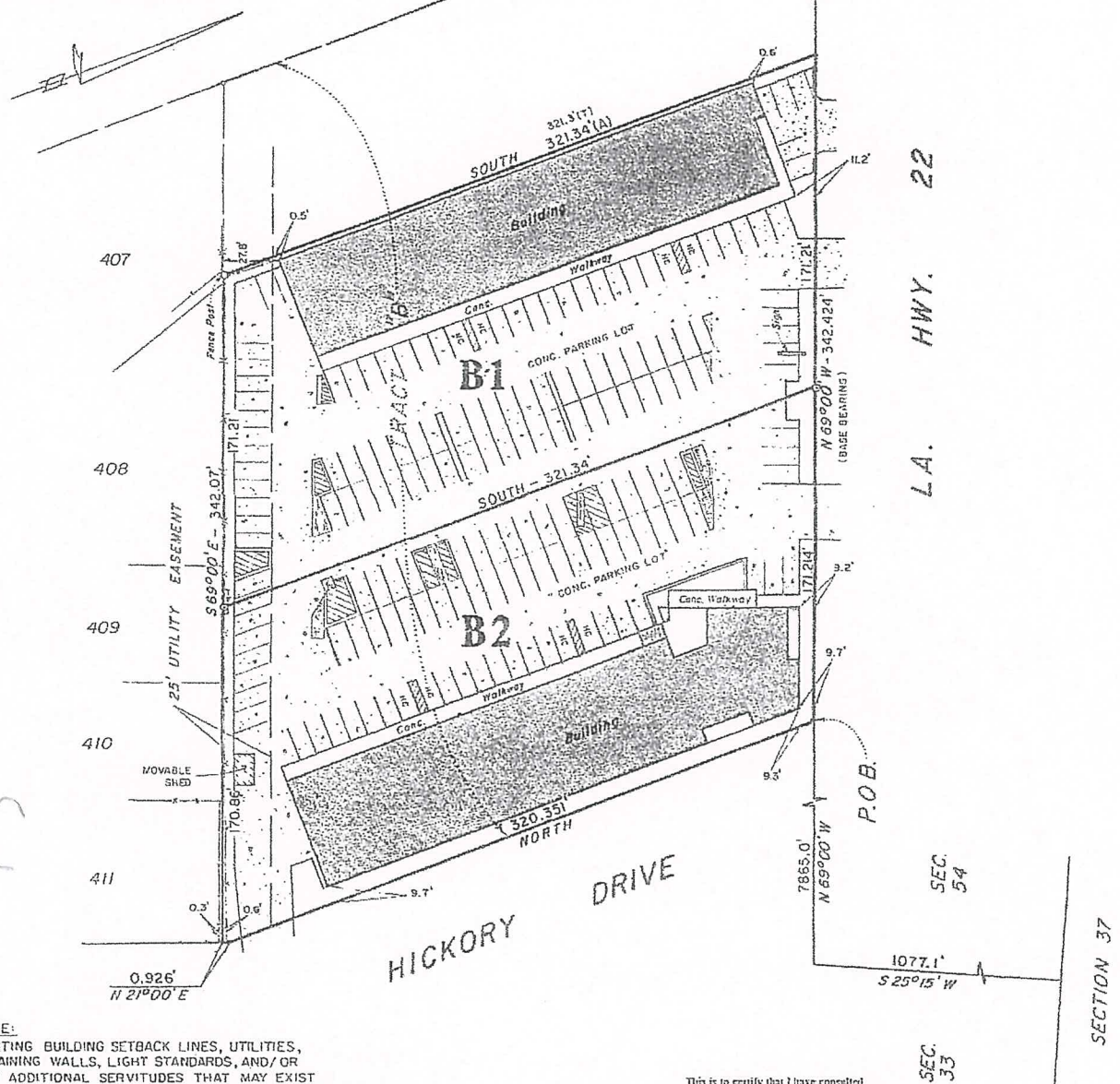
Angela C. Steterson

CLERK OF COURT

PROPERTY ADDRESS:
5250 LA. HWY 22
MANDEVILLE, LA 70471

TRACT	AREA
B1	51,363.5 SQ. FT.
B2	51,363.5 SQ. FT.
TOTAL	102,727 SQ. FT.

PARKING SPACES:
TRACT B1 = 92
TRACT B2 = 71



NOTE:
EXISTING BUILDING SETBACK LINES, UTILITIES,
RETAINING WALLS, LIGHT STANDARDS, AND/OR
ANY ADDITIONAL SERVIDUTES THAT MAY EXIST
WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
REFERENCE SURVEY & BASIS FOR BEARINGS:
PLAT OF SURVEY BY THIS FIRM DATED 3-05-90,
PLAT FILE NO. 210-011.

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in FLOOD ZONE "C"
per parcel number 225205 0240E,
rev. 8-16-95.

RESUBDIVISION OF A PORTION OF TRACT "B"
INTO TRACTS "B1" & "B2"
WOODBRIDGE ON THE LAKE
PHASE 3
SITUATED IN SECTION 54
T7S-R1E
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:
FAITH FELLOWSHIP CHURCH
AND JOSEPH A. YAZBECK



FontCuberta
Surveys
INCORPORATED

LAKO SUFFYTONS
P.O. BOX 1792
COVINGTON, LA.
70435

(985) 893-7461

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY.



Thomas J. Fontenault
SURVEYOR

DATE	SCALE	O = IRON ROD SET O = FENCE POST O = IRON ROD FD.	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.	SHEET 1 OF 1
12-05-2001	1" = 60'		RLF	TJF	219220	210 - 309	

ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1217-ZC
Posted:10/17/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Richard Levere & Julie Prinz Elliott

OWNER: Richard Levere & Julie Prinz Elliott

REQUESTED CHANGE: From A-1 Suburban District & A-4 Single-Family Residential District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side of Bigner Road, south of LA Highway 22; S54, T7S, R11E; Ward 4, District 4

SIZE: 2.97 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-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-4 Single Family Residential District
West	Residential	A-3 Suburban 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-1 Suburban District & A-4 Single-Family Residential District to A-4 Single-Family Residential District. This site is located on the west side of Bigner Road, south of LA Highway 22. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the request considering that the west side of Bigner Road is developed with residential use and undeveloped land zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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

Case No.: 2018-1217-ZC

PETITIONER: Richard Levere & Julie Prinz Elliott

OWNER: Richard Levere & Julie Prinz Elliott

REQUESTED CHANGE: From A-1 Suburban District & A-4 Single-Family Residential District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side of Bigner Road, south of LA Highway 22; S54, T7S, R11E; Ward 4, District 4

SIZE: 2.97 acres





2018-1217-ZC

PUD

HC-1

CHAPEL

A-3

T7-R11E 54

PENNS CHAPEL

A-1

A-3

A-4

A-2

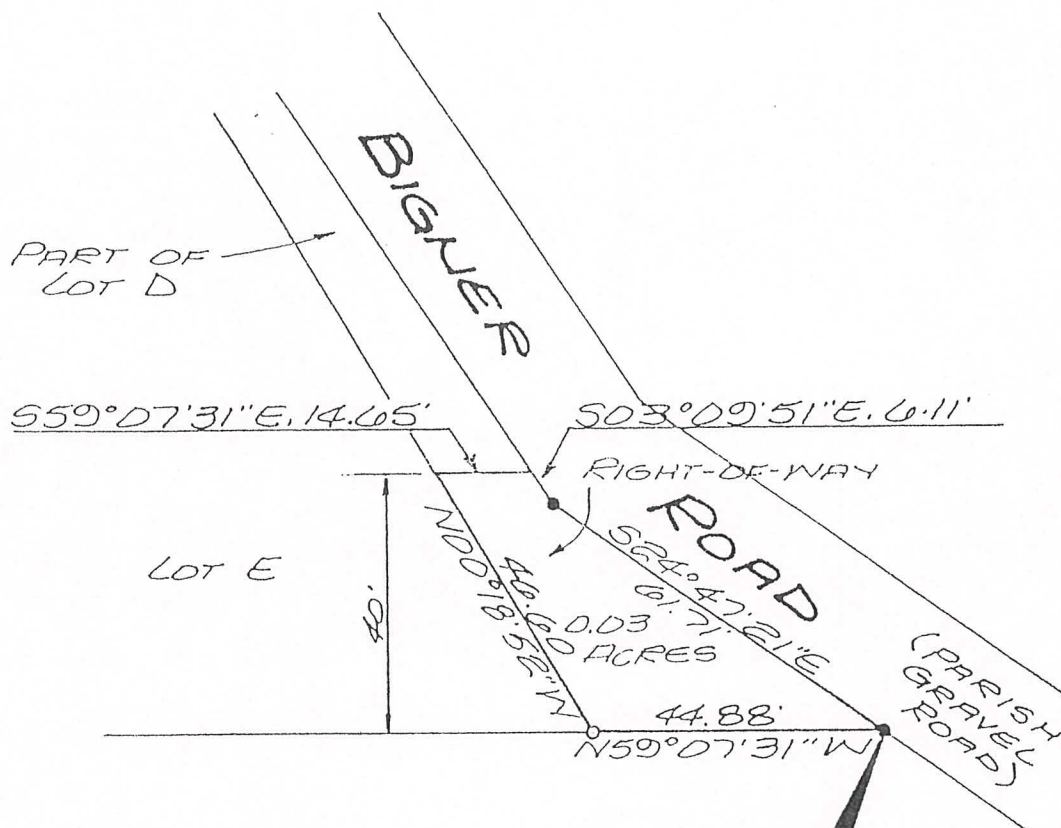
PENNS CHAPEL

BIGNER

0 280 Feet

N

208-1217-20



THIS POINT IS S22°15'W, 180.7'; N08°45'W, 11,134.3'; S09°55'W, 804.1'; S07°30'E, 109.1'; S31°15'W, 647.2'; S02°35'E, 208.2' FROM THE NORTHWEST CORNER OF SECTION 38 T7S, R11E, ST. TAMMANY PARISH, LOUISIANA

p-4

MAP PREPARED FOR **FREDERICK P. HEISLER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 54 Township 7 South,

Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

LAND SURVEYING Inc.

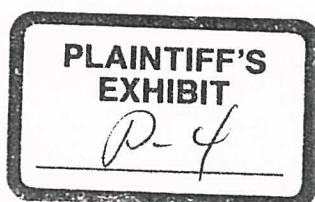
COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 30'

DATE: July 9, 1993

NUMBER: 6157



ZONING STAFF REPORT

Date: 10/26/2018

Case No.: 2018-1219-ZC

Posted: 10/19/18

Meeting Date: 11/7/2018

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Paul J. Mayronne

OWNER: PTP Properties, LLC - Carrie Deane Prieto Segrave, Don Scot Prieto, James Kent Jackson & Janet Ruth Jackson

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to MD-2 Medical Clinic District (22.45 acres) & HC-2 Highway Commercial District (2.4 acres)

LOCATION: Parcel located on the west side of LA Highway 59 & on the south side of Lonesome Road ; S36 & 1, T7S & 8S, R11E; Ward 4, District 10

SIZE: 24.85 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish & State

Road Surface: 3 lane asphalt & 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential & Commercial	A-4 Single Family Residential & HC-2 Highway Commercial Districts
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Commercial & Undeveloped	HC-1 Highway Commercial, A-2 Suburban & NC-6 Public, Cultural & Recreational Districts
West	Residential	A-4 Single Family Residential 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.

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.

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 – Other – Conservation – These planned districts would include mixed 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 NC-4 Neighborhood Institutional District to MD-2 Medical Clinic District (22.45 acres) & HC-2 Highway Commercial District (2.4 acres). This site is located on the west side of LA Highway 59 & on the south side of Lonesome Road. The 2025 future land use plan calls for the majority of the site to be developed with residential uses and for the portion of the land facing Hwy 59, to be developed with commercial uses.

Zoning History:

- Prior to the comprehensive rezoning, the property was zoned SA Suburban Agricultural in the rear, along Lonesome Road, and C-2 Highway Commercial along Hwy 59 (see attached map).
- Through the comprehensive rezoning process, staff recommended that the rear portion of the property be rezoned to A-3 Suburban District, and the front along Hwy 59, be rezoned to NC-4.
- In 2010, the Council, thought the approval of the comprehensive rezoning of the southeast study area, granted the rezoning of the entire site to NC-4.
- In 2016, the Council approved rezoning of the corner of Lonesome Road & Hwy 59 to HC-2 Highway Commercial District.

In light of the zoning history of the property, Staff is not opposed to the requested zoning change to MD-2, considering that some of the permitted uses under the MD-2 Zoning District, such as medical and veterinary clinics, are also permitted under the NC-4 zoning district. Also, the uses allowed under the MD-2 Zoning District are, for the most part, compatible with the surrounding area.

In regards to the request to rezone the 2.4 acre portion of the property to HC-2, staff feels that there is no compelling reason to allow for the site to be developed with more intensive commercial uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 Medical Clinic District be approved and the request for a HC-2 Highway Commercial District designation be denied.

Case No.: 2018-1219-ZC

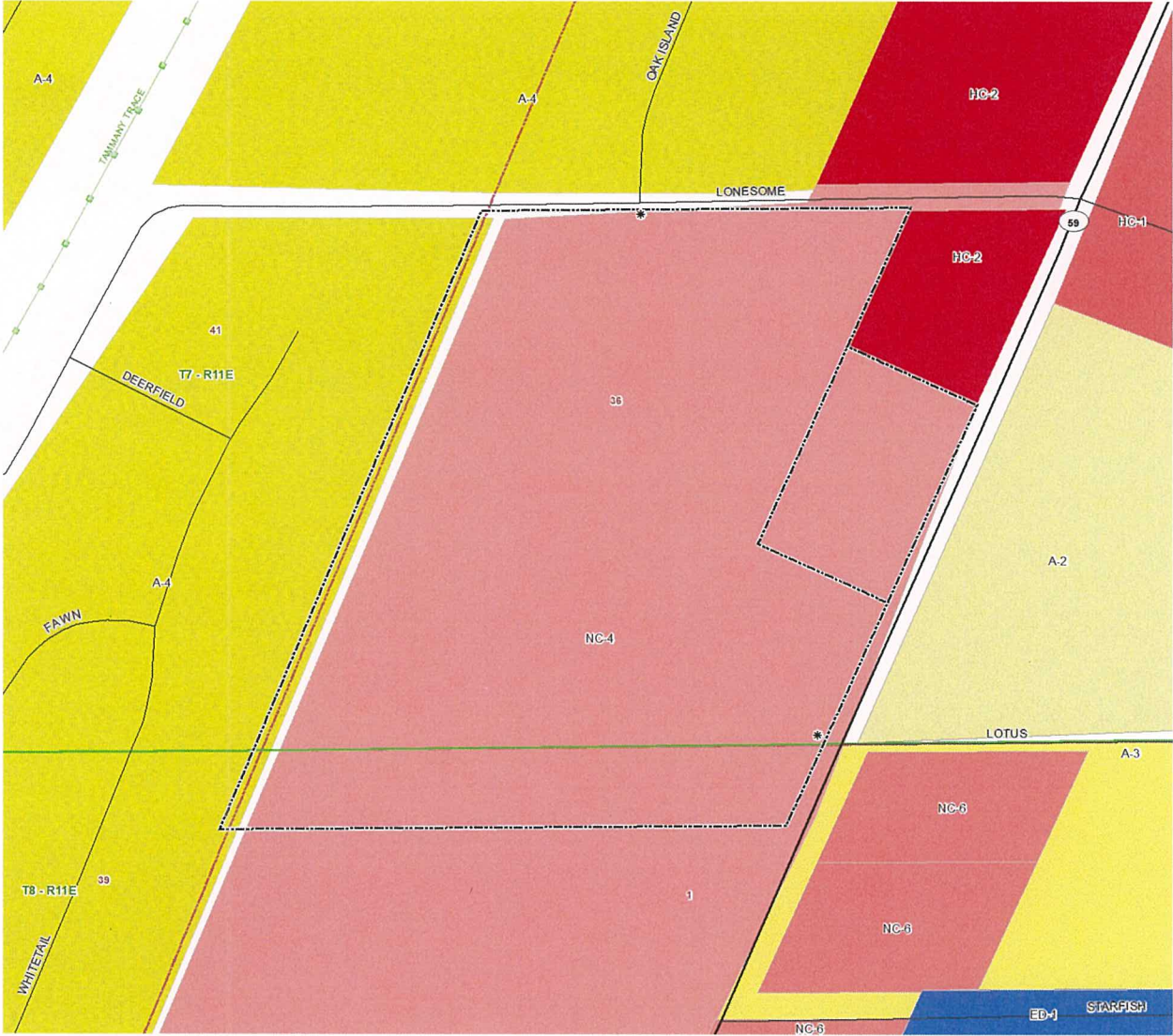
PETITIONER: Paul J. Mayronne

OWNER: PTP Properties, LLC - Carrie Deane Prieto Segrave, Don Scot Prieto, James Kent Jackson & Janet Ruth Jackson

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to MD-2 Medical Clinic District (22.45 acres) & HC-2 Highway Commercial District (2.4 acres)

LOCATION: Parcel located on the west side of LA Highway 59 & on the south side of Lonesome Road ; S36 & 1, T7S & 8S, R11E; Ward 4, District 10

SIZE: 24.85 acres





A-4
2018-1219-ZC

A-4

A-4

HC-2

LONESOME

33

T7-R11E

HC-2

DEERFIELD

A-4

A-3

NC-4

LOTUS

NC-6

NC-6

T8-R11E

1

59

A-3

STARFISH

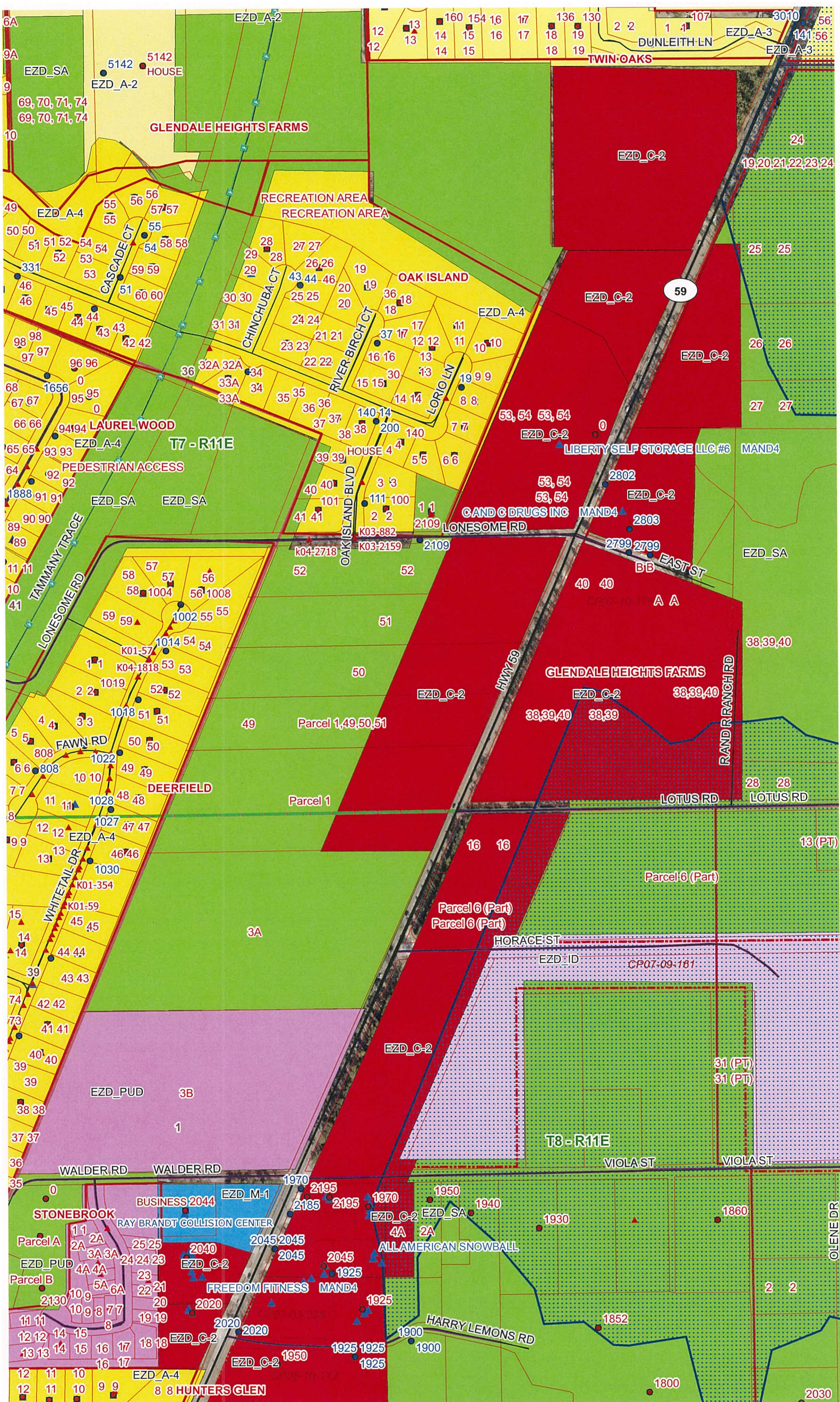
NC-6

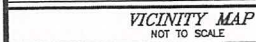
ED-1

PUD

0 375 Feet

N





DRAWN BY	SPH
DATE	08/30/18
REVISION	DATE

SECTION 1, T-8-S,
ANA.

Property: **A REZONING MAP OF**
A 2.33 ACRE PARCEL AND A 27.45 ACRE PARCEL OF LAND SITUATED IN SECTION 1, T-8-S,
R-11-E AND SECTION 36, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

2018-12-19-ZC

JB JOHN E. BONNEAU
& ASSOCIATES, INC.
Professional Land Surveyors - Planners - Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34, WANDERVILLE, LA 70471
(885) 845-1012 • (885) 845-1013 • FAX NA: (885) 845-1778
www.JEBonneauSurveying.com • e-mail: jhb@jebonneau.com

ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1222-ZC
Posted: 10/19/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Roger Dale & Crystal Hugues Magee
REQUESTED CHANGE: From PF-1 Public Facilities District to A-2 Suburban District
LOCATION: Parcel located on the north side of Carter Street, east of Rowell Street ; S17, T7S, R12E; Ward 4, District 7
SIZE: 20 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	PF-1 Public Facilities District
South	Undeveloped	PF-1 Public Facilities District
East	Undeveloped	PF-1 Public Facilities District
West	Vacant	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.
Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PF-1 Public Facilities District to A-2 Suburban District. This site is located on the north side of Carter Street, east of Rowell Street. The 2025 future land use plan calls for the area to be developed with agricultural uses. Staff does not have any objection to the request, considering that the site is abutting A-2 Suburban Zoning on the west side, and it will allow for future development of the site with residential uses at similar density to the surrounding area.

STAFF RECOMMENDATION:

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

Case No.: 2018-1222-ZC

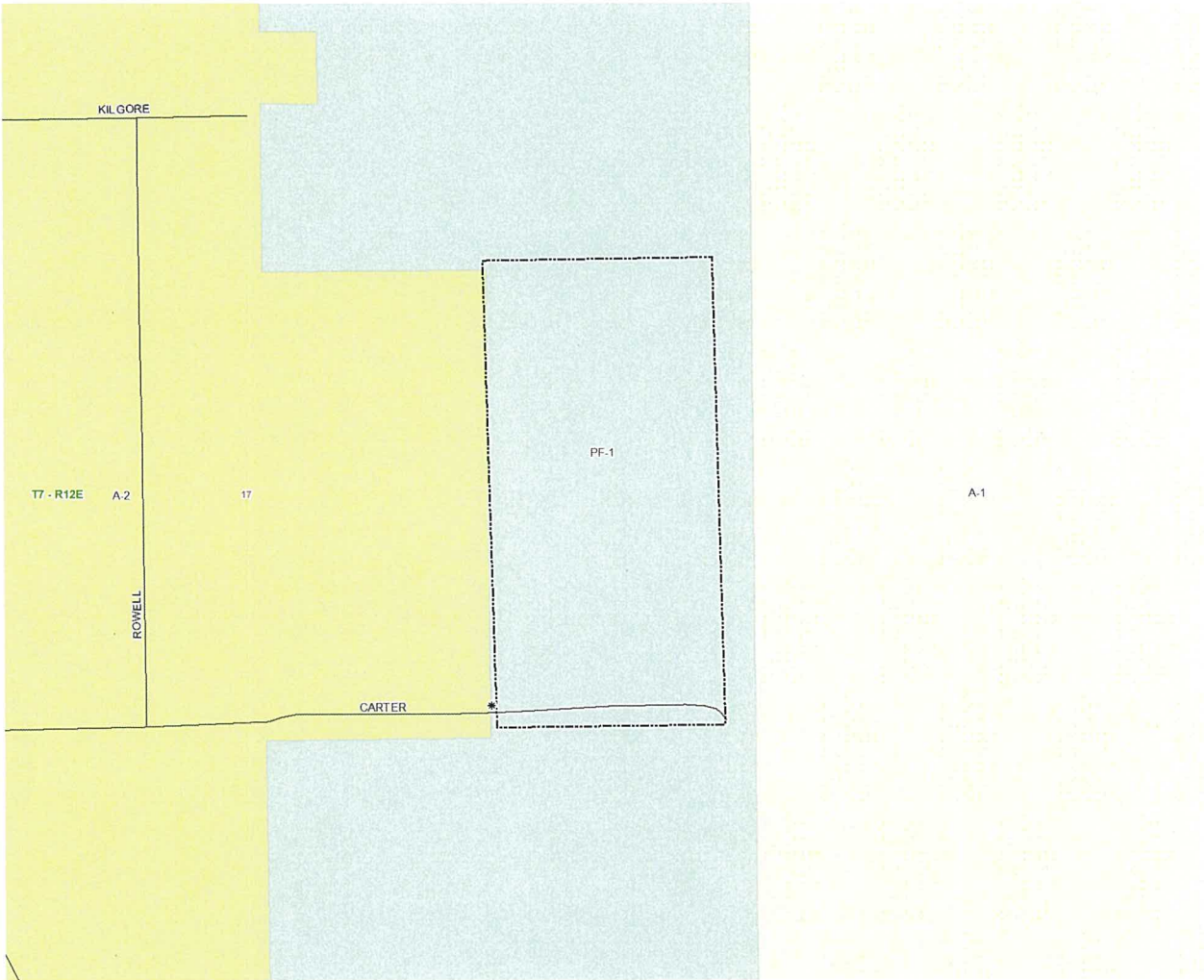
PETITIONER: Council Motion

OWNER: Roger Dale & Crystal Hugues Magee

REQUESTED CHANGE: From PF-1 Public Facilities District to A-2 Suburban District

LOCATION: Parcel located on the north side of Carter Street, east of Rowell Street ; S17, T7S, R12E; Ward 4, District 7

SIZE: 20 acres



2018-1222-ZC

A-1A

KILGORE

ROWELL

T7 - R12E

17

A-2

PF-1

A-1

A-3

CARTER

ROBERT

0 570 Feet



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR TOLEDANO PROVIDED BY: COUNCIL

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2018

An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, Section 130-971 (a) to increase the maximum building size in the HC-3 Highway Commercial Zoning District from 200,000 square feet to 250,000 square feet.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2018-1223-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 increase the maximum building size from 200,000 square feet to 250,000 square feet in Section 130-971 (a) HC-3 Highway Commercial 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 increase the maximum building size under the HC-3 Highway Commercial District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends Chapter 130 St. Tammany Unified Development Code, and the maximum building size shall be amended as follow:

Sec. 130-971. - Site and structure provisions.

(a) *Maximum building size.* The maximum building size in the HC-3 district shall be ~~200,000~~ 250,000 square feet.

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 _____, 2019; AND BECOMES ORDINANCE _____ COUNCIL _____ SERIES _____ NO. _____ 19-____.

S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2018
Published Adoption: _____, 2019
Delivered to Parish President: _____, 2019 at _____
Returned to Council Clerk: _____, 2019 at _____

ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1224-ZC
Posted: 10/18/18

Meeting Date: 11/7/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Ralph & Joy Thompson

OWNER: Ralph & Joy Thompson

REQUESTED CHANGE: From A-1 Suburban District & MHO Manufactured Housing Overlay to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road ; S6, T5S, R10E; Ward 2, District 3

SIZE: 2.5 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/Mobile Home	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential/Mobile Home	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 & MHO Manufactured Housing Overlay to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff is not in favor of the request considering that the site is surrounded by properties zoned A-1 Suburban District

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

Case No.: 2018-1224-ZC

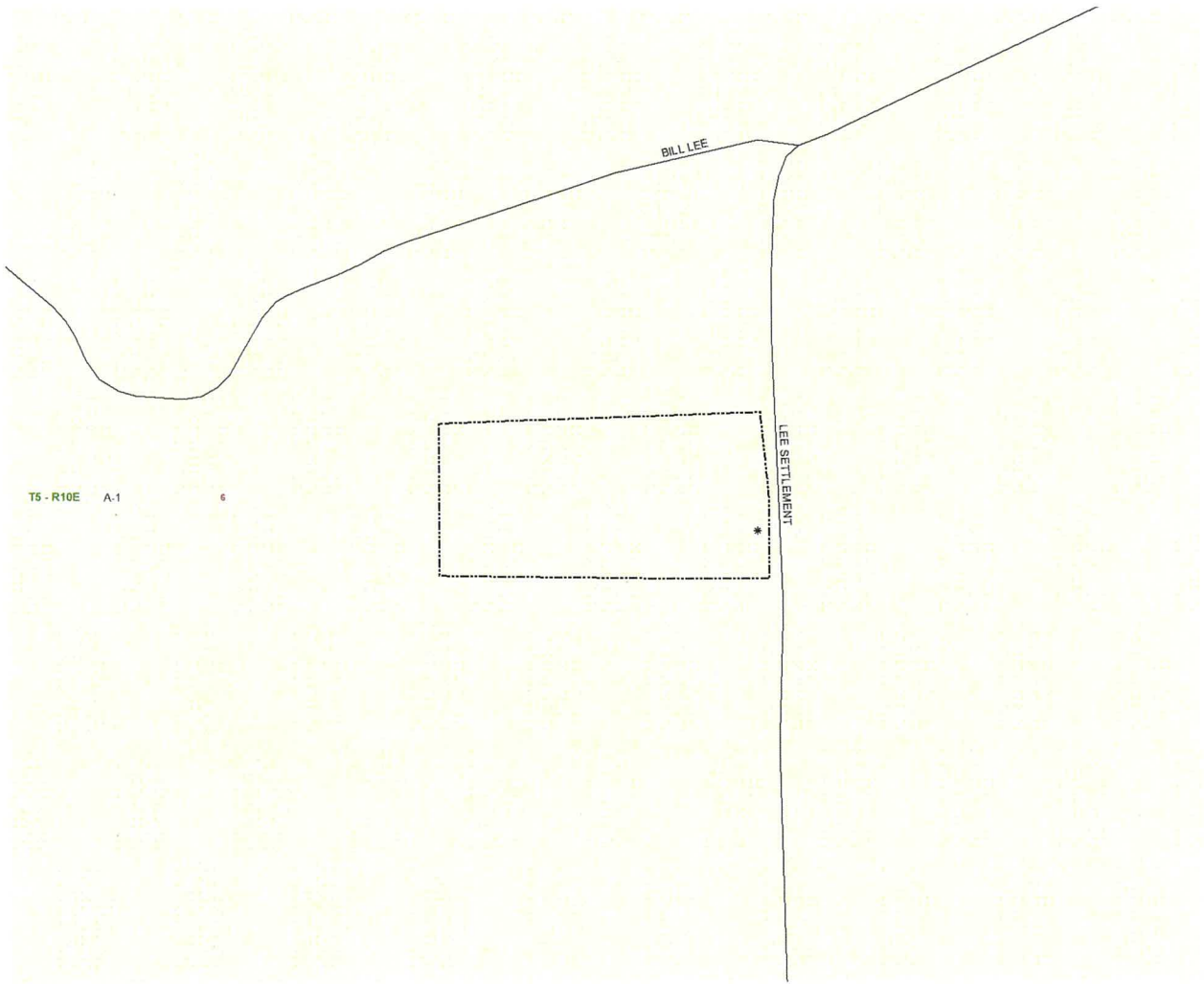
PETITIONER: Ralph & Joy Thompson

OWNER: Ralph & Joy Thompson

REQUESTED CHANGE: From A-1 Suburban District & MHO Manufactured Housing Overlay to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road ; S6, T5S, R10E; Ward 2, District 3

SIZE: 2.5 acres



2018-1224-ZC

BILL LEE

T5-R10E

6

A-1

A-3

LEE SETTLEMENT

0 280 Feet

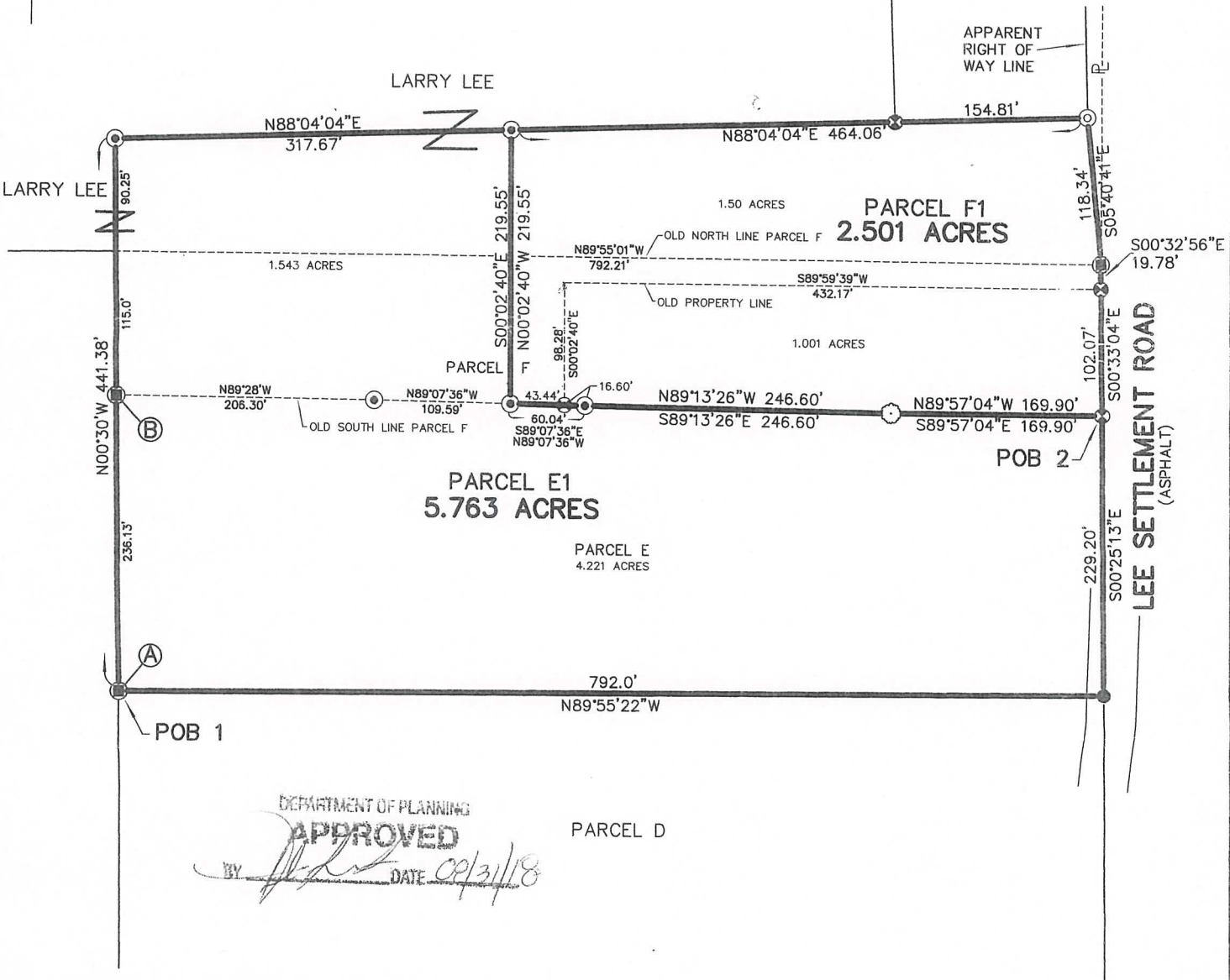


208-1224-ZC

BOUNDARY LINE ADJUSTMENT



REFERENCE BEARING:
Iron Rod A to Iron Rod B
N00°30'W
(per Reference Survey No. 2)



POB 1 is reported to be East 1264.1' and N00°30'W 806.2' from the Southwest Corner of Section 6, T5S, R10E.

POB 2 is reported to be N89°52'W 2310.0' and N00°30'W 1036.2' from the Section Corner common to Sections 5, 6, 7, & 8, T5S, R10E.

- NOTES:
- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.
 - This plat represents a Boundary line Adjustment and therefore does not constitute a division of property.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

- LEGEND
- = PIN OAK TREE
 - ⊙ = 1/2" IRON PIPE FOUND
 - ⊗ = 5/8" IRON ROD FOUND
 - ⊕ = 1/2" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET
 - = MAG NAIL SET

REFERENCE SURVEY:

- Survey for William Lee, by Lowell E. Cummings, Surveyor, dated March 25, 1957.
- Survey for Mary Ann Lee Rodriguez Anthony by John H. Berlin, Surveyor, dated February 27, 1986.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Larry Lee**

SHOWING A SURVEY OF: **A BOUNDARY LINE ADJUSTMENT ON LAND LOCATED IN SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 17099

DATE: APRIL 27, 2017

REVISED:

ZONING STAFF REPORT

Date: 10/26/2018Meeting Date: 11/7/2018Case No.: 2018-1238-ZCDetermination: Approved, Amended, Postponed, DeniedPosted: 10/18/18

GENERAL INFORMATION

PETITIONER: Calenthia Honeycutt

OWNER: Calenthia Honeycutt

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the southwest corner of 4th Avenue & 4th Street, being lot 2-A, Square 25, Alton Subdivision; S23, T8S, R14E; Ward 8, District 14

SIZE: 10,000 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: ParishRoad Surface: 2 lane asphaltCondition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-4 Single-Family Residential District
South	Undeveloped	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential/ Manufactured Home	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: NoMulti 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-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the southwest corner of 4th Avenue & 4th Street, being lot 2-A, Square 25, Alton Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

Case No.: 2018-1238-ZC

PETITIONER: Calenthia Honeycutt

OWNER: Calenthia Honeycutt

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the southwest corner of 4th Avenue & 4th Street, being lot 2-A, Square 25, Alton Subdivision; S23, T8S, R14E; Ward 8, District 14

SIZE: 10,000 sq.ft.



2018-1238-ZC



T8-R14E

1ST

23

HC-1

2ND

NORFOLK SOUTHERN RR

11

5TH

2ND

HAAS

26

I-1

PUD

4TH

3RD

A-4

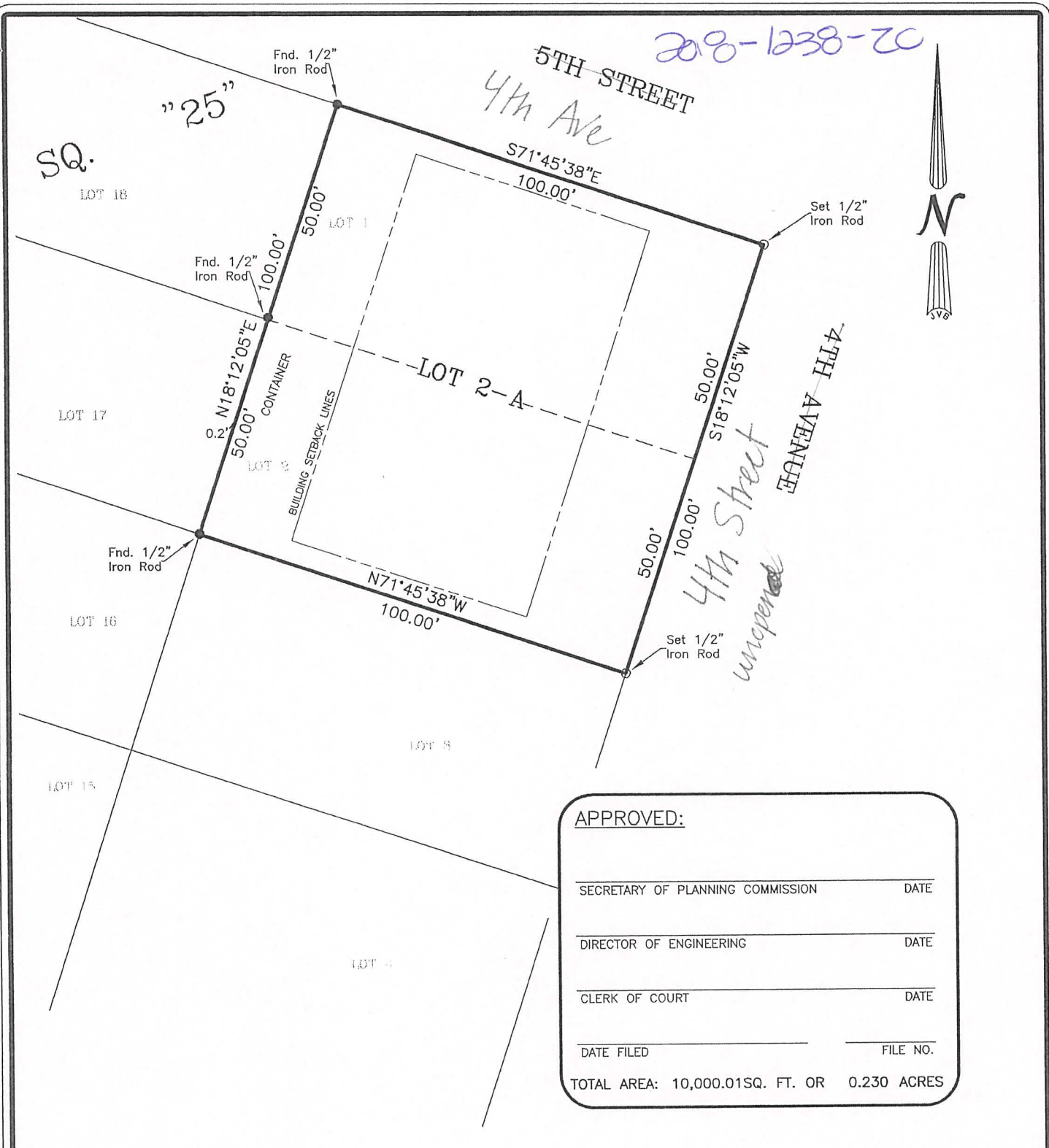
A-3

PF-1

0 280 Feet



208-1238-2C

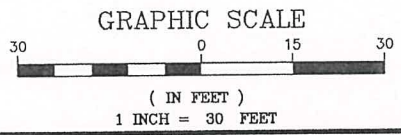


APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 10,000.01SQ. FT. OR 0.230 ACRES

- LEGEND
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....25'
Side Setback.....5'
Rear Setback.....20'

I CERTIFY THAT THIS PLAT DOES 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.

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.

F.I.R.M. No. 225205 0410 D
F.I.R.M. Date 04/21/1999
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20180145

DATE:
03/12/2018

J.V. Burkes & Associates, Inc.

SURVEYING • ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

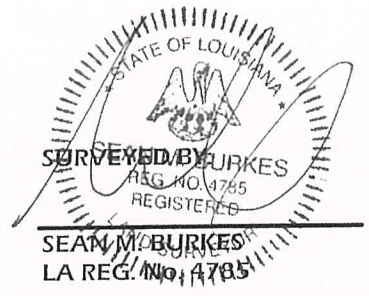
DRAWN BY: VLL
CHECKED BY: JDL

SCALE: 1" = 30'

**A RESUBDIVISION MAP OF
LOTS 1 & 2, SQ. 25, INTO LOT 2-A,
ALTON SUBDIVISION, SITUATED IN
SECTION 23, T-8-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CALENTHIA HONEYCUTT

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.



PLAN REVIEW STAFF REPORT

Date: 10/26/18

Meeting Date: November 7th, 2018

CASE NO.:2018-2160-PR

Determination: Approved, Amended, Postponed, Denied

Posted: 10/19/18

PETITIONER:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

Giselle Diaz Eastlack

Diaz Realty Investments, LLC

Variance to allow for internal illumination of the proposed Monument Sign

Gas Station & Retail Shopping Center

50 sq.ft.

2.82 acres

HC-2 Highway Commercial District

Highway 21Planned Corridor Overlay

Parcel located on the southwest corner of LA Highway 21 & Greenbriar Blvd, S47, T7S, R11E;
Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 5 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC-2 Highway Commercial District
South	Commercial	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District
Existing development?	Yes	Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a variance to allow for the placement of an internally illuminated multi-tenant sign along the Highway 21 Corridor. As shown on the attached drawing, approximately one half of the sign is proposed to be used to identify the businesses and gas station located on the site and the other half of the sign to advertise the gas prices. Staff is aware that some of the existing gas stations, more than likely constructed before the adoption of the Planned Corridor regulation, have internally illuminated signs with LED Gas Prices. However, in order to remain consistent with the Hwy 21 Planned Corridor Sign Regulation, which does not allow internally monument signs, staff is not in favor of the requested variance.

STAFF RECOMMENDATIONS:

The staff recommends denial of the requested variance. Should the Commission wishes to grant the variance, it should be subject to the following conditions:

1. Only the portion of the sign, identifying the gas prices, shall be allowed to be internally illuminated with LED digital, as shown on the attached drawing.
2. The remaining portion of the sign shall be externally illuminated.
3. The placement of the sign shall not require the removal of any trees and/or create any stress on the existing or new trees.
4. No additional sign can be placed within the 50’ buffer, along Hwy 21.
5. A sign permit is required before the sign can be installed.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

CASE NO.:

PETITIONER:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

2018-1260-PR

Giselle Diaz Eastlack

Diaz Realty Investments, LLC

Variance to allow for internal illumination of the proposed Monument Sign

Gas Station & Retail Shopping Center

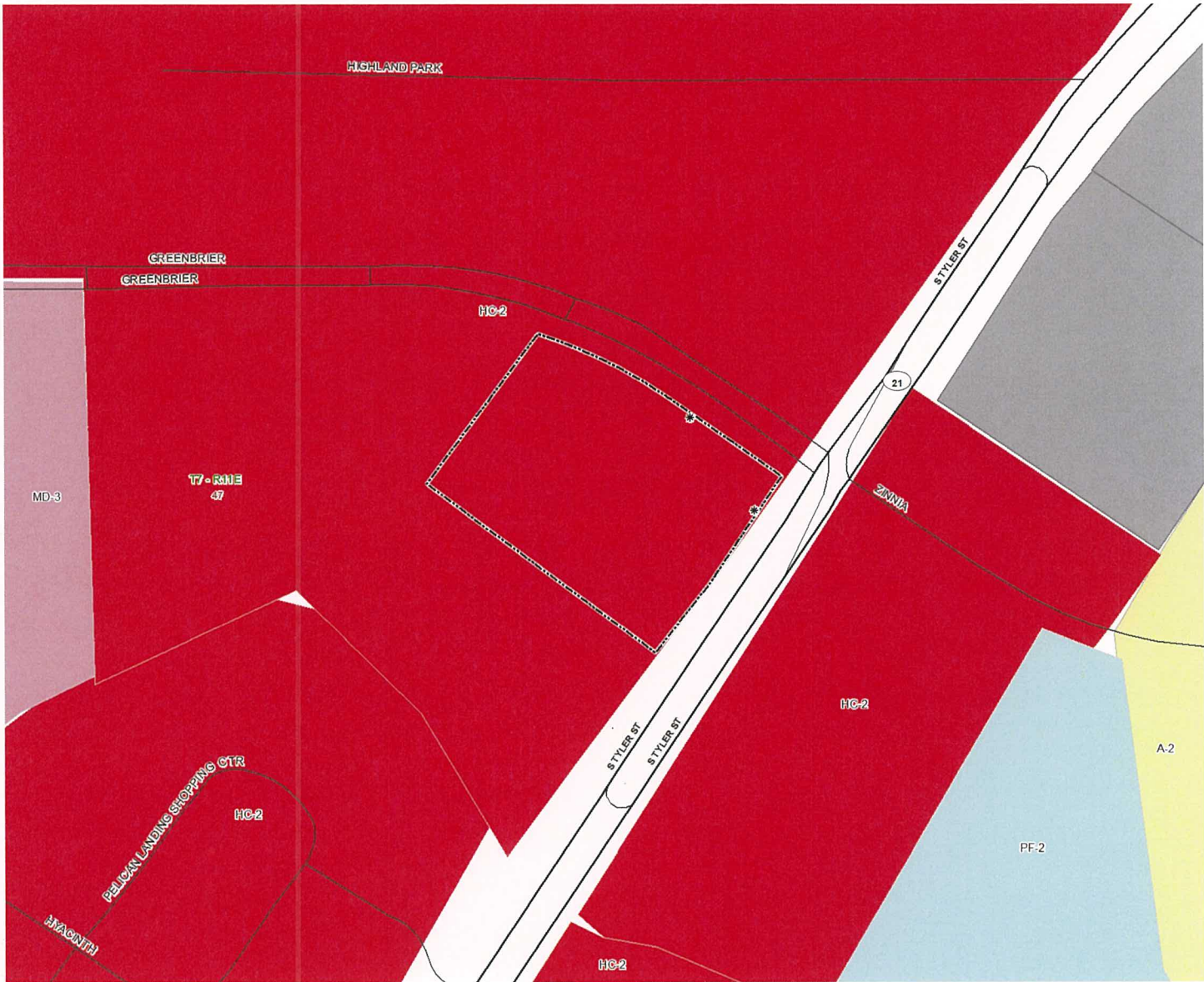
50 sq.ft.

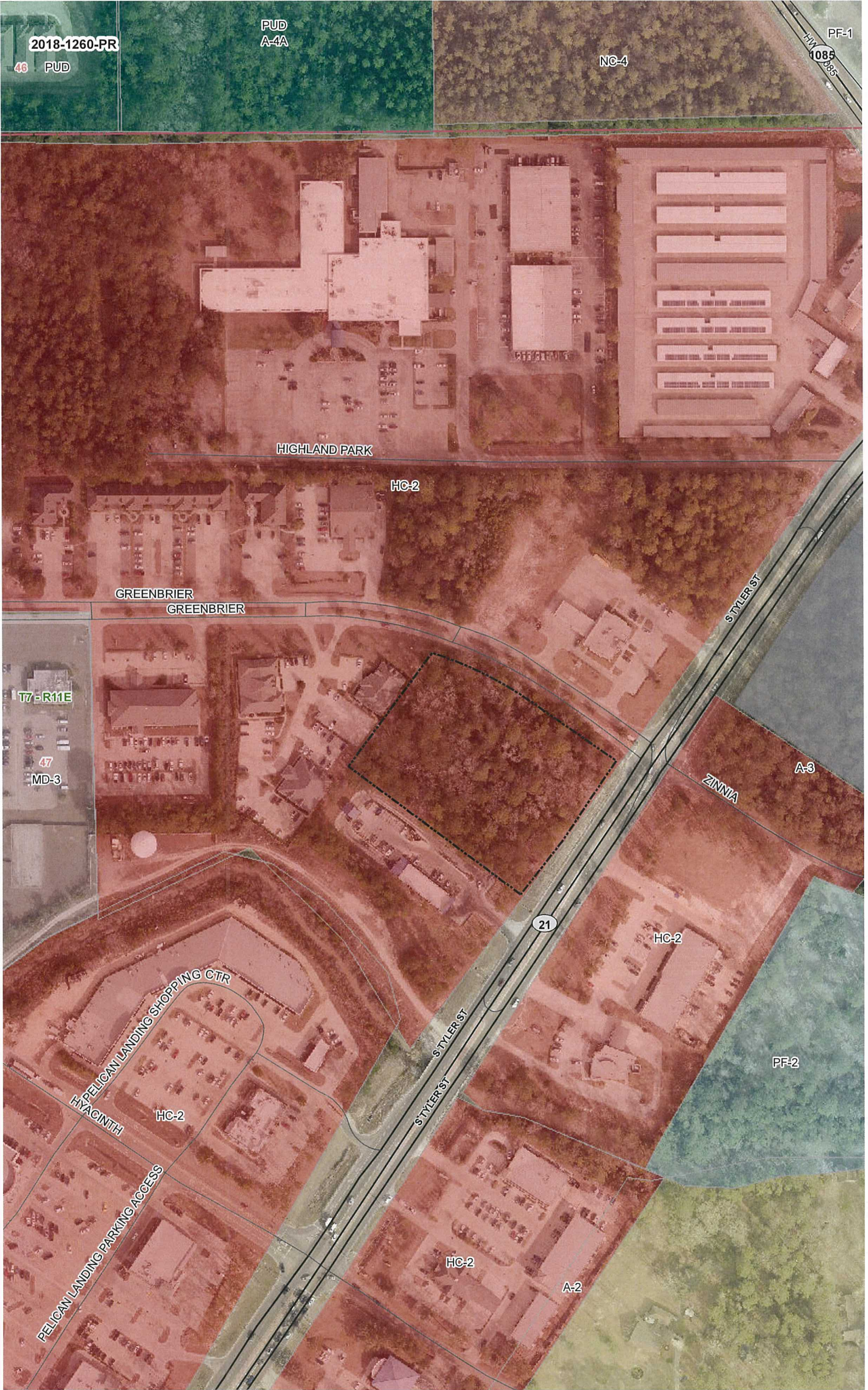
2.82 acres

HC-2 Highway Commercial District

Highway 21Planned Corridor Overlay

Parcel located on the southwest corner of LA Highway 21 & Greenbriar Blvd, S47, T7S, R11E;
Ward 1, District 1





2018-1260-PR

PUD
A-4A

NC-4

PF-1

1085
085

HIGHLAND PARK

HC-2

GREENBRIER
GREENBRIER

T7-R11E

47
MD-3

STYLER ST

A-3

ZINNIA

21

HC-2

PF-2

HC-2

HC-2

A-2

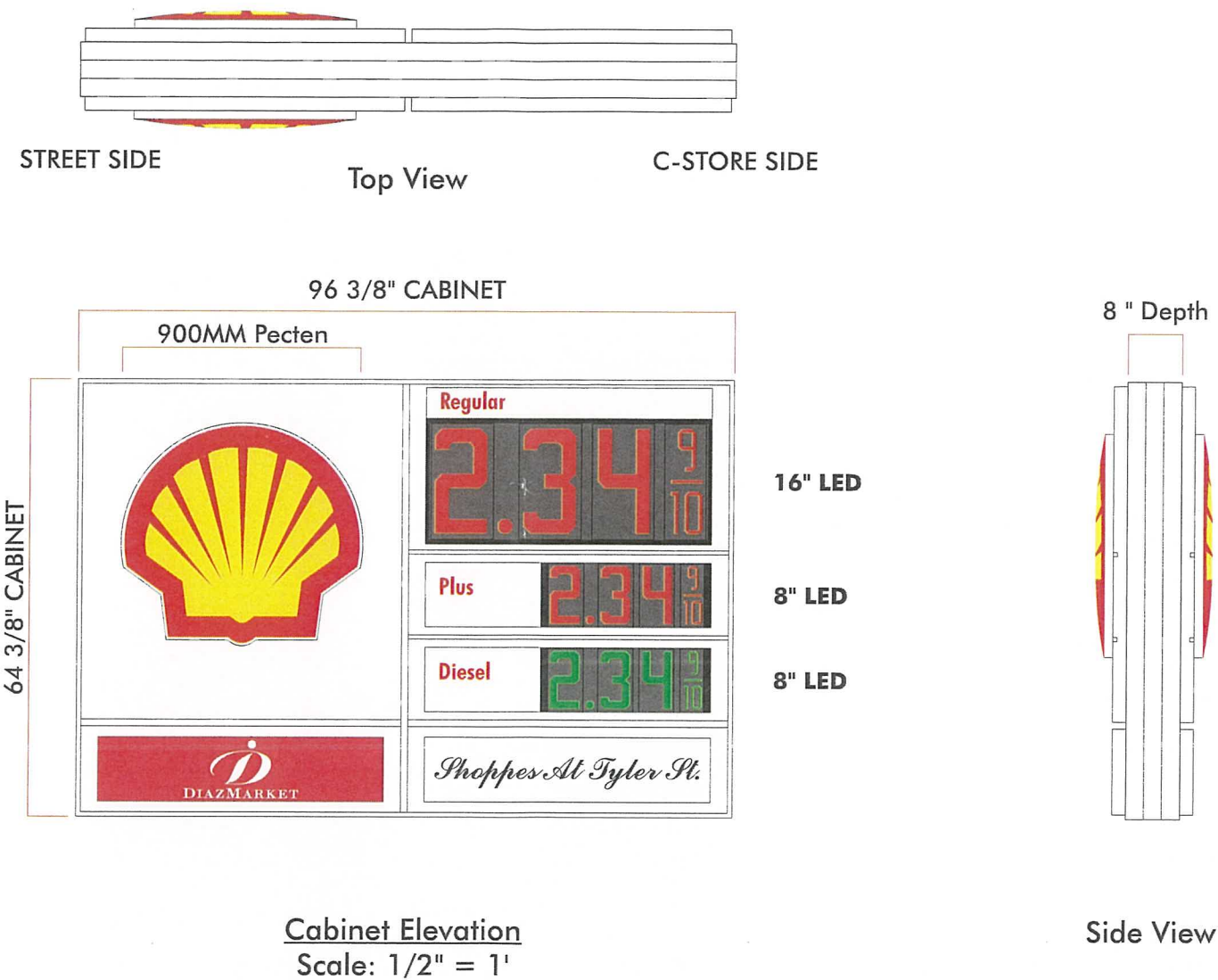
PELICAN LANDING SHOPPING CTR
HYACINTH
PELICAN LANDING PARKING ACCESS

0 375 Feet



208-120082

NEW 5'-4" x 8'
RVI Evolution
Monument Cabinet.



2018-1260PR

Diaz Realty Investments, LLC
820 Elise Ave.
Metairie, La 70003

Department of Planning & Development
PO Box 628
Covington, LA 70434
Attention: Helen Lambert

October 11, 2018

Dear Ms. Lambert,

Please accept the attached Land Use Review Application requesting that the gasoline LED prices be internally lit on the 44.55 sq ft Multiple Occupancy monument sign to be located at 70491 Hwy 21 Covington, LA.

We request the variance for the following reasons:

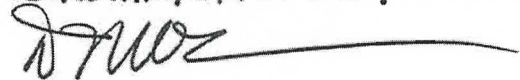
1. There are other gas stations on Hwy 21 that have digital prices and are internally illuminated.
2. The use of LED digital prices allows for seamless and correct change of fuel price.
3. The use of electronic prices also allow for a safe method to change the fuel prices. Employees would be able to change the price of the fuel from inside the store at the register instead of walking outside and using a step ladder and pole to change the price.
4. An internally illuminated led sign will allow for a safer driving environment for a passer byer to make a more informed decision whether they need to enter said business in a safe fashion or proceed on. The sign being lit & visible to a driver sooner will allow for proper braking.
5. This use of the LED price sign is a modern and common way to display gas prices.
6. LED pricers are energy efficient.

Thank you for your time and please let me know if you need any further information. My phone number is 504-832-2165 ext. 310.

Sincerely,



Giselle Diaz Eastlack
SECRETARY DIAZ REALTY INVESTMENTS



D. Mauricio Diaz
MEMBER DIAZ REALTY INVESTMENTS