

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, JANUARY 14, 2020**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**PUBLIC 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 AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE DECEMBER 10, 2019 MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

**REVOCATION REVIEW**

**REV19-12-004**

The revocation of a portion of Pine Avenue, located south of Magnolia Avenue and north of US Highway 190 East, between Square 12 & Square 13, in the Beverly Hills Subdivision, Slidell, Louisiana, Ward 8, District 13

Applicant: DL Investments, LLC

Parish Council District Representative: Outgoing: Hon. Michele Blanchard Incoming: Hon. Jake Airey

**MINOR SUBDIVISION REVIEW**

**2019-1748-MSP**

A minor subdivision of 6.56 acres into Parcels A, B, & C

Owner: David T. & Suzan H. Stein & Joseph & Margaret Stein

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Outgoing: Hon. James Thompson Incoming: Hon. Martha Cazaubon

General Location: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, Ward 1, District 3

**2019-1749-MSP**

A minor subdivision of 7.5 acres into Parcels A1, A2, A3 & A4

Owner: David & Dwana Drinkard, Todd Stein & Joseph & Margaret Stein

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Outgoing: Hon: James Thompson Incoming: Hon. Martha Cazaubon

General Location: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, Ward 1, District 3

**RESUBDIVISION REVIEW****PETITIONS/WAIVER REQUESTS****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****2019-1746-PP**

Money Hill Golf Cottages, Phase 8A-1

Developer/Owner: Money Hill Plantation, LLC

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative Hon. Richard Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana. Ward 6, District 6

**FINAL SUBDIVISION REVIEW****2019-1687-FP**

Oaklawn Trace, Phase 1

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

*Postponed at the November 12, 2019 meeting*

*Postponed at the December 10, 2019 meeting*

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

Text Change: Ordinance to Amend St. Tammany Code of Ordinances, Part II, Land

Development Code, Chapter 125 – Subdivision Regulations, Section 125-197 -

Hydrological Study and Plan to delete 125-197(8) regarding the review by St. Tammany

Parish Gravity Drainage District No. 5

**AMENDMENT TO DEVELOPMENTAL AGREEMENT****Notice of Intention to Consider Adoption of Amendment to Developmental Agreement**

A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 21, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31 and add Lots 1A, 7A, 11A, 15A, 19A, 23A, 27A, 31A, 35A, 39A of Square 14 (formerly Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14), Lots 2A, 8A, 12A, 16A, 20A, 24A, 28A, 32A, 36A, 40A of Square 15 (formerly Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15) of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 42 lots and adding 20 lots (formerly 42 lots)).

Debtor: Advanced Mortgage Company

Parish Council District: Hon. David Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

**OLD BUSINESS****2019-1388-MSP**

A minor subdivision of 792.43-acre parcel into Parcels A, B, & C

Owner: Weyerhaeuser Company

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the east side of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, Ward 7, District 11

**Entering the Parish Right-of-way**

Request to Enter the Parish Right-of-Way for Audubon Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Debtor: Mr. William H. Johnson

Parish Council District Representative: Outgoing: Hon. Jacob Groby Incoming: Hon. Jimmie Davis

General Location: The property is located on the north side of Labarre Street, east of Foy Street, Mandeville, Louisiana. Ward 4, District 7

*Waiver request of roadway width requirements*

**NEW BUSINESS****ADJOURNMENT**

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**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, DECEMBER 10, 2019**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph

Absent: None

Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, McMenamin, Vorenkamp

**PUBLIC 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 AND PLEDGE OF ALLEGIANCE**

**INVOCATION** - Randolph presented the Invocation

**PLEDGE OF ALLEGIANCE** - Willie presented the Pledge of Allegiance

**APPROVAL OF THE SPECIAL RESCHEDULED OCTOBER 8, 2019 MINUTES**

**Fitzmorris moved to approve, second by Randolph.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**APPROVAL OF THE NOVEMBER 12, 2019 MINUTES**

**Fitzmorris moved to approve, second by Randolph.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**Notice of Intention to Consider Adoption of Amendment to Developmental Agreement - POSTPONED**

A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 21 and add Lot 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 42 lots and adding 42 lots).

Debtor: Advanced Mortgage Company

Parish Council District: Hon. David Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

**Bagert moved to postpone for one month, second by Seeger.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

**Entering the Parish Right-of-way - APPROVED**

Request to Enter the Parish Right-of-Way for Audubon Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Debtor: Mr. William H. Johnson

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located on the north side of Labarre Street, east of Foy Street, Mandeville, Louisiana. Ward 4, District 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: William H. Johnson

Opposition: None

**Crawford moved to approve, second by Fitzmorris.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**Entering the Parish Right-of-way - APPROVED**

Request to Enter the Parish Right-of-Way for Coffee Street and Oak Street, Town of Mandeville Subdivision for the purpose of improvement of the streets and installing drainage features.

Debtor: Gingercrest, Inc. (RaceTrac Petroleum, Inc.)

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is located on the north side of Florida Street, east of Coffee Street and west of Oak Street, Mandeville, Louisiana. Ward 4, District 10.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Gingercrest, Inc Representative

Opposition: None

**Bagert moved to approve, second by Fitzmorris.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW****2019-1667-MSP - APPROVED**

A minor subdivision of 7.76 acres into Parcels 1 & 2

Owners: Melanie A. Pichon

Surveyor: J.V. Burkes & Associates, Inc

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the east side of Corner Drive, north of US Highway 190, Slidell, Louisiana. Ward 9, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Melanie A. Pichon

Opposition: None

**Seeger moved to approve with waivers, second by Randolph.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1701-MSP - APPROVED**

A minor subdivision of 4.49 acres & 1 acre into Parcels A & B

Owners: James C. Hall & Lyle Lapeyrouse

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the east side of LA Highway 1077, north Dummyline Road, Covington, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: James C. Hall

Opposition: None

**Fitzmorris moved to approve, second by Randolph.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1710-MSP - APPROVED**

A minor subdivision of 2.98 acres into Parcels A & B

Owners: Brian & Merry Byers

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the west side of Allen Road, south of Jarrell Road, Covington, Louisiana. Ward 10, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Brian & Merry Byers

Opposition: None

**Seeger moved to approve, second by Bagert.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1719-MSP - APPROVED**

A minor subdivision of 37.49 acres into Parcels A, B, C & D

Owners: Terence P. Ryan & Terence P. Ryan, Jr.

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the south side of Boyd Rd, east of Tantela Ranch Road, Covington, Louisiana. Ward 1, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Alicia Bosh and John Martin

Opposition: None

**Willie moved to approve with waivers, second by Crawford.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1727-MSP - APPROVED**

A minor subdivision of 4.582 acres into Parcels A & B

Owners: Ferrer Cottages, LLC - Douglas Ferrer

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the west side of Military Road/LA Highway 21, north of LA Highway 36, Covington, Louisiana. Ward 3, District 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Douglas Ferrer

Opposition: None

**Willie moved to approve, second by Randolph.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**RESUBDIVISION REVIEW****2019-1724-MRP - APPROVED**

A resubdivision of Tract B into Tracts B-1 & B-2, Phase 4, Northpointe Business Park

Owners: Northpointe Business Park, LLC - Christopher Lopez & Gary Bourgeois

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the south side and at the end of Northpointe Court, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Gary Bourgeois

Opposition: None

**Willie moved to approve, second by Randolph.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A



**2019-1726-MRP - APPROVED**

A resubdivision of lots 1-14, lot 76, lots C1-C8 & a 10.3 acre Tract into Lots 1A-14A, 15-28, GS-5 & a 10.49 acre Tract, Phase 1, Covington Place Cottages

Owners: Tidal Group, LLC - Adam Henning

Surveyor: Randal W. Brown & Associates, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the north side of 10<sup>th</sup> Street, on the west side of Covington Cottage Lane and on the north and south side of Craftsman Court, Covington, Louisiana.

Ward 3, District 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

**Seeger moved to approve, second by Fitzmorris.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**PETITIONS/WAIVER REQUESTS****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****2019-1687-FP - POSTPONED**

Oaklawn Trace, Phase 1

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

***Postponed at the November 12, 2019 meeting***

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

**Randolph moved to approve, second by Fitzmorris. Prior to the vote, Bagert moved to postpone, second by Drumm. Motion to postpone took precedence per Riles.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1688-FP - APPROVED**

Wingfield, Phase 1

Developer/Owner: Bruno Brothers Real Estate

Engineer/Surveyor: Arrow Engineering & Consulting, Inc,

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3

*Postponed at the November 12, 2019 meeting*

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell and Robert Bruno

Opposition: None

**Randolph moved to postpone. Richard moved to approve, second by Bagert. Crawford seconds the postponement motion.**

**Randolph moved to postpone, second by Crawford.**

**Yea:** Parker, Doherty, Crawford, Drumm, Randolph

**Nay:** Seeger, Willie, Richard, Bagert, Fitzmorris

**Abstain:** N/A

**Motion to postpone fails.**

**Richard moved to approve, second by Bagert.**

**Yea:** Seeger, Parker, Willie, Richard, Bagert, Fitzmorris

**Nay:** Doherty, Crawford, Drumm, Randolph

**Abstain:** N/A

**2019-1722-FP - APPROVED**

Lakeshore Villages, Phase 4-A-4

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

**Seeger moved to approve, second by Fitzmorris.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1721-FP - APPROVED**

Bedico Creek, Parcel 6

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

**Bagert moved to approve, second by Randolph.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

## **AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

### **AMENDMENT TO DEVELOPMENTAL AGREEMENT**

#### **OLD BUSINESS**

##### **2019-1494-PP - APPROVED**

Bellevue Estates

Developer/Owner: H & I Investments, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Jacob B. Groby III

General Location: The property is located on the south side of Hoffman Road, east of LA

Highway 59, Abita Springs, Louisiana, Ward 4 District 7

##### **Change in Ownership**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

**Crawford moved to approve, second by Seeger.**

**Yea:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

#### **NEW BUSINESS**

#### **ADJOURNMENT**

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# **REVOCATIONS**

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**REVOCATION STAFF ANALYSIS REPORT**  
*(As of January 7, 2020)*

CASE NO.: REV19-12-004

NAME OF STREET OR ROAD: Unopened portion of Pine Avenue

NAME OF SUBDIVISION: Beverly Hills Subdivision

WARD: 8      PARISH COUNCIL DISTRICT: 13

PROPERTY LOCATION: The property is located south of Magnolia Avenue and north of US Highway 190 East, between Square 12 & Square 13, in the Beverly Hills Subdivision, Slidell, Louisiana, Ward 8, District 13

SURROUNDING ZONING: HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: DL Investments, LLC

**STAFF COMMENTARY:**

**Department of Planning & Development:**

The applicant is proposing to revoke an unopened portion of Pine Avenue. DL Investments, LLC desires to assimilate this property into the adjacent properties. However, the Department of Public Works has confirmed that the Parish maintains a drainage ditch within the street right-of-way that the applicant proposes to revoke.

**Recommendation:**

The Louisiana Revised Statutes governing the revocation of immovable property state that roadways should only be revoked if they serve no useful public purpose. It is our understanding that the petitioner plans to contact the Department of Public Works to negotiate terms that would allow this revocation request to move forward. As of this writing, no discussions have occurred. Therefore, the Staff recommends that this item be postponed to the February 11, 2020 meeting.

WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
SAM J. COLLETT, JR.  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE

# JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE CENTRE, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801

FAX (985) 892-4925

December 10, 2019

HOWARD R. FUSSELL  
(1937-2015)

SAM J. COLLETT, III  
MATTHEW CRAIN

## HAND DELIVERED

Mr. Carl Cleland  
St. Tammany Parish  
Department of Planning  
P. O. Box 628  
Covington, LA 70434

**Re: Request for Revocation of Pine Avenue (0.272 Acres)  
Between Square 12 and Square 13, in  
Beverly Hills Subdivision, Section 13, T9S, R14E,  
St. Tammany Parish, Louisiana  
Our File #S-20,255**

Dear Carl:

In connection with the above referenced matter, I represent DL Investments, LLC, the Applicant seeking the revocation as shown above.

Enclosed herewith please find the following documents, to-wit:

- (1) 5 copies of Revocation Map of a Portion of Pine Avenue, Beverly Hills Subdivision, by J. V. Burkes & Associates, Inc., Dwg. No.: 20190617, dated October 16, 2019;
- (2) Legal Description (shown on right side of Item 1 above);
- (3) Check payable to "Parish of St. Tammany" in the amount of \$150.00;
- (4) Letters of No Objection from CLECO, Tammany Utilities, AT&T, H2O Systems, Inc., and Atmos Energy; and
- (5) Letters of No Objection from All Abutting Property Owners consenting to the proposed revocation and authorizing the sale of the revoked r-o-w from STP to the Applicant, or its assigns.
- (6) Deeds of Acquisition of Abutting Property Owners:
  - (a) Lots 1-8, Sq. 13, Beverly Hills Subdivision: Jeanene Frost Viola and Roy Patrick Viola who acquired from:



- i. Lots 1 & 2 from John Lee Scholtens, et al by Cash Sale filed June 29, 2008 at COB 1510, folio 333;
  - ii. Lots 3 & 4 from Olga Williams Bell by Cash Sale dated October 25, 1990, recorded at COB 1440, folio 796; and
  - iii. Lots 5, 6, 7 & 8 from Ronnie Lamar Barthet, et ux by Cash Sale dated November 6, 2007 as Instrument No. 1653748;
- (b) Lots 9-12 and 21-24, Sq. 13, Beverly Hills Subdivision: Steven Ellis Rogers who acquired from:
- i. Thomas Swift Dickey, et al by act dated September 15, 1978, recorded at COB 904, folio 488;
  - ii. Wilma Laverne Smith Rogers by Community Settlement filed October 29, 1992 at COB 1525, folio 372;
  - iii. Lilly Lanell Rogers Duckworth by Judgment of Possession dated November 12, 2014, recorded as Instrument No. 1962500;
  - iv. Jimmy L. Rogers by Affidavit of Small Succession filed November 12, 2014 as Instrument No. 1962404;
  - v. Lester Leland Rogers by Judgment of Possession dated November 12, 2014 as Instrument No. 1962500;
  - vi. Diana Rogers by Quitclaim Deed filed November 24, 2014 as Instrument No. 1963463; and
  - vii. Wilma Laverne Rogers by Quitclaim Deed filed November 4, 2014 as Instrument No. 1963467.
- (c) Lots 6-15, Sq. 12, Beverly Hills Subdivision: Bette Bernard McEvoy, wife of/and Lawrence J. McEvoy, and Russell B. Guerin, who acquired from:
- i. As to Lots 6, 7, 14 and 15, Sq. 12, from John T. Bennett, et al by Cash Sale dated January 13, 1978, recorded at COB 861, folio 374, and from Merle

Mr. Carl Cleland  
November 26, 2019  
Page 3

Higgins Guerin by Community Property Settlement dated November 23, 1982, recorded at COB 1079, folio 483; and

- ii. As to Lots 8-13, Sq. 12, from Theoclaire Barrett Ducksworth, et al by act dated September 4, 1983, recorded at COB 1169, folio 868.
- (d) Lots 13-15, Sq. 13, Beverly Hills Subdivision: Dorian Farner Monday, wife of/and William Edmond Monday who acquired by act dated July 1, 2009, recorded as Instrument No. 1731766.
- (e) Lots 16-20, Sq. 13, Beverly Hills Subdivision: The Wilma Kettermann Farner Testamentary Trust (Dorian Farner Monday, Trustee) which acquired by Judgment of Possession in the Succession of Wilma Kettermann Farner dated October 12, 2004, recorded as Instrument No. 1458754.

The Owners of the abutting portions of Squares 12 and 13 to Pine Avenue desire to revoke and acquire Pine Avenue. Pine Avenue does not have any constructed streets or utilities within.

Furthermore, the Owners have declared, agreed, and understand that if and when the Parish of St. Tammany revokes the portion of Pine Avenue, that the Parish of St. Tammany will be authorized to convey same via Cash Sale, at fair market value, to DL Investments, LLC (or its assigns).

If you have any questions concerning the above, please don't hesitate to give me a call.

Please confirm that this matter will be placed on the January 14, 2020 STP PC Agenda.

Thank you for your cooperation and courtesy in the handling of this matter.

With best regards,

Very truly yours,

DL INVESTMENTS, LLC

BY: 

WILSON LAFOE  
P.O. Box 1810  
Covington, LA 70434  
(985) 892-4801

JONES FUSSELL, L.L.P.

BY: 

JEFFREY D. SCHOEN

SCALE:	1" = 40'
DATE:	10/16/19
DRAWN BY:	JDL
CHECKED BY:	SMB
DWG. NO:	20190617
SHEET	1 OF 1

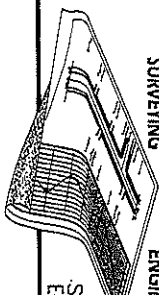
I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encroachments shown herein are not necessarily exclusive. Encroachments of record as shown on title opinion or title 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 0420 E  
DATE: 4/21/99  
ZONE: C  
B.F.E. = N/A

\* Verify prior to construction with local governing body

**A REVOCATION MAP OF A PORTION OF PINE AVENUE, BEVERLY HILLS SUBDIVISION SITUATED IN SECTION 13, T-9-S, R-14-E, GLD, ST. TAMMANY PARISH, LOUISIANA**

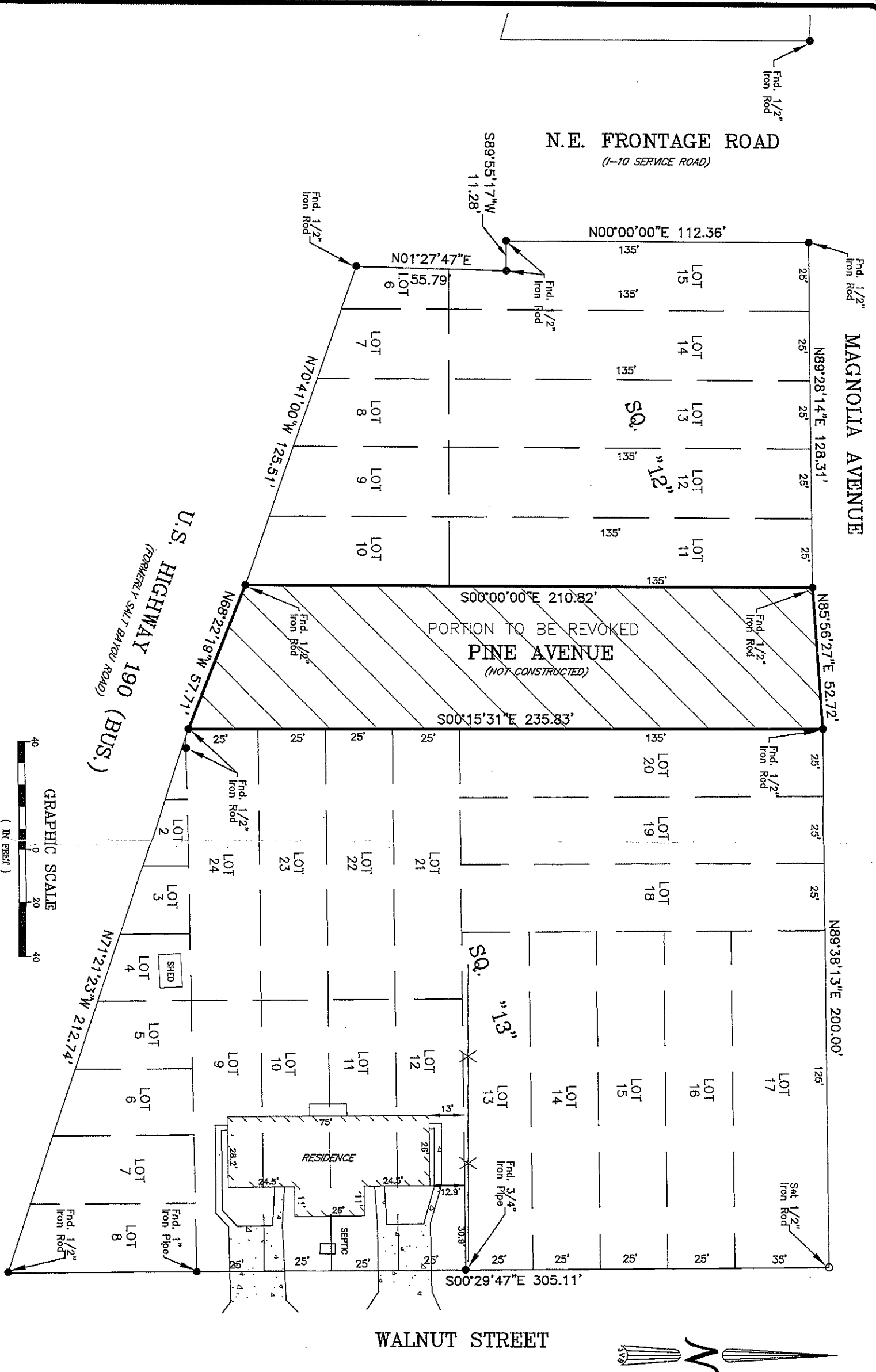


**J.V. Burkes & Associates, Inc.**  
SURVEYING  
ENGINEERING • ENVIRONMENTAL

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

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

SEAN M. BURKES  
LA REG. NO. 4785



**Legal Description - 0.272 acres,**  
**A portion of Pine Avenue to be revoked**

A certain parcel of land, lying and situated in Beverly Hills Subdivision Section 13, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From a 1/2" iron rod set at the intersection of the westerly right of way line of Walnut Street and the southerly right of way line of Magnolia Avenue, thence run along the southerly right of way line of Magnolia Avenue South 89 degrees 38 minutes 13 seconds West a distance of 200.00 feet to a 1/2" iron rod located at the intersection of the southerly right of way line of Magnolia Avenue and the easterly right of way line of Pine Avenue and the Point of Beginning.

From the Point of Beginning run along the easterly right of way line of Pine Avenue South 00 degrees 15 minutes 31 seconds East a distance of 235.83 feet to a 1/2" iron rod found at the intersection of the easterly right of way line of Pine Avenue and the northerly right of way line of U.S. Highway 190 (BUS.) (formerly Salt Bayou Road); thence run along the northerly right of way line of said highway, North 88 degrees 22 minutes 19 seconds West a distance of 57.71 feet to a 1/2" iron rod found at the intersection of the northerly right of way line of U.S. Highway 190 (BUS.) and the westerly right of way line of Pine Avenue; thence run along the westerly right of way line of Pine Avenue North a distance of 210.82 feet to a 1/2" iron rod found at the intersection of the westerly right of way line of Pine Avenue and the southerly right of way line of Magnolia Avenue; thence run along the southerly right of way line of Magnolia Avenue North 85 degrees 56 minutes 27 seconds East a distance of 52.72 feet and back to the Point of Beginning.

Said parcel contains 0.272 acres of land more or less, lying and situated in Beverly Hills Subdivision in Section 13, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana

**REFERENCE SURVEYS:**

1.) A SURVEY BY THIS FIRM DATED 7/8/08, SURVEY NO. 20080972.

2.) R.O.W. MAP BY JOHN TEEGARDEN DATED 5/7/02, FILE NO. 3-17-1-013.

3.) A SURVEY BY THIS FIRM DATED 8/19/15, SURVEY NO. 20150364.

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# **MINOR SUBDIVISIONS**

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## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 7, 2020)

CASE NO.: 2019-1748-MSP

OWNER/DEVELOPER: David T. & Susan H. Stein & Joseph & Margaret Stein  
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 4 TOWNSHIP: 7 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 3  
TYPE OF DEVELOPMENT:   X   SUBURBAN (Residential acreage between 1-5 acres)  
       RURAL (Low density residential 5 acres or more)  
       OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 6.56 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; A – 1.13 acres, B – 1.13 acres, C – 4.29 acres

ZONING: A-2 Suburban District

### STAFF COMMENTARY:

#### Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from a 6.56 acre parcel which is currently being accessed via a 30 foot private gravel road, identified as Joe Stein Road. The minor subdivision request requires a public hearing due to:

- A. Front parcel identified as parcel C does not have Parish Road Frontage and is being accessed via a 30' private drive, requiring a waiver of the regulations by the Planning Commission.
- B. Parcels A & B do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District. The width of Parcels A & B shall be increased to a minimum of 150 feet or requiring a waiver of the regulations by the Planning Commission.
- C. The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s) or requires a waiver of the regulation by the Planning Commission.
- D. Parcels B & C are proposed to be accessed via a 30' servitude, requiring a waiver Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
  - a. Perpetual servitude of access with a minimum width of 35 feet.
  - b. Driving surface of 20 feet in width with two foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
  - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.
- h. Only one main private drive shall be permitted per each minor subdivision.

Note that the applicant has submitted a maintenance agreement for the existing 30 foot private gravel road identified as Joe Stein Road and for the proposed 30 foot servitude of passage.

The request shall be subject to the above & below comments:

- 1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
- 2. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
- 3. Proposed 30' private servitude shall be given a name and depicted on the survey plat, only after first obtaining approval for said name.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.



A Minor Subdivision of a 6.56 Acre Parcel of Land, into Parcels A, B & C, Section 4, T-7-S, R-10-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

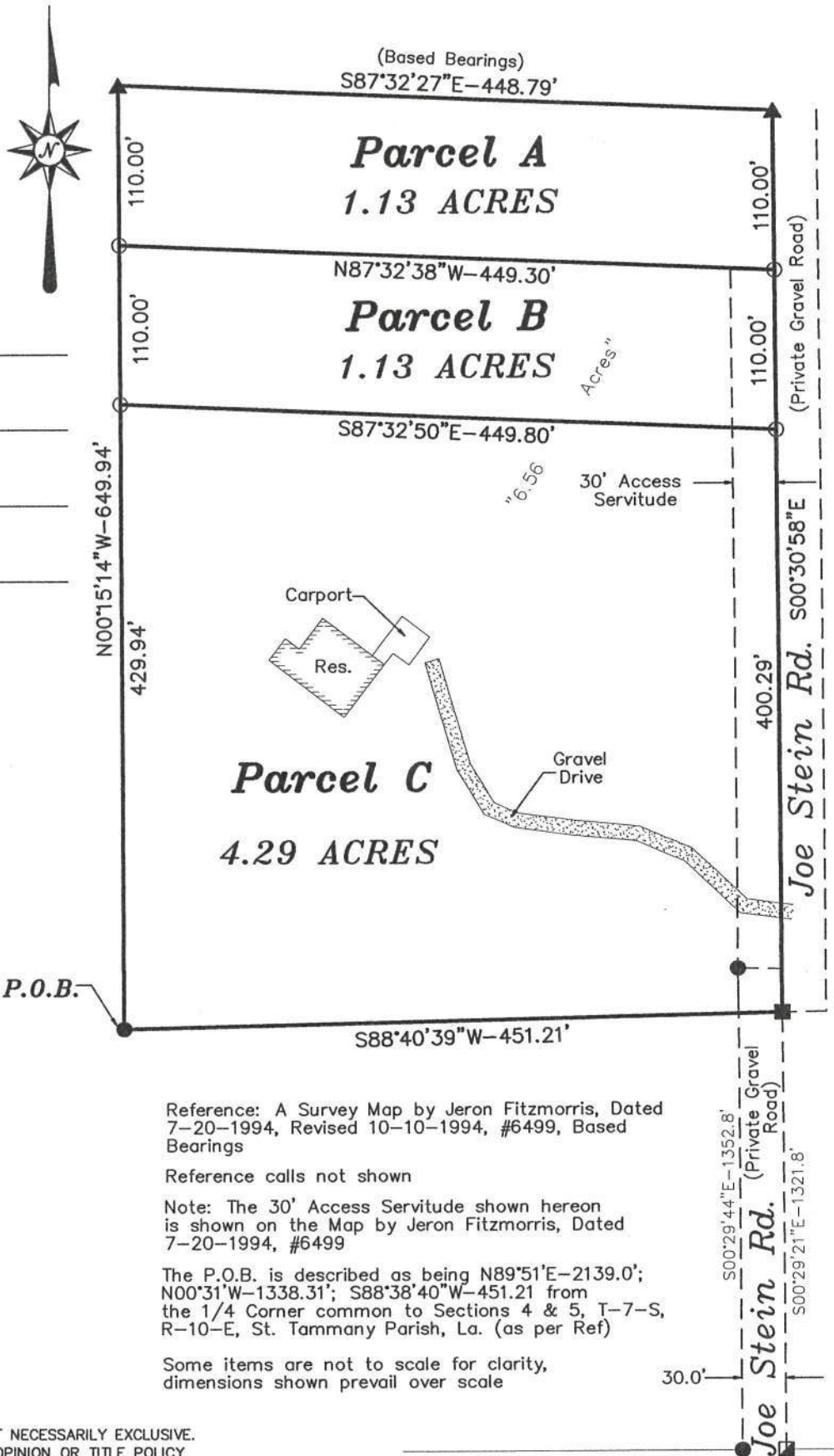
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Old Wood Stob
- ▲ = Fnd. 5/8" Iron Rod
- ▣ = Fnd. 5/8" Iron Bolt
- = Set 1/2" Iron Rod

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

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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Reference: A Survey Map by Jeron Fitzmorris, Dated 7-20-1994, Revised 10-10-1994, #6499, Based Bearings

Reference calls not shown

Note: The 30' Access Servitude shown hereon is shown on the Map by Jeron Fitzmorris, Dated 7-20-1994, #6499

The P.O.B. is described as being N89°51'E-2139.0'; N00°31'W-1338.31'; S88°38'40"W-451.21 from the 1/4 Corner common to Sections 4 & 5, T-7-S, R-10-E, St. Tammany Parish, La. (as per Ref)

Some items are not to scale for clarity, dimensions shown prevail over scale

Savannah Road

MUN. #501 Joe Stein Road

MAP PREPARED FOR **DAVID T. & SUSAN H. STEIN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 4, T-7-S, R-10-E, 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 LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsur1@bellsouth.net email

Revised: 11-17-2019 (Access Serv)

BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 110'

DATE: 3-19-2018

NUMBER: 18668

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## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 7, 2020)

CASE NO.: 2019-1749-MSP

OWNER/DEVELOPER: David & Dwana Drinkard Stein & Joseph & Margaret Stein  
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 4 TOWNSHIP: 6 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 3  
TYPE OF DEVELOPMENT:   X   SUBURBAN (Residential acreage between 1-5 acres)  
       RURAL (Low density residential 5 acres or more)  
       OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 7.5 acres

NUMBER OF LOTS/PARCELS: 4 Parcels; A1 – 1 acre, B – 1.14 acres, C – 2.68 acres, D – 2.68 acres

ZONING: A-2 Suburban District

### STAFF COMMENTARY:

#### Department of Development – Planning & Engineering

The applicant is requesting to create four (4) parcels from a 7.5 acre parcel which is currently being accessed via a 30 foot private gravel road, identified as Joe Stein Road. The minor subdivision request requires a public hearing due to:

- A. Front parcel identified as parcel A1 does not have Parish Road Frontage and is being accessed through a private drive, requiring a waiver of the regulations by the Planning Commission.
- B. The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s) or requires a waiver of the regulation by the Planning Commission.
- C. Parcel A2 proposed to be accessed via a 30 foot access servitude, through Parcel A1 which does not have Parish Road Frontage and is being accessed through a private drive, requiring a waiver of the regulations by the Planning Commission.
- D. Parcels A2, A3 & A4 are proposed to be accessed via 30 foot access servitudes, requiring a waiver of Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
  - a. Perpetual servitude of access with a minimum width of 35 feet.
  - b. Driving surface of 20 feet in width with two foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
  - c. Drive shall constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
- e. Private drive created be given a name and depicted on the survey plat, only after first obtaining approval for said name.
- f. Plans for the construction of the private drive and drainage submitted to the department of engineering for review and approval prior to the initiation of work.
- g. Final inspection of the work performed. Department of Engineering, after the private drive has been constructed and drainage improvements made.
- h. Once the private drive has been constructed and all drainage improvements completed and approved by the department of engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.
- i. Only one main private drive shall be permitted per each minor subdivision.

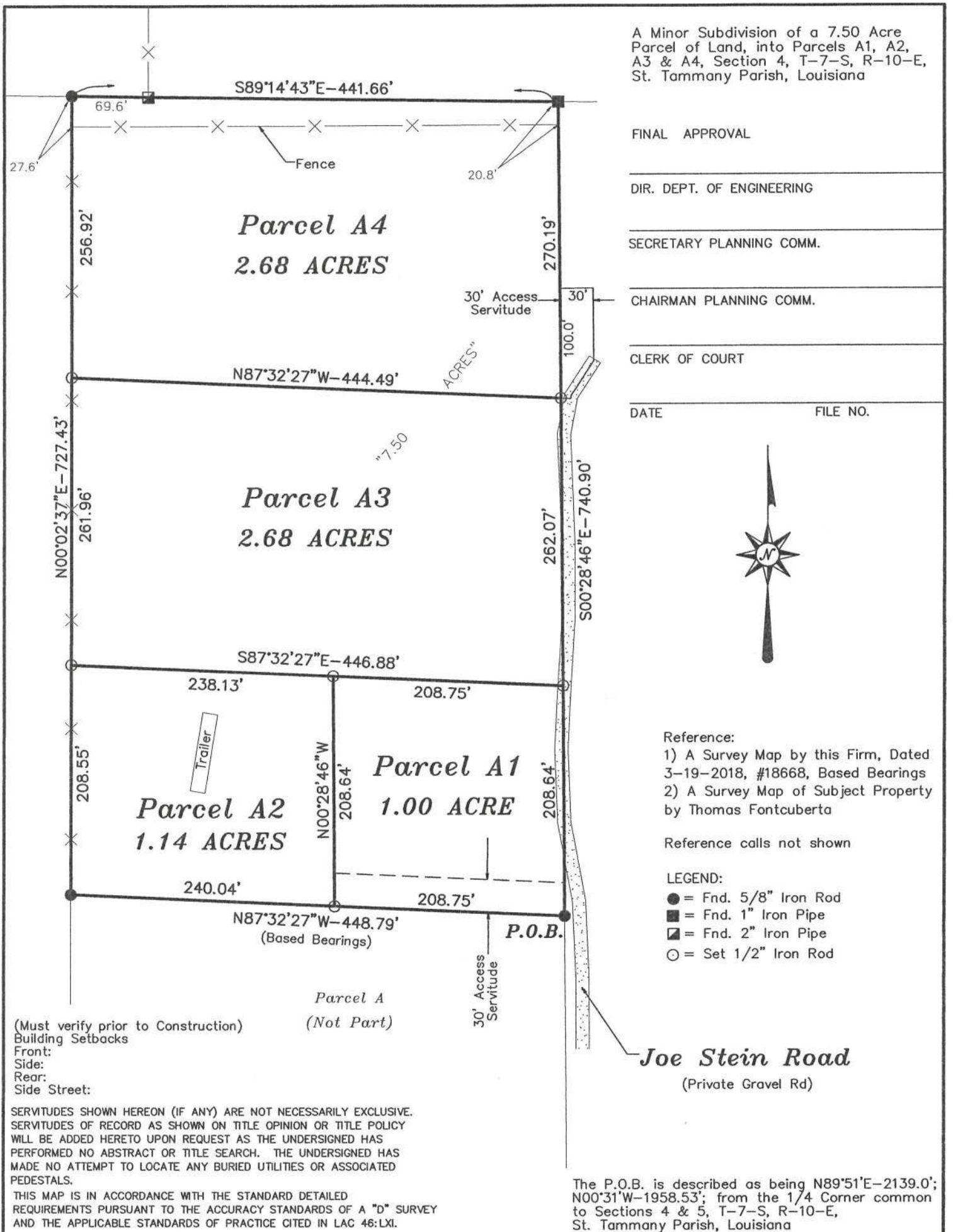
Note that the applicant has submitted a maintenance agreement for the existing 30 foot private gravel road identified as Joe Stein Road and for the proposed 30 foot servitude of passage to Parcel A2 & Parcel A4.

The request shall be subject to the above & below comments:

1. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
2. The proposed 30 foot servitude giving access to Parcel A4 shall be relocated on Parcel A3.
3. Provide a 30 foot servitude access to Parcel A3 via Parcel A1 and to Parcel A4 via Parcels A1 & A3 and depict approved name of access servitude on the survey plat or provide a recorded servitude agreement for the existing private gravel drive, identified as Joe Stein Road, in favor of Parcels A1, A2, A3 & A4.
4. The proposed servitude access to Parcel A4 shall be relocated on A3, since the proposed servitude to Parcel A4 is located on an adjacent parcel of land, which not part of the requested minor subdivision.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.





MAP PREPARED FOR **DAVID & DWANA DRINKARD**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 4, T-7-S, R-10-E, 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.

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

Revised: 12-10-2019 (Serv)

**BRUCE M. BUTLER, III**  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

12-12-2019

SCALE: 1" = 110'

DATE: 3-06-2019

NUMBER: 19307

Terr3/DavidDrinkardResub

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# **PRELIMINARY SUBDIVISION REVIEW**

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Staff has no objection to the preliminary subdivision submittal subject to the following items being addressed:

**General Comments:**

1. Provide professional seal, signature and date on all plan sheets.
2. Applicant was granted a Major Amendment to the PUD subject to the Zoning Commission staff report comments being addressed. Outstanding staff report comments are required to be addressed.

**Preliminary Plat:**

3. Provide clarification or delineation for Restrictive Covenant #4 as to which areas of this phase will require the 108.00' Finished Floor Elevation (FFE) versus the 116.00' FFE.

**Paving & Drainage Plan:**

4. The typical section shown is approximately 48' wide to provide room for the proposed utilities and ditches; however, the plan sheets only show the 20' roadway pavement section. Revise the plans and typical sections to eliminate the conflicts and provide the required space for utility installations.

**Water & Sewer:**

5. Provide a cross-section for Country Club Dr. showing the proposed locations for the new sewer force main and water line including dimensions for the proposed depth and offset from the road.
6. Provide written approval from H2O Systems for the proposed water and sewer plans.
7. Provide written verification from H2O Systems that the existing water and sewer systems this development is connecting to have sufficient capacity.
8. Servitudes need to be established for the sewer force main and water lines located outside the existing R.O.W. and updated on the plat and applicable plan sheets.

**Informational Items:**

A Letter of No Objection from St. Tammany Parish and L.D.H. approval regarding the water and sewer infrastructure is required for this development.

No funded Maintenance Obligation is required since this project will not connect to a Parish maintained roadway.

**No Mandatory Developmental fee** is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the January 14, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



# **FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As January 7, 2020)*

CASE NO.: 2019-1687-FP

SUBDIVISION NAME: Oaklawn Trace, Phase 1

DEVELOPER: J/Mac Development, LLC  
310 Howze Beach Road  
Slidell, LA 71461

ENGINEER/SURVEYOR: Kelly McHugh & Associates  
845 Galvez Street  
Mandeville, LA 70448

SECTION: 33  
TOWNSHIP: 8 SOUTH  
RANGE: 13 EAST

WARD: 7  
PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT:                    ☐ URBAN (Residential lots less than 1 acre)  
                                                 ☐ SUBURBAN (Residential lots between 1-5 acres)  
                                                 ☐ RURAL (Residential Farm Tract lots 5 acres plus)  
                                                 ☒ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 30.65

NUMBER OF LOTS: 65                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AE-EL 10"

**STAFF COMMENTARY:**

**Department of Planning and Development**

The developer requested postponement for the November 12, 2019 Planning Commission meeting. This development was postponed at the December 10, 2019 Planning Commission meeting.

Periodic inspections have been made by this office during construction and a final inspection was made on January 2, 2020. The inspection disclosed that all of the asphalt roadways were constructed, and the roadside ditches and shoulders are constructed.

The following uncompleted items existed at the time of the final inspection and review of the provided plans. These items will need to be completed prior to the plats being signed:

**General Information:**

1. The ditch within the drainage servitude that drains Sunset Oak Blvd. to S.D.S.A. #1(North Pond) needs to be regraded to provide positive flow from Sunset Oak Blvd. to the detention pond.
2. Numerous cross culverts have been silted in and need to be cleaned.
3. The new connection for Oaklawn Trace at US Hwy 190 is showing signs of raveling and needs to be corrected.
4. Rip-Rap at numerous outfall pipe locations need to be re-installed (Typical).
5. The fire hydrant across from lot #6 needs to be raised to the proper grade (18" clearance).
6. Contech recommends that A-2000 pipe exposed to UV for a period longer than two years should be covered or coated. Numerous sections of drain pipe were not installed to these manufacturer's recommendations and will become brittle over time due to UV exposure.
7. The lift station valve is in conflict with the drainage servitude between lots 21 & 22. Relocate the lift station valve to outside of the drainage servitude.

**Final Plat:**

8. Show the 60' drainage servitude from pond #2 extending to the Trace right-of-way.

**Paving & Drainage Plan:**

9. Revise "Lindsey Dr." to "Brownstone Dr." to match the plat.

**Water & Sewer Plan:**

10. Provide As-Built information for the newly constructed water well infrastructure including tank, pump, piping, etc.
11. Provide As-Built information for the discharge pipe and required servitude for newly constructed wastewater treatment site.
12. Provide a Letter of Acceptance for the water system for this subdivision.
13. Provide a Clear Water Test for the new water lines within this development.
14. Provide permit documentation and revised LDH approvals with the latest owners/operators information for the water and sewer systems for this subdivision.



**Informational Items:**

The required recreational facilities for Oaklawn Trace shall be completed before the Final Plat for the next phase of Oaklawn Trace can be recorded.

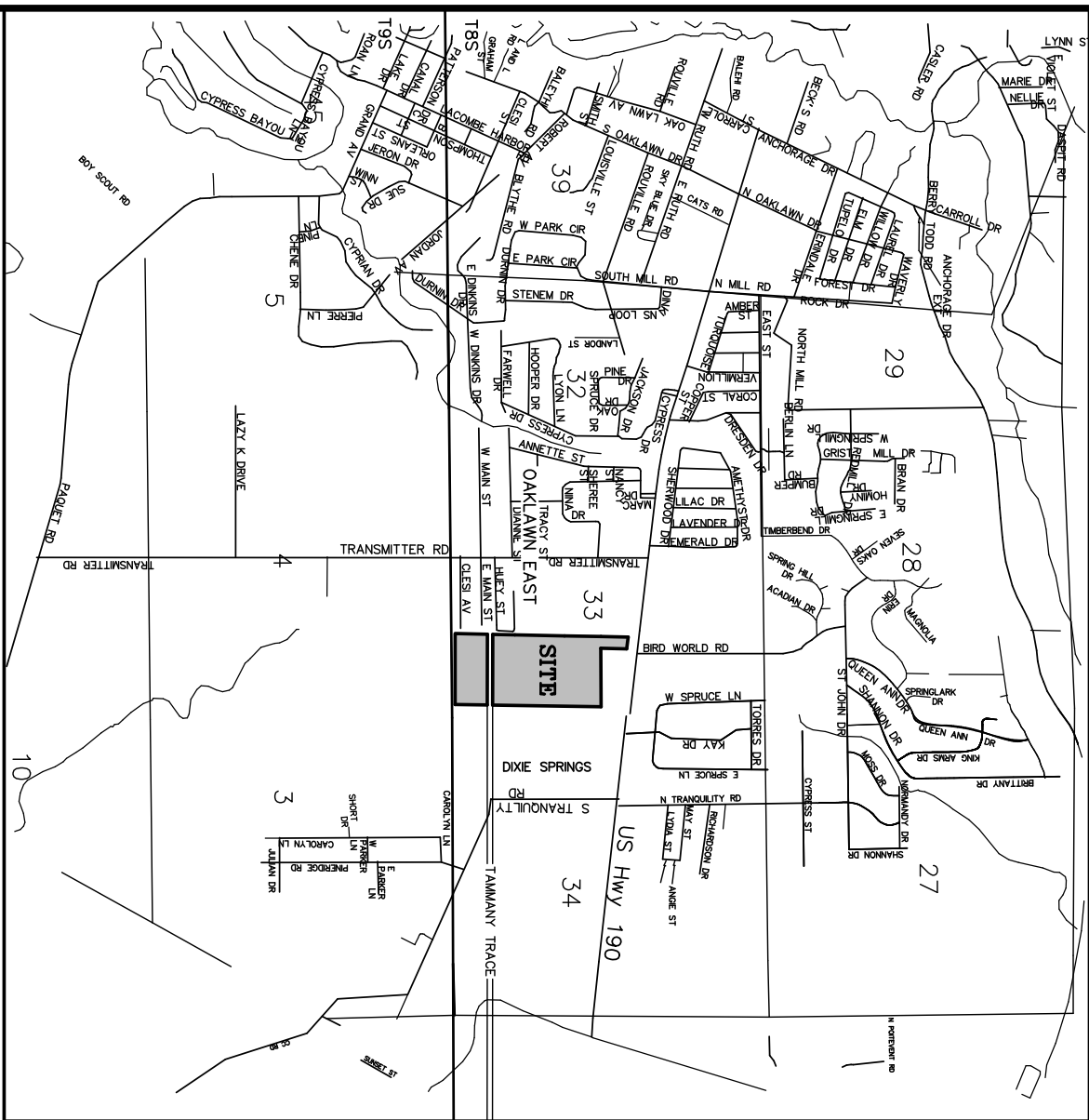
Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,450 linear feet x \$12.00 per linear foot = \$41,400.00 for a period of one (1) year.

No Mandatory Developmental fees are required since a public hearing was held prior to January 1, 2005.

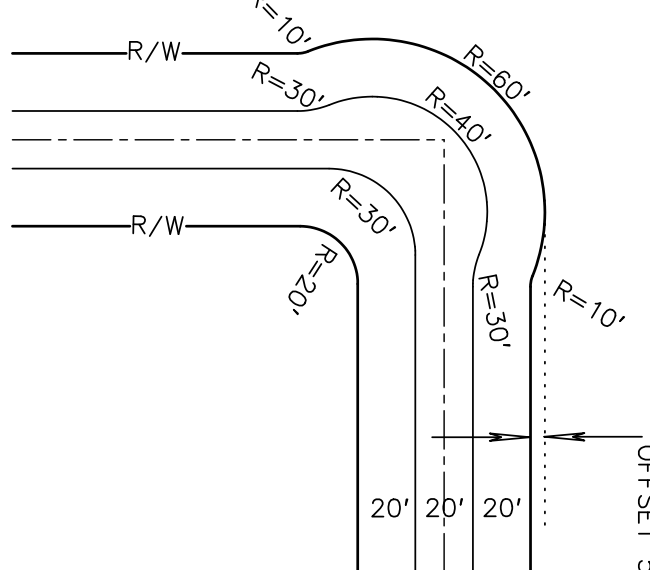
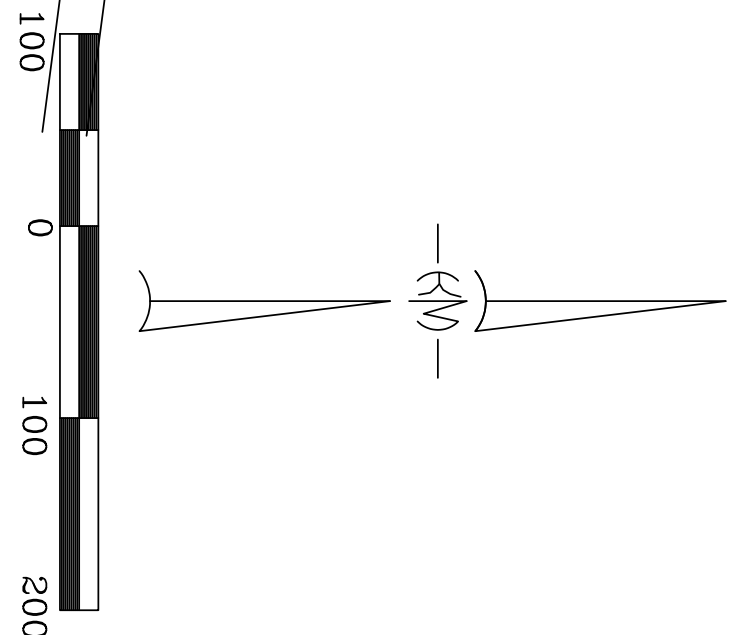
The Voluntary Developmental Agreement for this development is under review and will need to be finalized before the plats can be recorded.

Revised drawings will not be accepted for review or placement in the packet prior to the January 14, 2020 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



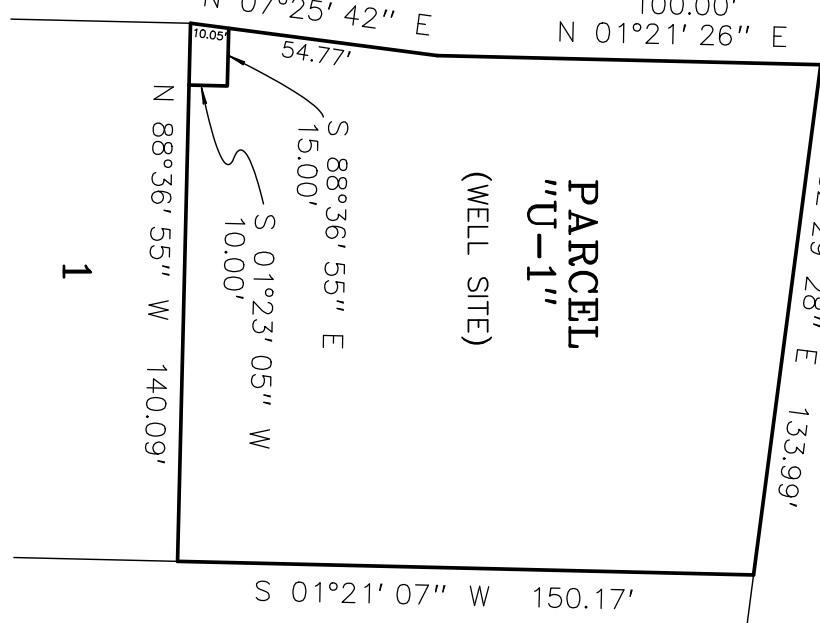


OAKLAWN TRACE  
SECTION 33, T-8-S, R-13-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LA.



## BROW DETAIL

## SITE ENLARGEMENT

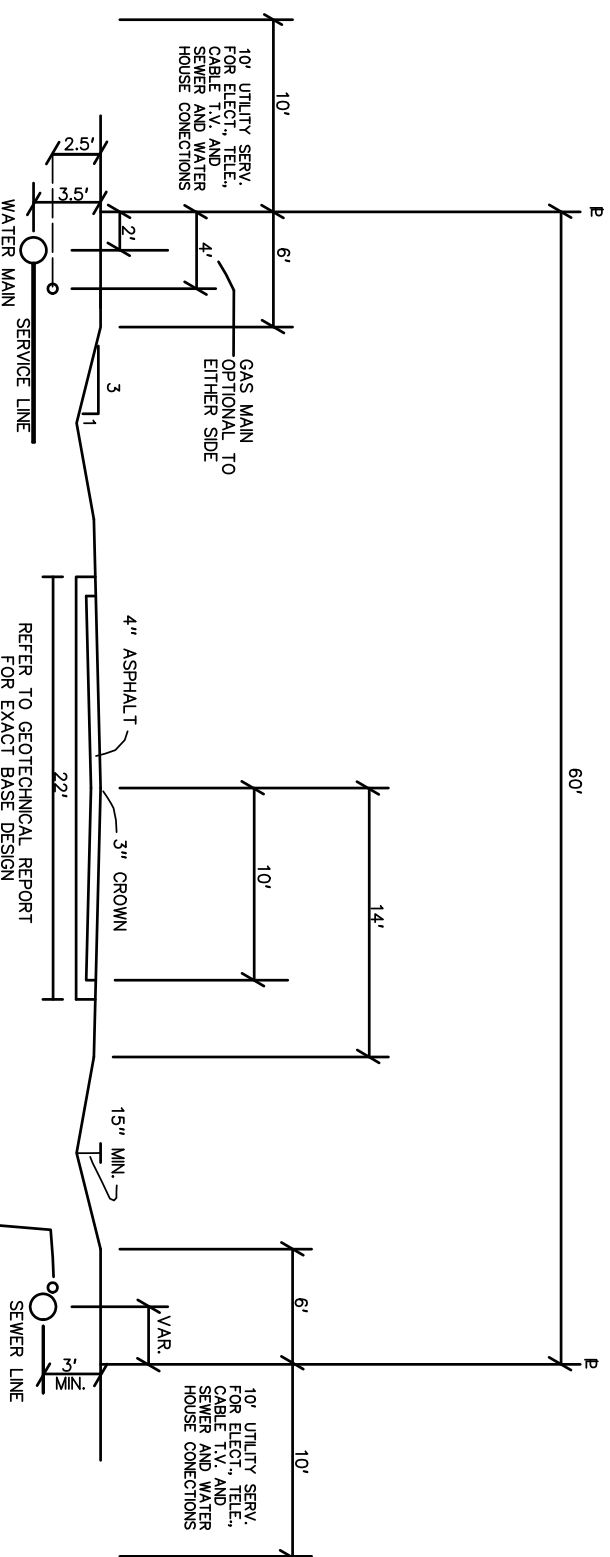


LEGAL DESCRIPTION

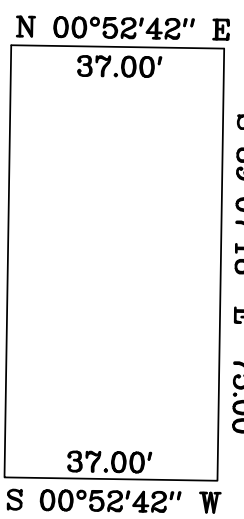
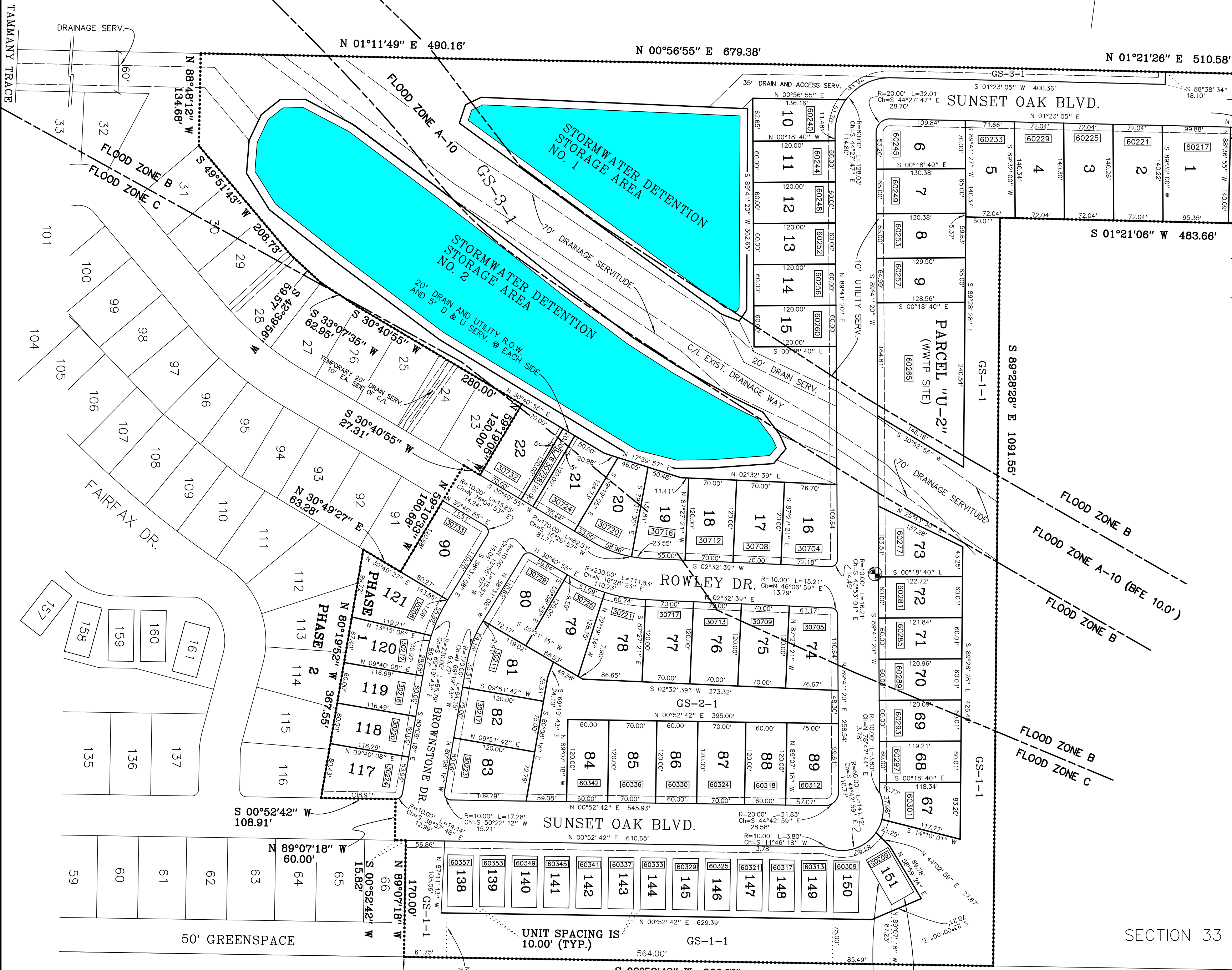
A certain parcel of land situated in Section 33, Township 8 South Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 3 & 4 Township 9 South, Range 13 East and Sections 33 and 34, Township 8 South, Range 13 East, and measure North 00°52'42" West a distance of 1851.44 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

[illegible]

## TYPICAL STREET SECTION



### TYPICAL GARDEN HOME SITE DIMENSIONS

-THIS POINT IS REPORTED TO BE N 00°52'42" E 1851.44' FROM THE SECTION CORNER COMMON TO SECTIONS 3 & 4, T-9-S, R-13-E, AND SECT. 33 & 34, T-8-S, R-13-E

NOTES:

1. ALL LOT CORNERS MARKED WITH 1/2" IRON ROSS  
2. THERE IS A 10' WIDE UTILITY SERVICE ADJACENT TO AND  
OUTSIDE OF ALL STREET RIGHTS OF WAY.  
3. INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOT TO  
DESIGN IN ACCORDANCE WITH THE "AS BUILT" PLANS AND DRAINAGE PLAN.  
4. THIS PROPERTY IS LOCATED WITHIN A FLOOD ZONE 10A (6" E, 100'). B, & C  
RE: FIRM PANEL NO. 225205 0395 D. REV. 04-02-77  
5. REMAINING 10'-0" OF SWEET MAINWAY AT LOT-72 & 73  
ELEV. 102.69' RE: NSL, MWD 88 (GEOTID 12A)  
6. \*\*\*\*\* INDICATES MUNICIPAL ADDRESS

OAKLAWN TRACE, PHASE 1, SECTION 33, T-8-S, R-13-E, GRENSBORO LAND DISTRICT, ST. TAMMANY PARISH, LA.	
<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MADEVILLE, LA. 626-5611	
DATE	DATE
12-03-19	
12-03-19	
SCALE:	1" = 100'
DRAWN:	DRJ
CHECKED:	KJM
DATE:	10-07-19
JOB NO.:	04-082
INCH NO.:	04-082-PH1



**AMENDMENTS TO  
CHAPTER 125  
SUDIVISION REGULATIONS**

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## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

### **ADMINISTRATIVE COMMENT**

#### **AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

Text Change: Ordinance to Amend St. Tammany Code of Ordinances, Part II, Land Development Code, Chapter 125 – Subdivision Regulations, Section 125-197 - Hydrological Study and Plan to delete 125-197(e)(8) regarding the review by St. Tammany Parish Gravity Drainage District No. 5

**OTF NO. 4**

**ORDINANCE TO AMEND ST. TAMMANY CODE OF ORDINANCES, PART II, LAND DEVELOPMENT CODE, CHAPTER 125 – SUBDIVISION REGULATIONS, SECTION 125-197– HYDROLOGICAL STUDY AND PLAN TO DELETE 125-197(8) REGARDING THE REVIEW BY ST. TAMMANY PARISH GRAVITY DRAINAGE DISTRICT NO. 5**

WHEREAS, the St. Tammany Parish Council will consider dissolving the St. Tammany Parish Gravity Drainage District No. 5; and,

WHEREAS, should said district be dissolved references to the district in the St. Tammany Parish Code of Ordinances must be removed; and,

WHEREAS, hydrological studies and plans will continue to be reviewed by St. Tammany Parish Government whether or not the St. Tammany Parish Gravity Drainage District No. 5 is dissolved.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Code of Ordinances, Part II, Land Development Code, Chapter 125 – Subdivision Regulations, Section 125-197 – Hydrological Study and Plan, be amended to delete Section 125-197(8) regarding the review by the St. Tammany Parish Gravity Drainage District No. 5.

**125-197(8):**

~~(8) A subdivision development located within the boundaries of Gravity Drainage District No. 5 shall, at the same time, also submit its hydrological study and plan to the district for review and comment to the parish engineer. All costs associated with the review of the plans by the drainage district shall be assessed to the developer. The district shall submit its comments to the parish engineer within 30 days of receipt of the plan. The parish engineer shall have final authority on approval of the proposed hydrological plan.~~

**AMENDMENTS TO  
DEVELOPMENTAL  
AGREEMENTS**

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## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 7, 2020

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

Re: Notice of Intention to Consider Adoption to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company - Between Adams and Jefferson Avenue - Tammany Hills Subdivision

Honorable Commissioners,

The developer has requested an amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 21, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31 and add Lots 1A, 7A, 11A, 15A, 19A, 23A, 27A, 31A, 35A, 39A of Square 14 (formerly Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14), Lots 2A, 8A, 12A, 16A, 20A, 24A, 28A, 32A, 36A, 40A of Square 15 (formerly Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15) of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision. The amendment would remove 42 lots and add 42 lots.

This office and the 22nd District Attorneys have reviewed the amendment and have no objection.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Tissue".

Christopher Tissue, P.E.  
Lead Development Engineer

*Enclosures: DRAFT Amendment to Developmental Agreement (South Abita Springs/Tammany Hills Subdivision)  
Original Development Agreement between St. Tammany Parish Government and Advance Mortgage Company - Instrument No. 1396082*

xc: Honorable David Fitzgerald  
Mr. Sidney Fontenot  
Mr. Jay Watson, P.E.  
Ms. Erin Stair  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Alphonse, 22nd Judicial District

**AMENDMENT TO**  
**DEVELOPMENTAL AGREEMENT**  
(South Abita Springs/Tammany Hills Subdivision)

This Amendment to Developmental Agreement (the "Amendment") is made and entered into by and between the following parties:

**ST. TAMMANY PARISH GOVERNMENT**, a political subdivision of the State of Louisiana and the governing authority of St. Tammany Parish, whose mailing address is P.O. Box 628, Covington, Louisiana 70434, herein appearing by and through Michael B. Cooper, Parish President, duly authorized (hereinafter referred to as "**Parish**"); and

**ADVANCE MORTGAGE COMPANY, L.L.C.**, a Louisiana limited liability company, whose mailing address is 321 Veterans Blvd., Suite 201, Metairie, La 70005, herein represented by its Managers, Bruce Wainer and Harold Wainer (hereinafter referred to as "**Developer**").

**WHEREAS**, effective as of September 25, 2003, Parish and Developer entered into a Developmental Agreement regarding certain parcels in South Abita Springs, Phase 1 a/k/a Tammany Hills Subdivision (the "**Original Agreement**"); and

**WHEREAS**, the parties have identified a need to amend the Original Agreement to modify the properties that are included in the Subdivision for purposes of the Original Agreement; and

**NOW THEREFORE** the parties desire to enter into this Amendment in order to amend and/or add the following provisions. This Amendment is not intended to release any party from the obligations stated in the Original Agreement, but is intended only to amend certain provisions to that Original Agreement:

1. The foregoing recitals are hereby incorporated into the body of this Amendment as if fully rewritten and restated herein.
2. Exhibit "A" of the Original Agreement is hereby amended and restated to be the Exhibit "A" annexed to this Amendment.
3. This Amendment supersedes the Original Agreement only where there exists any conflict. This Amendment controls any conflicts of any terms or conditions. Except as amended hereby, the Original Agreement remains unmodified and in full force and effect.
4. All capitalized terms used herein but not defined shall have the meaning assigned to them in the Original Agreement.

(Signature page follows.)

**THUS DONE AND SIGNED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the presence of the undersigned witnesses.

**WITNESSES:**

**ST. TAMMANY PARISH  
GOVERNMENT**

\_\_\_\_\_

**BY:** \_\_\_\_\_

**Michael B. Cooper, Parish President**

**Printed:** \_\_\_\_\_

\_\_\_\_\_

**Printed:** \_\_\_\_\_

**THUS DONE AND SIGNED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the presence of the undersigned witnesses.

**WITNESSES:**

**ADVANCE MORTGAGE COMPANY,  
L.L.C.**

\_\_\_\_\_

**BY:** \_\_\_\_\_

**Bruce Wainer, Manager**

**Printed:** \_\_\_\_\_

\_\_\_\_\_

**BY:** \_\_\_\_\_

**Harold Wainer, Manager**

**Printed:** \_\_\_\_\_

## EXHIBIT "A"

Those certain lots and parcels of land in South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision described according to the maps and plat of South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision recorded in the records of St .Tammany Parish, Louisiana as follows, to-wit:

All of Squares 11, 13, 22, 24;

The west half of Square 23, being lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42;

The west half of Square 37, being lots 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42;

The east half of Square 21, being lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41;

The east half of Square 31, being lots 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41;

The east half of Square 14, being lots 1A, 7A, 11A, 15A, 19A, 23A, 27A, 31A, 35A, 39A (formerly lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41);

The west half of Square 15, being lots 2A, 8A, 12A, 16A, 20A, 24A, 28A, 32A, 36A, 40A (formerly lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42);

Square 32, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42;

Square 33, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42;

Square 34, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42;

Square 35, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42; and

Square 36, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42.

## DEVELOPMENTAL AGREEMENT

This Agreement is made and entered into this day, month and year set forth below, pursuant to L.S.A. - R.S. 33:4780.21 through 33:4780.33 relative to local zoning and planning, and authorizing parishes or municipalities to enter into developmental agreements with private developers, and any other constitutional and statutory authority, by and among the following parties:

**THE PARISH OF ST. TAMMANY**, a political subdivision created, organized and existing under the laws of the State of Louisiana, herein appearing through the Honorable Kevin Davis, the President of St. Tammany Parish, duly authorized, the governing authority of all unincorporated areas in St. Tammany Parish, Louisiana; Hereinafter referred to as "Parish"

AND

**ADVANCE MORTGAGE COMPANY, L.L.C.**, a limited liability company, organized pursuant to articles of organization dated November 9, 2000, filed with the Louisiana Secretary of State, and recorded as conveyance instrument number 1237009 of the records of St. Tammany Parish, Louisiana, which is the surviving entity following a merger between Advance Mortgage Company, Partnership in Commendam and Advance Mortgage Company, L.L.C. by merger dated December 31, 2000, recorded as conveyance instrument number 1228594 of the

St. Tammany Parish 20  
Instrmnt #: 1396082  
Registry #: 1319736 SLM  
10/06/2003 3:40:00 PM  
MB X CB MI UCC

records of St. Tammany Parish, Louisiana, which Advance Mortgage Company, Partnership in Commendam is the surviving entity following a merger between Choice Properties and Advance Mortgage Company, Partnership in Commendam by merger dated December 31, 2000, recorded as conveyance instrument number 1228586 of the records of St. Tammany Parish, Louisiana, herein represented by Bruce Wainer, duly authorized manager in accordance with the articles of organization of the Company, which mailing address is declared to be 3421 North Causeway Boulevard, Suite 201, Metairie, Louisiana 70002; Hereinafter referred to as "Developer;"

The Parish and the Developer are hereinafter referred to as "Parties".

WITNESSETH

**WHEREAS**, the St. Tammany Parish Council enacted Ordinance No. 92-1655 which authorized the Parish of St. Tammany to enter into Developmental Agreements with developers of land; and to provide for the contents, periodic review, enforcement and applicability of said agreements; for amendment, cancellation, modification and/or suspension; and

**WHEREAS**, Developer is improving property located in South Abita Springs Subdivision a/k/a Tammany Hills Subdivision in Section 11 Township 7 South Range 11 East, St. Tammany Parish, Louisiana, set forth on Exhibit A attached hereto. (Hereinafter referred to as "the Subdivision")

**WHEREAS**, Section 40-034.01, Subsection 1.e of the St. Tammany Parish Land Use Regulations Ordinance 499 provides that a fee of \$1,000.00 shall be placed in an escrow account

toward necessary drainage improvements upon issuance of a building permit for lots in the Subdivision;

**WHEREAS**, in consideration of the drainage fee, the Developer has made street and roadway drainage improvements and created on-site and off-site detention within the Subdivision all in accordance with plans and specifications by CEI Cooper Engineering, Inc. as per plans and drawings labeled Drawings C-1 through C-5, inclusive, (hereinafter referred to as "Cooper Engineering Plans") which plans and specifications have been reviewed and approved by the St. Tammany Parish Department of Engineering and the St. Tammany Parish Planning Commission, and the work performed for drainage improvements within and adjacent to the Subdivision preclude the necessity for collection of a \$1,000.00 per lot assessment within the Subdivision.

**NOW THEREFORE**, in consideration of the premises and the mutual covenants contained within this Agreement, the parties hereby and henceforth agree to bind themselves as follows:

#### **ARTICLE I. WORK TO BE PERFORMED BY DEVELOPER**

The Developer has completed all drainage work to be performed as set forth on Drawing C-1 through C-5, inclusive of the Cooper Engineering Plans which provides storm water detention and the Parish accepts said work as being completed. (Hereinafter referred to as "Developer's Work".)

#### **ARTICLE II. SATISFACTION OF DRAINAGE IMPACT FEES**

In consideration of the completion of Developer's Work, the Parish acknowledges and agrees that all amounts due and owing for drainage impact fees within the Subdivision have been paid and satisfied in full arising from the in kind contribution of drainage work described herein as Developer's Work.

The parties agree that no further drainage impact fees arising under Section 40-034.01, Subsection 1.e, shall be due and owing for the lots within the Subdivision or from the current or future owners of the lots in the Subdivision.

### **ARTICLE III. TERMINATION & BINDING NATURE**

This Agreement shall be binding upon the parties hereto for such period of time as the Parish obligates or may obligate the owner of a lot in the Subdivision to contribute funds or assessments for drainage improvements under Section 40-034.01, Subsection 1.e.

This Agreement may be amended from time to time by mutual consent of all parties made a party hereof, and shall be binding upon and shall inure to the benefit of the parties hereto, and its successors and/or assigns.

### **ARTICLE IV. RECORDATION**

This Agreement shall be approved by ordinance by the Parish governing authority.

### **ARTICLE V. CONTRACTUAL VALIDITY**

In the event that any one or more provisions of this Agreement is for any reason held to be illegal or invalid, the parties shall attempt in good faith, to amend the defective provision in order to carry out the original intent of this Agreement. Furthermore, all parties shall agree to negotiate in good faith, refrain from challenging the validity or legality of this Contract, and join in the defense of any legal challenge to this Contract. Any legal expenses incurred as a result of any challenge to the legality of the Agreement by a third party shall be equally shared by the parties made a part hereto.

Should either party employ an attorney or attorneys to enforce any of the provisions of this Agreement, or to protect his or its interest in any matter arising under this Agreement, or to

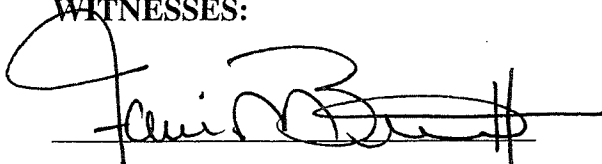
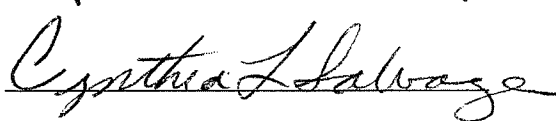


recover damages for breach of this Agreement or the collection of money owed, then the non-prevailing party shall pay all costs, expenses and reasonable attorneys fees incurred or paid by the prevailing party in connection with such litigation or the enforcement of this Agreement.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed in multiple originals by the hereunder signed officers, each in the presence of the undersigned two (2) competent witnesses in St. Tammany Parish, State of Louisiana, as of the date first herein above set forth, after diligent reading of the whole, in various counterparts.

**THUS DONE AND SIGNED** in the presence of these witnesses hereafter on the 25<sup>th</sup> day of September, 2003.

**WITNESSES:**

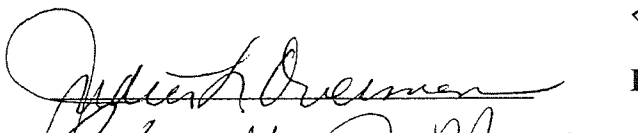
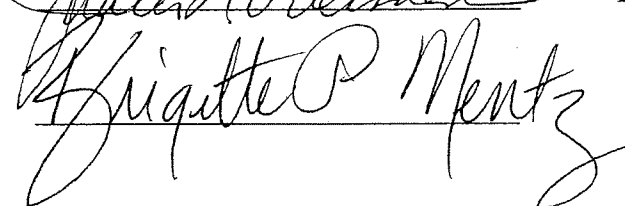
**PARISH OF ST. TAMMANY**

**BY:**

  
**HONORABLE KEVIN DAVIS**  
President St. Tammany Parish

**THUS DONE AND SIGNED** in the presence of these witnesses hereafter on the 25<sup>th</sup> day of September, 2003.

**WITNESSES:**

**ADVANCE MORTGAGE  
COMPANY, L.L.C.**

**BY:**

  
**BRUCE WAINER**

## Exhibit A

Those certain lots and parcels of land in South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision described according to the maps and plat of South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision recorded in the records of St. Tammany Parish, Louisiana as follows, to-wit:

All of Squares 11, 13, 21, 22, 24, 31, 32, 33, 34, 35, 36;

The west half of Square 23, being lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42; and

The west half of Square 37, being lots 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42.

Initials: KD-

Initials: [Signature]

# **OLD BUSINESS**

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(As of January 7<sup>th</sup>, 2020)

CASE NO.: 2019-1388-MSP

OWNER/DEVELOPER: Weyerhaeuser Comp  
ENGINEER/SURVEYOR: Randall Brown & Associates

SECTION: 3, 4 & 9                      TOWNSHIP: 8 South                      RANGE: 13 East

WARD: 7                      PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT:              ☐ SUBURBAN (Residential acreage between 1-5 acres)  
                                                 ☐ RURAL (Low density residential 5 acres or more)  
                                                 ☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:              The property is located on the east of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, Louisiana

SURROUNDING LAND USES: St. Tammany Advanced Campus, Coroner's Office & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 792 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; Parcel A –681.25 acres, Parcel B – 73.47 acres & Parcel C – 37.95acres

ZONING: PUD – Planning Unit Development

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The petitioner is requesting to create three (3) parcels from a 792-acre parent parcel. The minor subdivision request requires a public hearing due to:

- Parcels B & C not having public road frontage. The minor subdivision regulations require that a private drive be constructed if more than one (1) parcel is accessed by a servitude. The access servitude provided is the location of Legends Blvd, which is currently constructed; however, the final road dedication to the Parish has not been completed. The petitioner is requesting a waiver of the Private Drive Requirements and the road frontage requirements until Legends Blvd is officially dedicated.

The following notes shall be added to the plat to ensure the maintenance of servitudes until the time the boulevard is dedicated to the Parish:

- Tamanend Subdivision, Phase 1, Case No. SD08-06-008 P-1 received preliminary approval of 2/11/14and is actively under construction.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

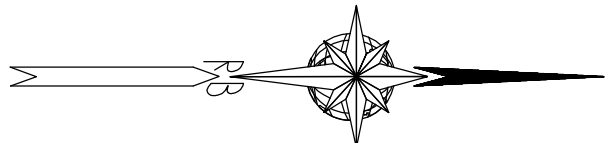
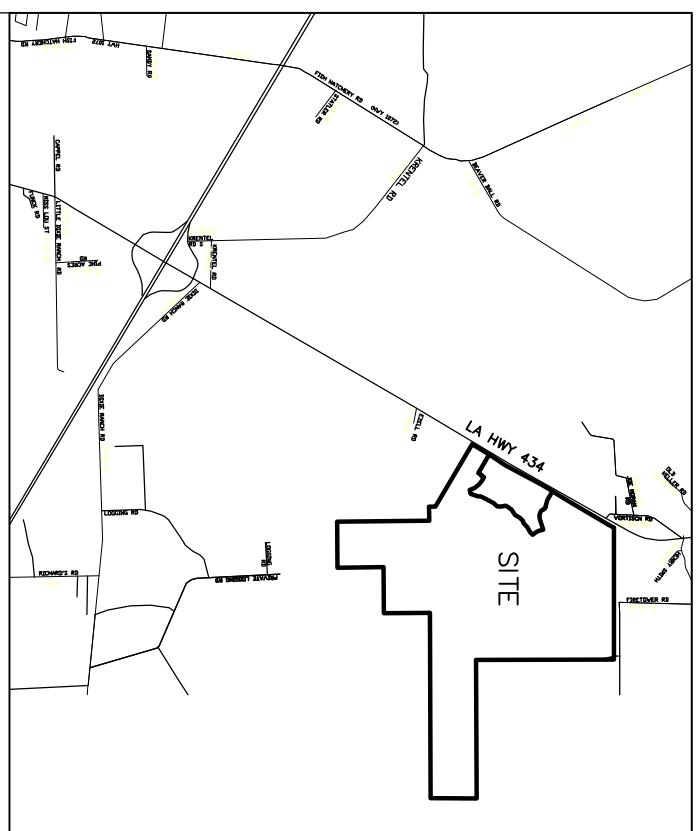






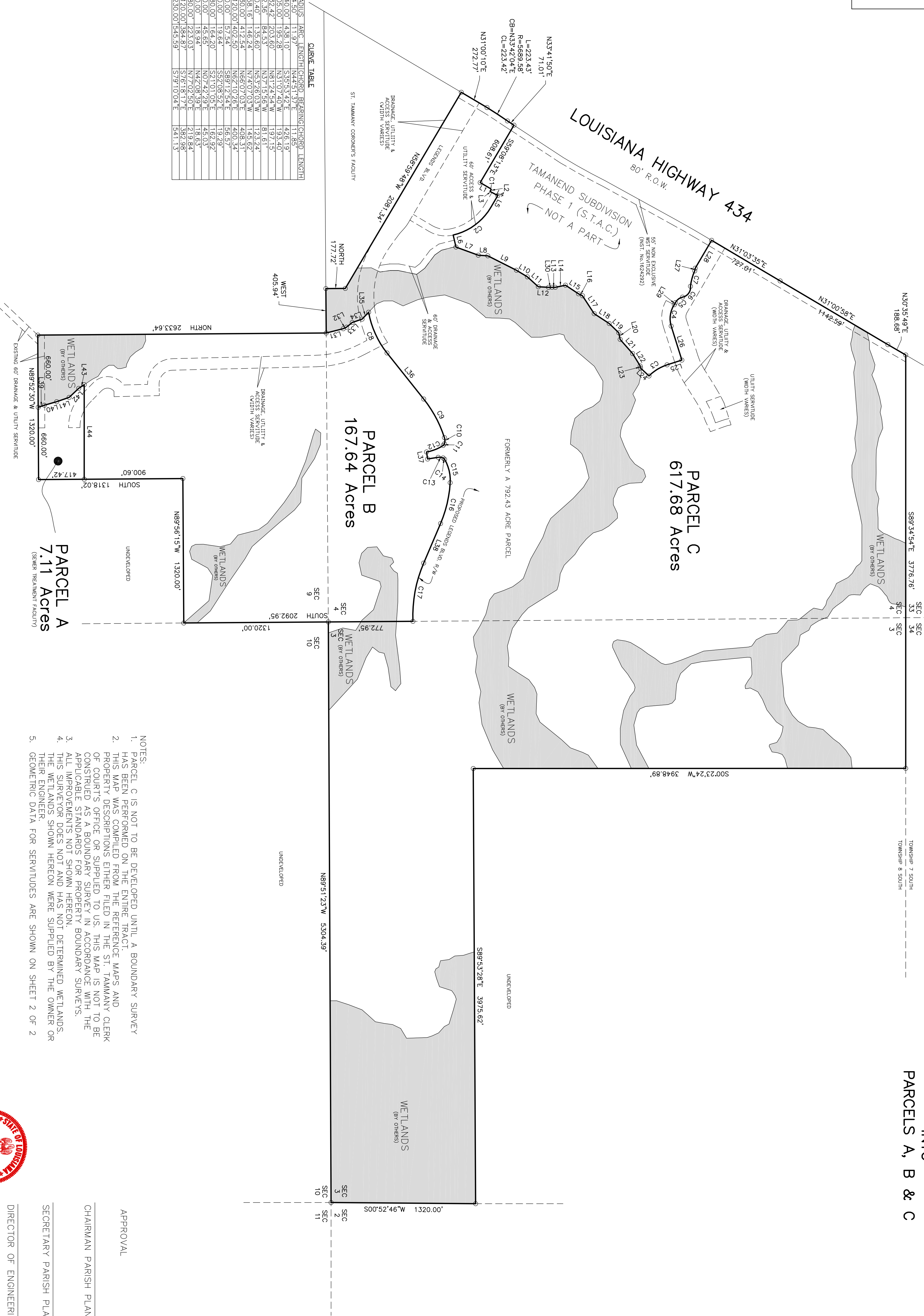






LINE TABLE	
LINE	BEARING-DISTANCE
1	N30°51'47"E 106.87'
2	S59°08'13"E 20.50'
3	N30°51'47"E 14.48'
4	N26°21'33"E 165.80'
5	S59°08'13"E 116.00'
6	N77°20'50"E 112.21'
7	N20°33'14"E 217.27'
8	N03°59'28"E 87.06'
9	N3°03'42"E 116.43'
10	N31°30'42"E 116.43'
11	N4°26'17"E 134.87'
12	N03°43'26"E 93.94'
13	N00°01'41"W 94.81'
14	N00°01'41"W 94.81'
15	N33°52'08"E 141.96'
16	N26°07'27"E 41.46'
17	N5°18'14"E 185.31'
18	N4°27'03"E 121.68'
19	N44°27'03"E 121.68'
20	N76°27'53"E 62.14'
21	N49°10'28"E 171.43'
22	N26°27'53"E 19.74'
23	N49°10'28"E 171.43'
24	N49°10'28"E 171.43'
25	N17°18'53"W 141.93'
26	S35°01'42"W 326.63'
27	N17°18'53"W 141.93'
28	N59°08'13"W 294.60'
29	N59°08'13"W 294.60'
30	N00°06'41"W 30.79'
31	N59°32'23"W 21.89'
32	N22°11'19"W 33.86'
33	N39°18'22"W 66.78'
34	N18°08'23"W 95.17'
35	N45°54'34"E 85.76'
36	N45°54'34"E 85.76'
37	N81°21'59"E 65.00'
38	S66°27'38"E 393.10'
39	N18°35'34"W 59.33'
40	N11°53'16"W 119.68'
41	N18°30'16"W 119.68'
42	N42°58'51"W 120.63'
43	N33°07'09"W 60.70'
44	S89°34'54"E 3776.76'

CURVE TABLE	
CURVE	RADIUS ARC LENGTH (CHORD BEARING) CHORD LENGTH
C1	24.50' 11.97' S59°53'42"E 426.19'
C2	540.00' 438.10' S59°53'42"E 11.89'
C3	405.00' 199.28' N81°07'40"W 193.40'
C4	405.00' 199.28' N81°07'40"W 193.40'
C5	92.36' 64.53' N37°15'56"W 81.61'
C6	90.40' 135.60' N53°26'03"W 123.24'
C7	468.16' 146.24' N24°07'03"W 145.62'
C8	850.00' 402.54' N65°10'03"E 406.34'
C9	90.00' 57.54' S89°12'54"E 56.57'
C10	90.00' 19.64' S52°08'52"E 19.29'
C11	30.00' 19.64' S52°08'52"E 19.29'
C12	380.00' 64.20' S21°11'05"E 162.97'
C13	380.00' 64.20' S21°11'05"E 162.97'
C14	30.00' 18.94' N42°08'59"E 18.63'
C15	380.00' 223.03' N77°02'50"E 219.84'
C16	1120.00' 384.87' S76°18'17"E 382.99'
C17	1120.00' 384.87' S76°18'17"E 382.99'



A MINOR SUBDIVISION OF  
A 792.43 ACRE PARCEL OF LAND SITUATED IN  
SECTIONS 3, 4 & 9 TOWNSHIP 8 SOUTH – RANGE 13 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
PARCELS A, B & C

- NOTES:
1. PARCEL C IS NOT TO BE DEVELOPED UNTIL A BOUNDARY SURVEY HAS BEEN PERFORMED ON THE ENTIRE TRACT.
  2. THIS MAP WAS COMPILED FROM THE REFERENCE MAPS AND PROPERTY DESCRIPTIONS EITHER FILED IN THE ST. TAMMANY CLERK OF COURT'S OFFICE OR SUPPLIED TO US. THIS MAP IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
  3. ALL IMPROVEMENTS NOT SHOWN HEREON.
  4. THIS SURVEYOR DOES NOT AND HAS NOT DETERMINED WETLANDS, THE WETLANDS SHOWN HEREON WERE SUPPLIED BY THE OWNER OR THEIR ENGINEER.
  5. GEOMETRIC DATA FOR SERVITUDES ARE SHOWN ON SHEET 2 OF 2

REFERENCE MAPS:  
— SURVEY DATED 4-23-1991  
— STATE HIGHWAY MAP, STATE PROJECT NO. 852-12-06  
— APPROVED ON 5-23-1961  
— SURVEY BY JOHN S. TEEGARDEN, DRAWING NO. F-5480-2006  
PROJECT NO. 5621, DATED 2-27-2007

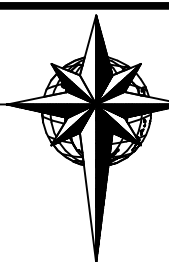
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04566



DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
CHAIRMAN PARISH PLANNING COMMISSION  
SECRETARY PARISH PLANNING COMMISSION  
DIRECTOR OF ENGINEERING  
DATE FILED: \_\_\_\_\_ FILE NO.: \_\_\_\_\_  
CLERK OF COURT

SHEET NO.  
1 OF 2

A MINOR SUBDIVISION OF  
A 792.43 ACRE PARCEL OF LAND SITUATED IN  
SECTIONS 3, 4 & 9 TOWNSHIP 8 SOUTH – RANGE 13 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO PARCELS A, B & C



RANDALL W. BROWN & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS \* PLANNERS \* CONSULTANTS  
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5368 \* FAX(985) 624-5309





## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 7, 2020

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS  
*January 14, 2020 Agenda*

Re: Request to Enter the Parish Right-of-Way for Audubon Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Honorable Commissioners,

The debtor for the above captioned project, Mr. William H. Johnson, would like to request a variance to reduce the minimum required roadway width of 20' to 16' due to the lack of existing right-of-way along Audubon Street. This would be a waiver of the minimum roadway requirements in Chapter 125.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Tissue".

Christopher P. Tissue, P.E.  
Lead Development Engineer

*Attached: Waiver request from Mr. Johnson and "Proposed Street Construction for Audubon Street, Town of Mandeville (Not in the Corporate Limits)"*

xc: Honorable Jacob Groby  
Honorable Jimmie Davis  
Mr. Jay Watson, P.E.  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.

Date 12-18-19

Topic WAIVER

Meeting Objectives \_\_\_\_\_

Attendees \_\_\_\_\_

Notes 12-18-19

Request a waiver of the Ordinance requirement to construct a 20' wide roadway due to the right of way only being 26.2' wide. Proposing to construct a 16' wide roadway to provide adequate space for construction of ditches within right of way.

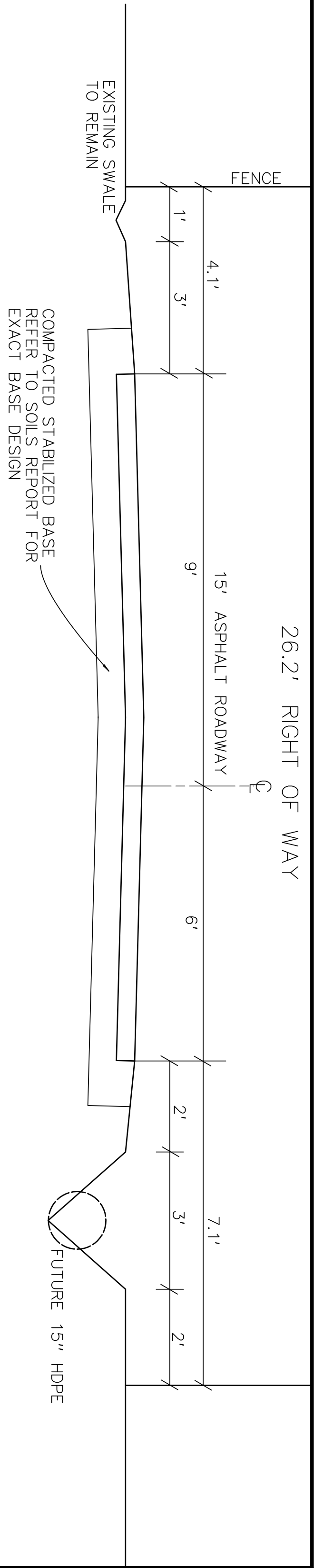
*Bill Johnson*  
Bill Johnson

985-966-2443

Action Items \_\_\_\_\_

Enter R.O.W. Project  
PLANS  
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12/18/2019  
DEVELOPMENT  
ENGINEERING

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SECTION A-A

