

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JULY 7, 2020
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Chamber.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398, If busy 929-205-6099, 301-715-8592, 669-900-6833, 253-215-8782 , Meeting ID: 824 0238 5343 #, Participant ID: #: and Password 594633 #

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 JUNE 23, 2020 MINUTES

APPROVAL OF THE JUNE 24, 2020 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. **2020-1833-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Location: Parcel located south of Woodrow Road, west of LA Highway 437, Covington;
 S32, T4S, R11E, Ward 2, District 3
Acres: 6.10 acres
Petitioner: Anthony & Kristen Toomer
Owner: Anthony & Kristen Toomer
Council District: 3

POSTPONED FROM 6/24/2020 MEETING

2. **2020-1844-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the northwest corner of Spruce Lane & Kay Drive, Lacombe;
 S33, and S34, T8S, R13E, Ward 7, District 11
Acres: 1.03 acres
Petitioner: Jason Patrick Godwin
Owner: Sheryl Pasqua Godwin
Council District: 11

POSTPONED FROM 6/24/2020 MEETING

AGENDA
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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3.

2020-1884-ZC

Existing Zoning: HC-1 (Highway Commercial District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the north side of 11th Avenue and on the south side of 10th Avenue, east of US Highway 190, also known as Square 114, Town of Alexiusville Subdivision; Covington, S10, T7S, R11E, Ward 3, District 2.

Acres: 1.3223 acres

Petitioner: Jones Fussell, L.L.P. - Jeff Schoen

Owner: Martin Development, LLC

Council District: 2
4.

2020-1885-ZC

Existing Zoning: HC-1 (Highway Commercial District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington, S10 & S48, T7S, R11E, Ward 3, District 2.

Acres: 2.865 acres

Petitioner: Jones Fussell, L.L.P. - Jeff Schoen

Owner: Martin Development, LLC

Council District: 2
5.

2020-1886-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)

Location: Parcel located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom, S16, T5S, R10E, Ward 2, District 3.

Acres: 2 acres

Petitioner: Christina Leshner

Owner: Dorothy Coleman Hogan, Judith Hogan Cantwell, Charlotte Hogan Miller

Council District: 3
6.

2020-1889-ZC

WITHDRAWN

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the west side of Allen Road, south of Miller Road; being 57113 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14.

Acres: 2.08 acres

Petitioner: Evan Petruska

Owner: Evan Petruska

Council District: 14
7.

2020-1894-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: ED-1 (Primary Education District)

Location: Parcel located on the south side of Galatas Road, east of C S Owens Road and west of Louisiana Highway 1077, Covington, S14,7S,R10E, Ward 1, District 1.

Acres: 1.33 acres

Petitioner: Jones Fussell, L.L.P. - Jeff Schoen

Owner: St Tammany Parish School Board – Cameron Tipton

Council District: 1
8.

2020-1896-ZC

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Location: Parcels located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of Sharp Road, Mandeville, S25 & S26, T7S, R11E, Ward 4, District 5.

Acres: 6.89 acres

Petitioner: Carla Smith

Owner: Brian Perilloux, Carla Smith, Anthony J. Cyprus, Frances Marullo

Council District: 5

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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 23, 2020
FOR THE MAY 5, 2020 AGENDA
PELICAN PARK’S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448**

ROLL CALL

Present: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

Absent:

Staff Present: Helen Lambert, Erin Cook, Ross Liner, Leslie DeLatte and Emily Couvillion.

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

The Invocation was presented by Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Willie

APPROVAL OF THE MARCH 3, 2020 MINUTES

Randolph made a motion to approve, seconded by Drumm

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

ZONING CHANGE REQUEST CASES:

- 1. 2019-1745-ZC**
- | | |
|-------------------|---|
| Existing Zoning: | NC-4 (Neighborhood Institutional District) |
| Proposed Zoning: | HC-2 (Highway Commercial District) |
| Acres: | .47 acres |
| Petitioner: | No Limit Investments, LLC - Kasey Cole |
| Owner: | No Limit Investments, LLC - Kasey Cole |
| Location: | Parcel located on the west side of LA Highway 1090, north of Brownsitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell S31, T8S, R15E, Ward 9, District 9. |
| Council District: | 9 |

POSTPONED FROM 2/4/2020 MEETING

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 23, 2020
FOR THE MAY 5, 2020 AGENDA
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

Kasey Cole came to the podium
Richard made a motion to deny, seconded by Willie.

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona
NAY:
ABSTAIN:

- 2. 2020-1769-ZC**
- | | |
|------------------|--|
| Existing Zoning: | A-2 (Suburban District) |
| Proposed Zoning: | HC-2 (Highway Commercial District) |
| Location: | Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe; S48, T8S, R12E, Ward 4, District 7 |
| Acres | 2 acres |
| Petitioner: | Karen Mathes |
| Owner: | Karen Mathes |
| Council District | 7 |

Seeger made a motion to deny, seconded by McInnis.

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona
NAY:
ABSTAIN:

- 3. 2020-1787-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | A-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) |
| Proposed Zoning: | A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) |
| Location: | Parcel located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington; S27, T5S, R11E, Ward 2, District 2 |
| Acres: | 2 acres |
| Petitioner: | Vickylee M. Clelland |
| Owner: | Vickylee M.. Clelland & Laurie Anne Metevier |
| Council District: | 2 |

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

Vickylee Cleland came to the podium

Willie made a motion to deny, seconded by Crawford

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

4. 2020-1796-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)

Location: Parcels located on the north side of Running Bear Drive, on the east side of Stag Drive & on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe; S22 & S23, T8S, R12E, Wards 4 & 7, District 7

Acres: 5.37 acres

Petitioner: Aleksandar Antonovic

Owner: Aleksandar Antonovic & Jerra Antonovic

Council District: 7

Aleksandar Antonovic came to the podium

Ronald E. Grice spoke in favor of this request

Fitzmorris made a motion to approve, seconded by Seeger

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

5. 2020-1801-ZC

Existing Zoning: A-1 (Suburban District) & A-2 (Suburban District)

Proposed Zoning: A-1 (Suburban District) & A-2 (Suburban District) PUD (Planned Unit Development Overlay)

Location: Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington; S41 & S52, T7S, R10E & R11E, Ward 1, District 1

Acres: 221.172 acres

Petitioner: TCE Properties, LLC - Charles Barnett

Owner: TCE Properties, LLC - Charles Barnett

Council District: 1

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

Paul Mayronne came to the podium representing Charles Barnett

David Dupantier spoke in favor of this request

Todd Gibson and Gary Copp spoke in opposition of this request

Willie made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

6. 2020-1802-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: NC-4 Neighborhood Institutional District

Location: Parcel located on the east side of Louisiana Highway 21, south of Pinecrest Drive, Covington; S41 & S52, T7S, R10E & R11E, Ward 1, District 1

Acres: 21.479 acres

Petitioner: TCE Properties, LLC - Charles Barnett

Owner: TCE Properties, LLC - Charles Barnett

Council District: 1

Paul Mayronne came to the podium

Todd Gibson and Gary Copp spoke against this request

Fitzmorris made a motion to approve, seconded by Willie

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

7. 2020-1809-ZC

Existing Zoning: A-2 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: PF-1 Public Facilities District

Location: Parcel located on the west side of Louisiana Highway 434 and the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe; S33, T7S, R13E and S4, T8S, R13E, Wards 6 & 7, District 11

Acres: 3 acres

Petitioner: Timothy Moreau

Owner: Pro Multis – Timothy Moreau

Council District: 11

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6:00 P.M. – TUESDAY, JUNE 23, 2020
FOR THE MAY 5, 2020 AGENDA
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

Tim Moreau came to the podium

Stephen Amato and Matthew Billeaud spoke in favor of this request

Randolph made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

8. 2020-1810-ZC

Existing Zoning: A-3 (Suburban District) & NC-4 (Neighborhood Institutional District)

Proposed Zoning: NC-1 (Professional Office District)

Location: Parcel located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell; S31, T8S, R15E, Ward 8, District 9

Acres: .35 acres

Petitioner: Kevin Davis

Owner: Leon Lowe and Sons - Toby Lowe

Council District: 9

Kevin Davis came to the podium

Randolph made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

9. 2020-1811-ZC

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

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

Location: Parcel located on the south side of Fitzgerald Church Road, Covington; S28, T5S, R11E, Ward 2, District 6

Acres: 3.03 acres

Petitioner: Randall Tyrone Keating

Owner: Dottie Keating

Council District: 6

**MINUTES OF THE
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6:00 P.M. – TUESDAY, JUNE 23, 2020
FOR THE MAY 5, 2020 AGENDA
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

Randall Keating came to the podium

Rodney Keating spoke in favor of the request

Seeger made a motion to approve, seconded by Willie

YEA: Seeger, Ressa, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

10. 2020-1812-ZC

Existing Zoning:	A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay)
Proposed Zoning:	A-4 (Single-Family Residential District)
Location:	Parcel located on the north side of Harrison Avenue, west of Abita River Drive, Covington; S3, T7S, R11E, Ward 2, District 3
Acres:	.53 acres
Petitioner:	Kelly Mchugh
Owner:	Abita River Park, LLC
Council District:	3

Paul Mayronne came to the podium representing Abita River Park, LLC

Fitzmorris made a motion to approve, seconded by Seeger

YEA: Seeger, Ressa, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

11. 2020-1813-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Location:	Parcel located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe; S33, T7S, R13E, Ward 6, District 11
Acres:	.85 acres
Petitioner:	Beverly & Donald Hayes
Owner:	Beverly & Donald Hayes
Council District:	11

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FOR THE MAY 5, 2020 AGENDA
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

Donald Hayes came to the podium

A letter was read by Chairman Doherty from Michael O’Brien in opposition of this request

Drumm made a motion to deny, seconded by Willie

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

12. 2020-1814-ZC

Existing Zoning:	HC-1 Highway Commercial District and A-4 Single-Family Residential District
Proposed Zoning:	HC-2A Highway Commercial District
Location:	Parcel located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville; S40 & S41 & S46, T8S, R11E, Ward 4, District 5
Acres:	12.01 acres
Petitioner:	Jones Fussell, LLP – Paul Mayronne
Owner:	Pelican Athletic Club, LLC
Council District:	5

Paul Mayronne came to the podium representing Pelican Athletic Club, LLC

And email was read by Chairman Doherty from Gibb Farrish in opposition of this request

Richard made a motion to approve, seconded by Barcelona

YEA: Seeger, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY: Ress

ABSTAIN:

13. 2020-1816-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-4 (Single-Family Residential District)
Location:	Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell; S38 T9S R14E, Ward 9, District 12
Acres:	47.43 acres
Petitioner:	CKB Development, LLC – Kyle Bratton
Owner:	Lynnwood Ennis
Council District:	12

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 23, 2020
FOR THE MAY 5, 2020 AGENDA
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

Jeff Schoen came to the podium representing CKB Development, LLC

Mike Sims spoke in favor of this request

Kevin McDonald, Sharron Newton, Jeanne Stangle, Jerry Hart and Dismond Fourcade spoke in opposition of this request

Drumm made a motion to deny, seconded by McInnis

YEA: Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford and Drumm

NAY: Seeger, Randolph and Barcelona

ABSTAIN:

14. 2020-1817-ZC

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay)
Location:	Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell; S38 T9S R14E, Ward 9, District 12
Acres:	47.43 acres
Petitioner:	CKB Development, LLC – Kyle Bratton
Owner:	Lynnwood Ennis
Council District:	12

Drumm made a motion to deny, seconded by Crawford

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm and Barcelona

NAY: Fitzmorris and Randolph

ABSTAIN:

This next case was moved up before 2020-1818-ZC; no vote was taken to do so

16. ZC01-03-028

Major Amendment to the PUD Planned Unit Development Overlay

Location:	Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville; S33, T7S, R12E, Ward 4, Districts 5 and 7
Acres:	161 acres
Petitioner:	Jones Fussell, LLP - Paul Mayronne
Owner:	The Azby Fund
Council District:	5 and 7

Paul Mayronne spoke at the podium

Carlo Hernandez spoke in opposition of this request

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

Richard made a motion to approve, seconded by Seeger

YEA: Seeger, Ress, Willie, Richard, Doherty, Crawford, Drumm, Randolph and Barcelona
NAY: McInnis
ABSTAIN: Fitzmorris

15. 2020-1818-ZC

Existing Zoning:	A-4 (Single-Family Residential District) & NC-2 (Indoor Retail and Service District)
Proposed Zoning:	I-1 (Industrial District)
Location:	Parcel located on the north side of US Highway 190, west of Henderson Drive and east of Thompson Road; being Farm Lot 511 of the Forest Glen Subdivision, Lacombe; S48 T8S R12E, Ward 7, District 7
Acres:	2.96 acres
Petitioner:	Cameron Clesi
Owner:	Winston D. Charvet
Council District:	7

Jeff Schoen spoke at the podium.

Crawford made a motion to approve, seconded by Seeger

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona
NAY:
ABSTAIN:

17. ZC01-11-072

Major Amendment to the PUD Planned Unit Development Overlay

Location:	Parcel located on the north side of Oak Harbor Blvd, east of I-10, being Parcel P2-3, Slidell; S34, T9S, R14E, Ward 9, District 13
Acres:	4.2934 acres
Petitioner:	DSSI SLIDELL, LLC – Doug Durand
Owner:	DSSI SLIDELL, LLC – Doug Durand

John Lamberson spoke at the podium

Randolph made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona
NAY:
ABSTAIN:

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
FOR THE POSTPONED MAY 6, 2020 AND JUNE 2, 2020 AGENDA
6:00 P.M. – WEDNESDAY, JUNE 24, 2020
PELICAN PARK’S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

ROLL CALL

Present: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

Absent:

Staff Present: Helen Lambert, Erin Cook, Ross Liner, Leslie DeLatte and Emily Couvillion.

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

The Invocation was presented by Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Drumm

POSTPONING OF CASES:

2. 2020-1831-ZC

Existing Zoning:	NC-1 (Professional Office District)
Proposed Zoning:	HC-1 (Highway Commercial District)
Location:	Parcel located at the northwest corner of US Highway 190 and Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville; S41, T8S, R11E, Ward 4, District 10
Acres:	1 acre
Petitioner:	Emerald Properties Northshore, LLC - Sam Markovich
Owner:	Emerald Properties Northshore, LLC - Sam Markovich
Council District:	10

Seeger made a motion to postpone this case to the August 4, 2020 meeting, seconded by Crawford.

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
FOR THE POSTPONED MAY 6, 2020 AND JUNE 2, 2020 AGENDA
6:00 P.M. – WEDNESDAY, JUNE 24, 2020
PELICAN PARK’S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

4. 2020-1844-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)

Location: Parcel located on the northwest corner of Spruce Lane & Kay Drive,
Lacombe; S33, and S34, T8S, R13E, Ward 7, District 11

Acres: 1.03 acres

Petitioner: Jason Patrick Godwin

Owner: Sheryl Pasqua Godwin

Council District: 11

Barcelona made a motion to postpone this meeting to the July 7, 2020 meeting, seconded by Randolph

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and
 Barcelona

NAY:

ABSTAIN:

9. 2020-1852-ZC

Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)

Proposed Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5
 (Two-Family Residential District)

Location: Parcel located on the west side of Louisiana Highway 59, south of Dove
Park Road and Campbell Avenue, Mandeville; S25, T7S, R11E, Ward 5,
District 5

Acres: 175.13 acres

Petitioner: A.J. Vallon, III

Owner: DeVal, Inc.

Council District 5

Randolph made a motion to postpone this case to the August 4, 2020 meeting, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and
 Barcelona

NAY:

ABSTAIN:

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
FOR THE POSTPONED MAY 6, 2020 AND JUNE 2, 2020 AGENDA
6:00 P.M. – WEDNESDAY, JUNE 24, 2020
PELICAN PARK’S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

10. 2020-1853-ZC

Existing Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District)

Proposed Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District) and PUD Planned Unit Development Overlay

Location: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville; S25, T7S, R11E, Ward 5, District 5

Acres: 220.22 acres

Petitioner: A.J. Vallon, III

Owner: DeVal, Inc.

Council District: 5

Randolph made a motion to postpone this case to the August 4, 2020 meeting, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

ZONING CHANGE REQUEST CASES:

1. 2020-1800-ZC

Existing Zoning: A-2 (Suburban District)

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

Location: Parcel located on the west side of Dixie Ranch Road, north of CC 19 Road; being 65327 Dixie Ranch Road, Lacombe; S3, T8S, R13E, Ward 9, District 11.

Acres: 5.94 acres

Petitioner: Ruby A. Pepper

Owner: Hebert Henry Pepper Jr. & Ruby A. Pepper

Council District: 11

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
FOR THE POSTPONED MAY 6, 2020 AND JUNE 2, 2020 AGENDA
6:00 P.M. – WEDNESDAY, JUNE 24, 2020
PELICAN PARK'S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

Ruby Pepper came to the podium

Seeger made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

3. 2020-1833-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1A (Suburban District)
Location:	Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E, Ward 2, District 3
Acres:	6.10 acres
Petitioner:	Anthony & Kristen Toomer
Owner:	Anthony & Kristen Toomer
Council District:	3

Drumm made a motion to postpone this case to the July 7, 2020 meeting, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

5. 2020-1846-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	ED-1 Primary Education District
Location:	Parcel located on the west side of Louisiana Highway 1129, north of Louisiana Highway 40, Covington; S27, T5S, R11E, Ward 2, Districts 2
Acres	11.024 acres
Petitioner:	St Tammany Parish Council
Owner:	St Tammany Parish School Board
Council District:	2

Jeff Schoen came to the podium representing the St. Tammany Parish School Board

Seeger made a motion to approve, seconded by Crawford

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm and Barcelona

NAY:

ABSTAIN: Randolph

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
FOR THE POSTPONED MAY 6, 2020 AND JUNE 2, 2020 AGENDA
6:00 P.M. – WEDNESDAY, JUNE 24, 2020
PELICAN PARK’S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

6. 2020-1847-ZC

Existing Zoning: A-4 (Single Family Residential District) & NC-4 (Neighborhood Institutional District)

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

Location: Parcels located on the east side of Daisy Street and the west side of Jasmine Street, north Louisiana Highway 36; being Lots 1-6, Square 21, West Abita Subdivision, Covington; S36, T6S, R11E, Ward 10, District 2

Acres: .344 acres

Petitioner: Kelvin Johnson & Lasoncdra Davidson

Owner: Kelvin Johnson & Lasoncdra Davidson

Council District: 2

Lasondra and Kelvin came to the podium

Fitzmorris made a motion to approve, seconded by Randolph

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

7. 2020-1849-ZC

Existing Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

Location: Parcel located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River; S17, T7S, R14E, Ward 6, District 6

Acres 1.38 acres

Petitioner: Eric Penton

Owner: Eric Penton

Council District 6

Eric Penton came to the podium

Patrick Fisher, Jan Fisher and Joseph McNeil spoke in opposition of this request

Richard made a motion to deny, seconded by Willie

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING

FOR THE POSTPONED MAY 6, 2020 AND JUNE 2, 2020 AGENDA

6:00 P.M. – WEDNESDAY, JUNE 24, 2020

PELICAN PARK’S CASTINE CENTER

63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

8. 2020-1851-ZC

Existing Zoning: A-2 (Suburban District)

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

Location: Parcel located on the northwest side of Shady Pine Road, north of US Highway 190, Lacombe; S43, T8S, R13E, Ward 7, District 7

Acres: .58 acres

Petitioner: Alicia Jordan

Owner: Steven and Elijah Simms

Council District: 7

Steven and Elijah Simms came to the podium

Ress made a motion to deny the A-4 Zoning request and approve the MHO, seconded by Seeger.

This action was not voted on

Crawford made a motion to withdraw that motion, seconded by Seeger

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

Then Crawford made a motion to deny the A-4 zoning request, seconded by Ress

YEA: Ress, Willie, Crawford and Drumm

NAY: Seeger, McInnis, Richard, Doherty, Fitzmorris, Randolph and Barcelona

ABSTAIN:

This motion failed

Fitzmorris then made a motion to approve the MHO request, seconded by Barcelona

YEA: Seeger, Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN

This motion carried as approved.

A motion was made by Fitzmorris to approve the A-4 request, seconded by Richard

YEA: Seeger, McInnis, Richard, Doherty, Fitzmorris, Drumm, Randolph and Barcelona

NAY: Ress, Willie and Crawford

ABSTAIN:

This motion carried as approved

Richard brought up the discussion about using the Council Chambers for the July meeting
Mr. Bill McHugh with the Farmer newspaper commented at the podium about the risks in his opinion for
the public in using the Chambers.
Director of Development, Ross Liner spoke and said that this meeting will be held in the Council
Chambers or we would have to re-advertise all of the cases on the agenda

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Fiztmorris made a motion to adjourn

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1833-ZC
Posted: 6/12/2020

Meeting Date: July 7, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: June 24, 2020 - Postponed

GENERAL INFORMATION

PETITIONER: Anthony and Kristen Toomer
OWNER: Anthony and Kristen Toomer
REQUESTED CHANGE: From A-1 Suburban District and A-1A Suburban District
LOCATION: Parcel located south of Woodrow Road, east of LA Highway 437, Covington
SIZE: 6.10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential and Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located south of Woodrow Road, east of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Timber District used for the production of wood products.

The petitioned site is flanked by parcels that maintain the A-1 Suburban Residential zoning designation. A change in the site’s zoning will allow for a higher density in the immediate area. As such, staff objects to the requested A-1A Suburban District designation.

The reason for the request is to allow for the subdivision of property into two-three acre parcels.

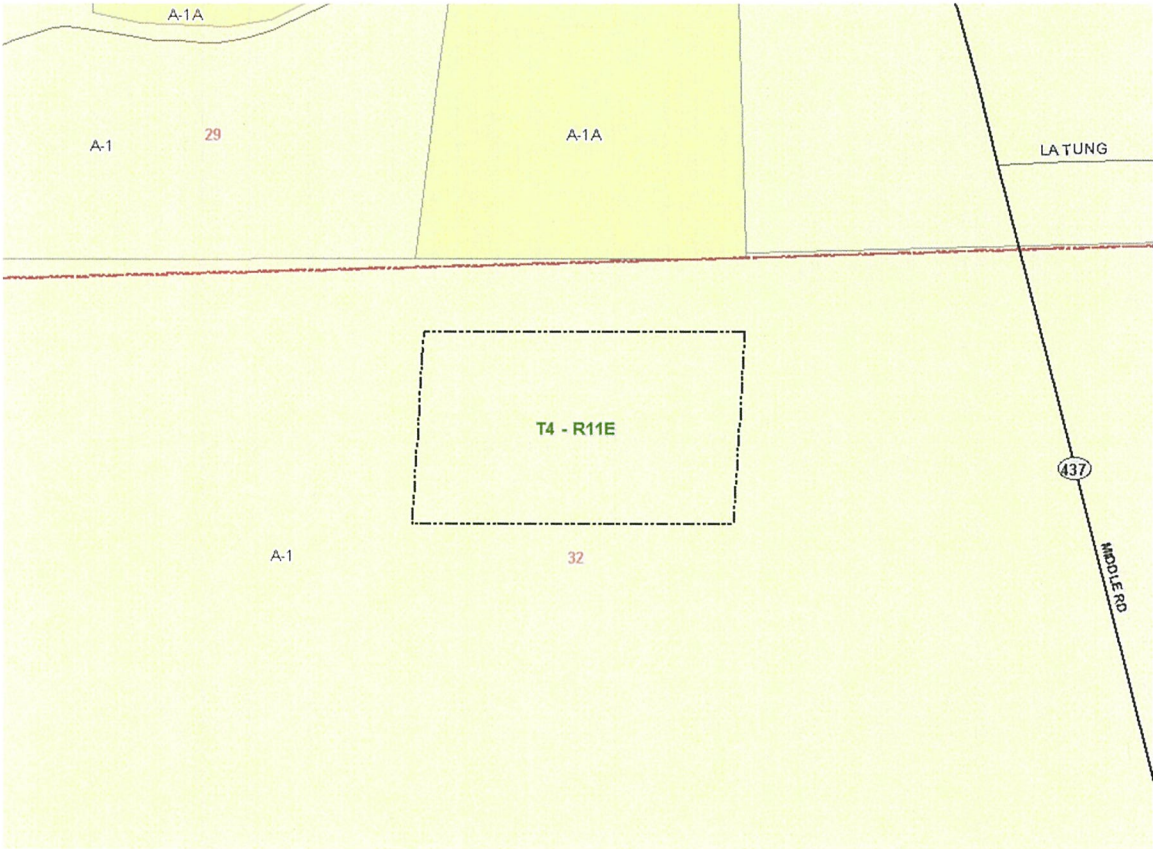
Case No.: 2020-1833-ZC

PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

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

SIZE: 6.10 acres







MAP PREPARED FOR LOUIS LOYD, JR. ESTATE		
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 32 Township 4 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		
LAND SURVEYING Inc. COVINGTON, LOUISIANA	CERTIFIED CORRECT <i>Jeron R. Fitzmorris</i> LOUISIANA REGISTERED LAND SURVEYOR	
Revised October 2, 1984	DATE October 8, 1984	NUMBER 440754
SCALE: 1"=200'		

2020-1833-ZC

ZONING STAFF REPORT

Date: 6/15/2020

Meeting Date: July 7, 2020

Case No.: 2020-1844-ZC

Determination: Approved, Amended, Postponed, Denied

Posted: 6/12/2020

Prior Action: June 24, 2020 - Postponed

GENERAL INFORMATION

PETITIONER: Jason Patrick Godwin

OWNER: Sheryl Pasqua Godwin

REQUESTED CHANGE: From A-3 Suburban District and A-3 Suburban District and MHO
Manufactured Housing Overlay

LOCATION: Parcel located on the corner of Spruce Lane and Kay Drive, Lacombe

SIZE: 1.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Spruce Lane -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good
Kay Drive -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the corner of Spruce Lane and Kay Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not object to the request as it adheres to the subject property’s comprehensive plan designation.

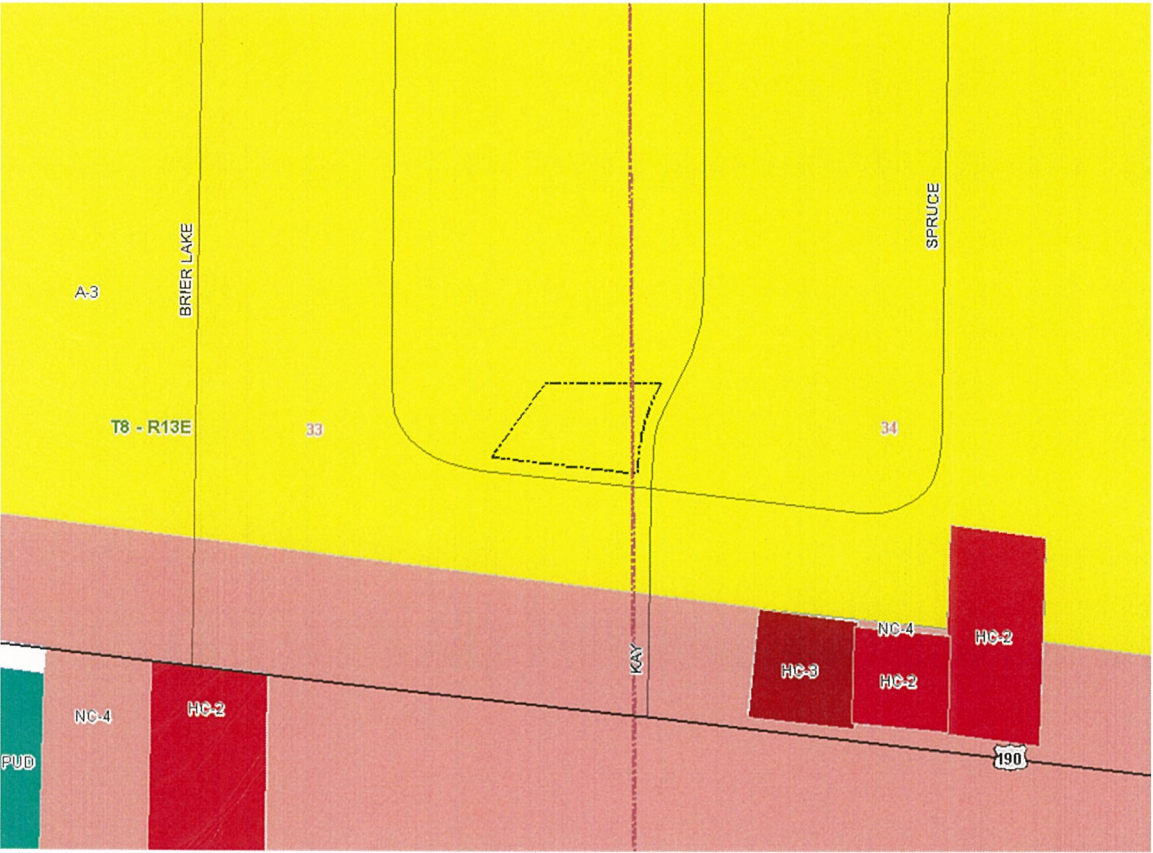
Case No.: 2020-1844-ZC

PETITIONER: Jason Patrick Godwin

OWNER: Sheryl Pasqua Godwin

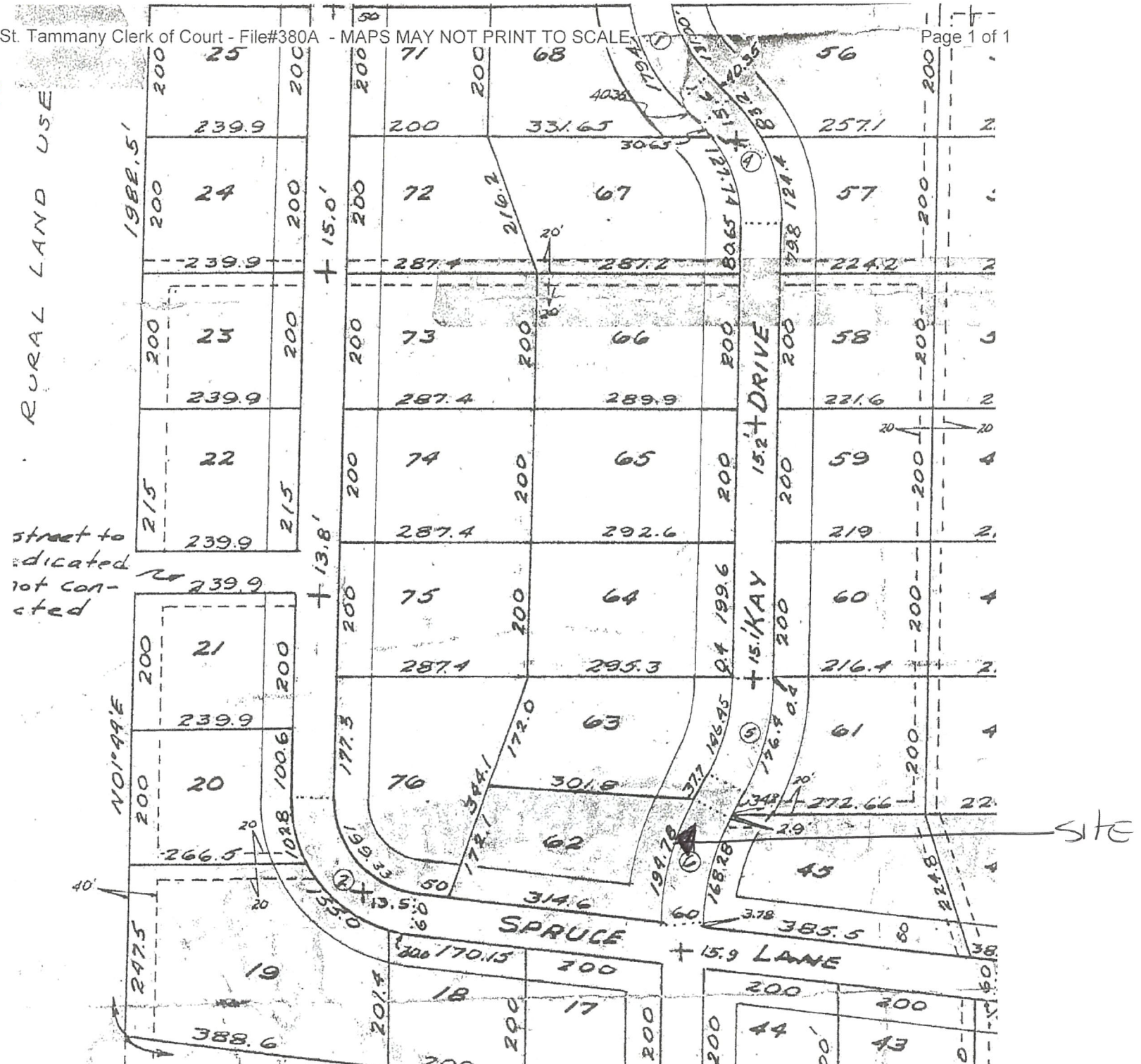
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

SIZE: 1.03 acres





Page 1 of 1



ZONING STAFF REPORT

Date: 6/29/2020
Case No.: 2020-1884-ZC
Posted: 6/26/2020

Meeting Date: July 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen
OWNER: Martin Development, LLC
REQUESTED CHANGE: From HC-1 Highway Commercial District to HC-2 Highway Commercial District
LOCATION: Parcel located on the north side of 11th Avenue and on the south side of 10th Avenue, east of US Highway 190, also known as Square 114, Town of Alexiusville Subdivision; Covington
SIZE: 1.3223 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	HC-1 Highway Commercial
South	Undeveloped	HC-1 Highway Commercial
East	Undeveloped	HC-1 Highway Commercial
West	Undeveloped	HC-3 Highway Commercial

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

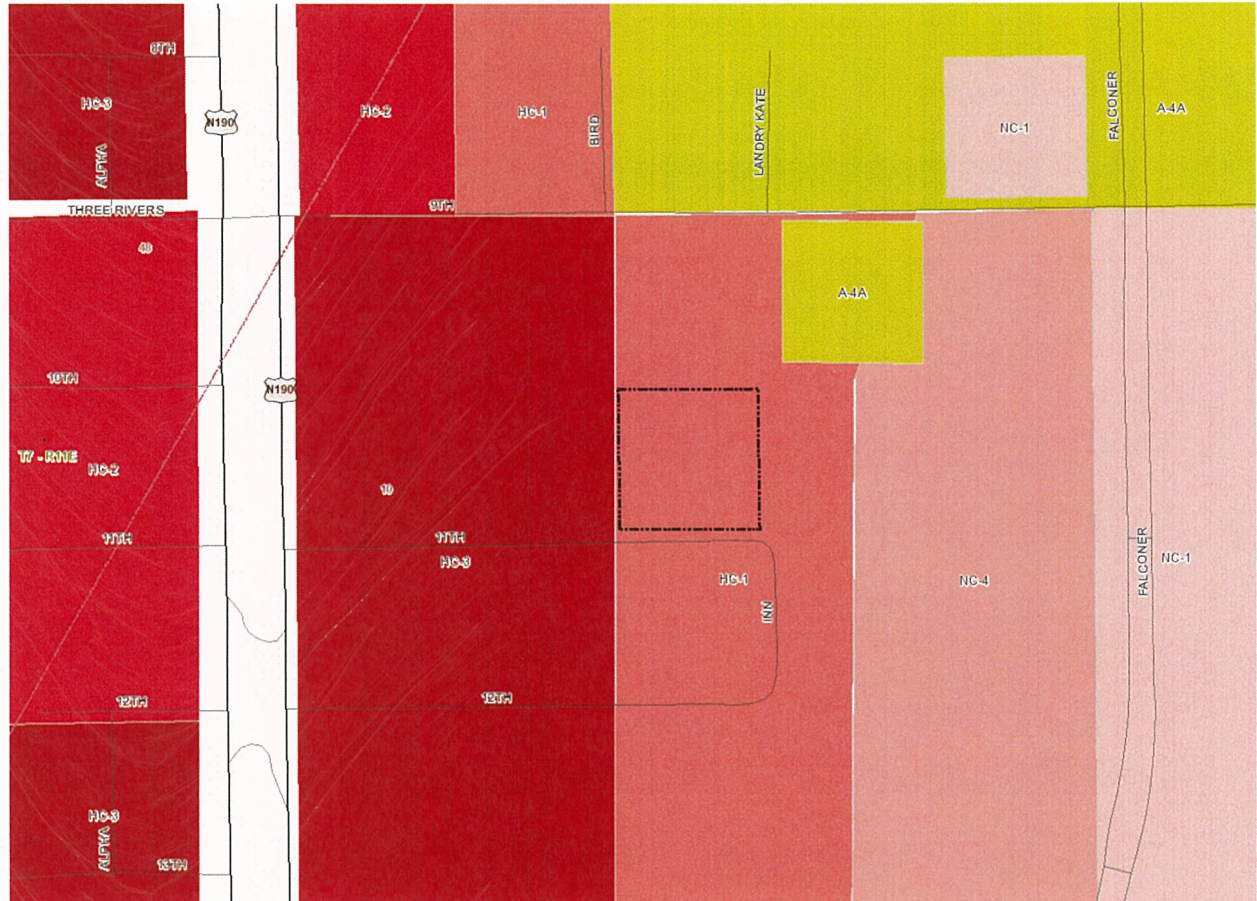
Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

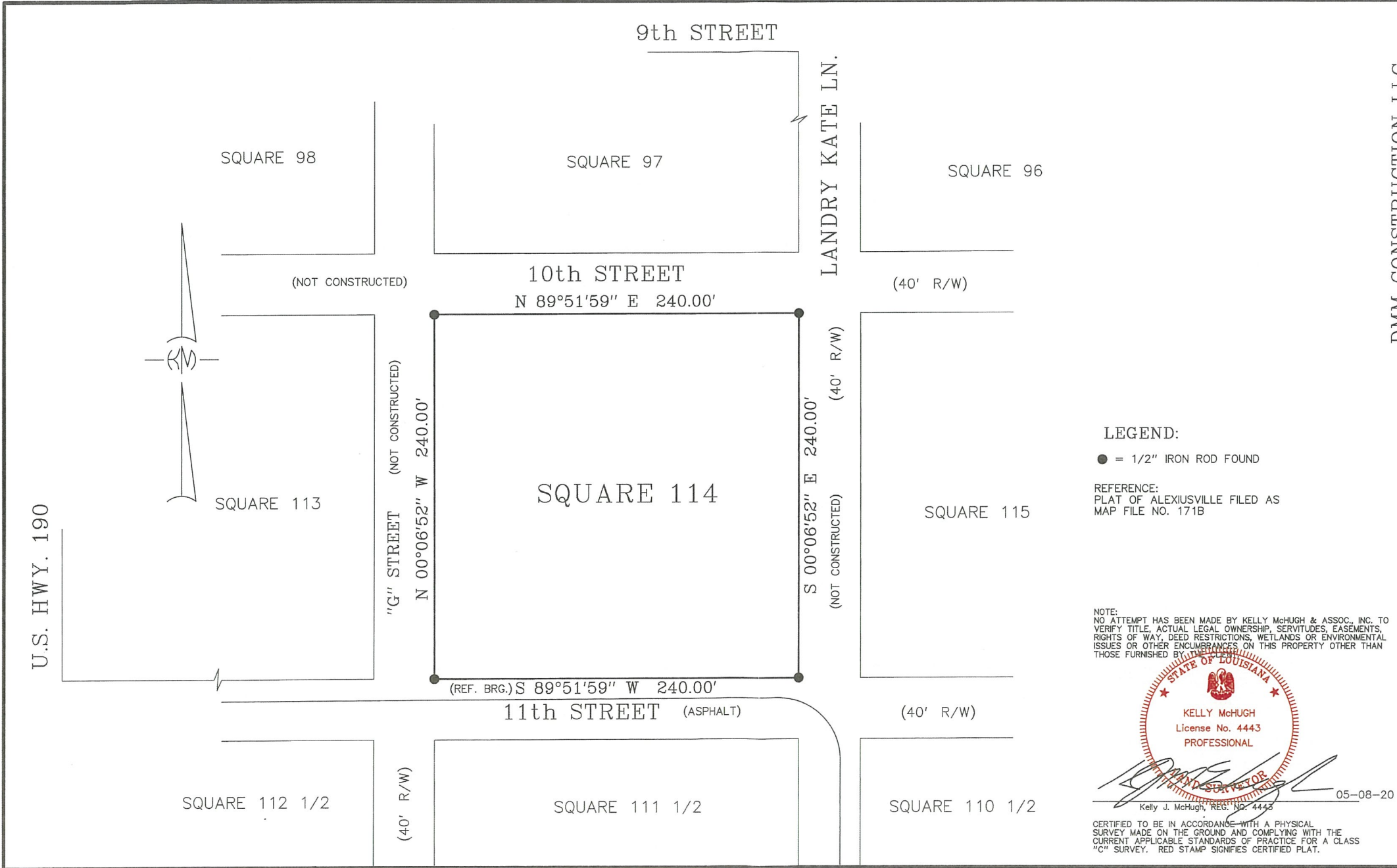
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to HC-2 Highway Commercial District. The site is located on the north side of 11th Avenue and on the south side of 10th Avenue, east of US Highway 190, also known as Square 114, Town of Alexiusville Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with mixed uses at varying densities and conservation areas that provide for an integration of uses.

The petitioned site is adjacent to HC-1 Highway Commercial District zoning to the north, east, and south sides and HC-3 Highway Commercial District zoning to the west side. The purpose of the HC-1 designation is to provide for the location of limited scale highway commercial uses. The purpose of the requested HC-2 designation is to provide for the location of moderately scaled retail, office and service uses. Staff is not opposed to the request as the subject parcel is abutting HC-3 zoning to the west and HC-1 zoning to the east. The requested HC-2 zoning designation will act as a transition in the intensity of permissible uses to these two adjacent zoning designations.

SIZE: 1.3223 acres





BOUNDARY SURVEY OF:
SQUARE 114, TOWN OF ALEXIUSVILLE,
SECTION 10, T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 60'

DRAWN: DRJ

REVISED:

PREPARED FOR: DMM CONSTRUCTION LLC

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611


LEGEND:
● = 1/2" IRON ROD FOUND

REFERENCE:
PLAT OF ALEXIUSVILLE FILED AS
MAP FILE NO. 171B

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.

STATE OF LOUISIANA

KELLY McHUGH
License No. 4443
PROFESSIONAL


Kelly J. McHugh, REG. NO. 4443

05-08-20

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

ZONING STAFF REPORT

Date: 6/29/2020
Case No.: 2020-1885-ZC
Posted: 6/26/2020

Meeting Date: July 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen
OWNER: Martin Development, LLC
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District to HC-2 Highway Commercial District
LOCATION: Parcel located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington
SIZE: 2.865 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District	Undeveloped
South	NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District	Undeveloped
East	NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District	Undeveloped
West	HC-3 Highway Commercial District	Residential

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

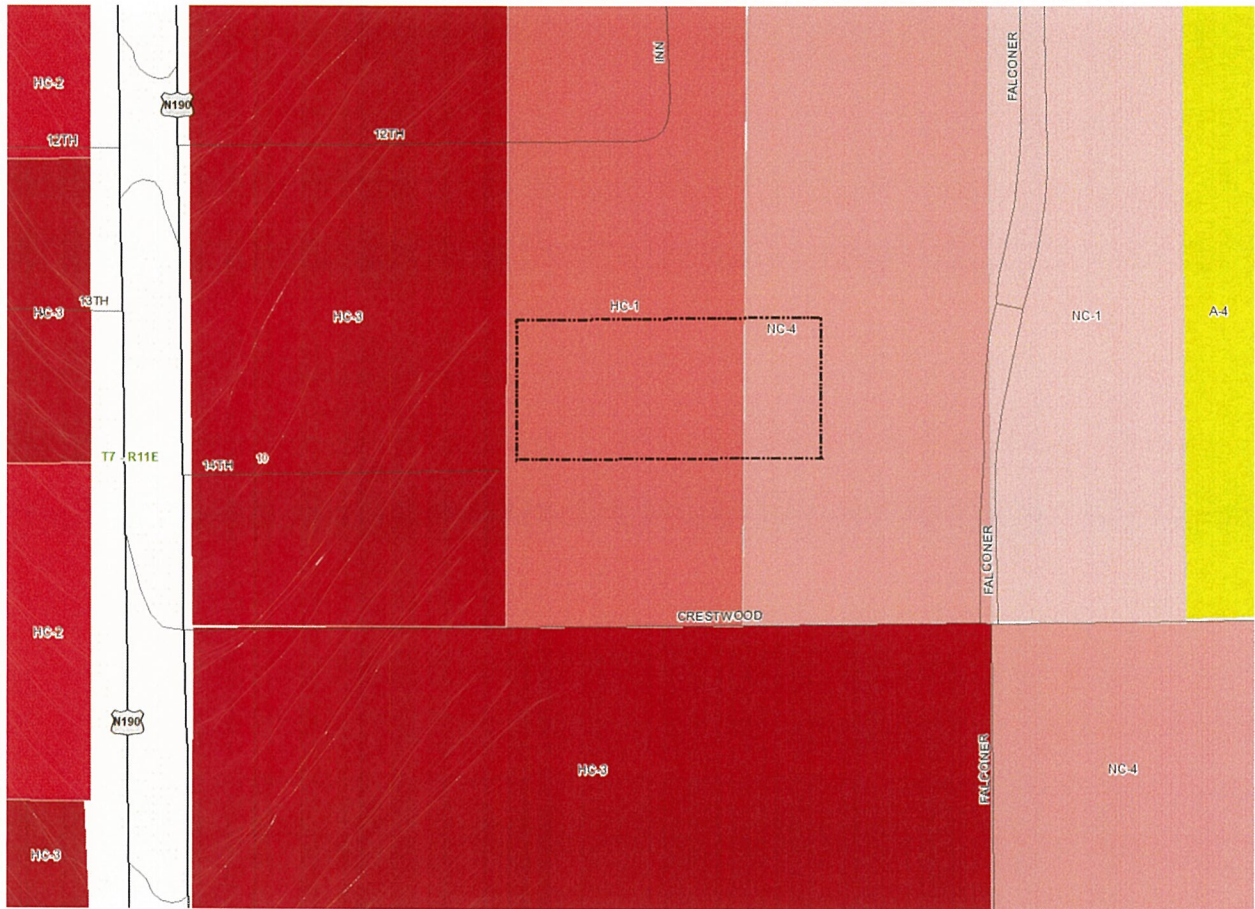
Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

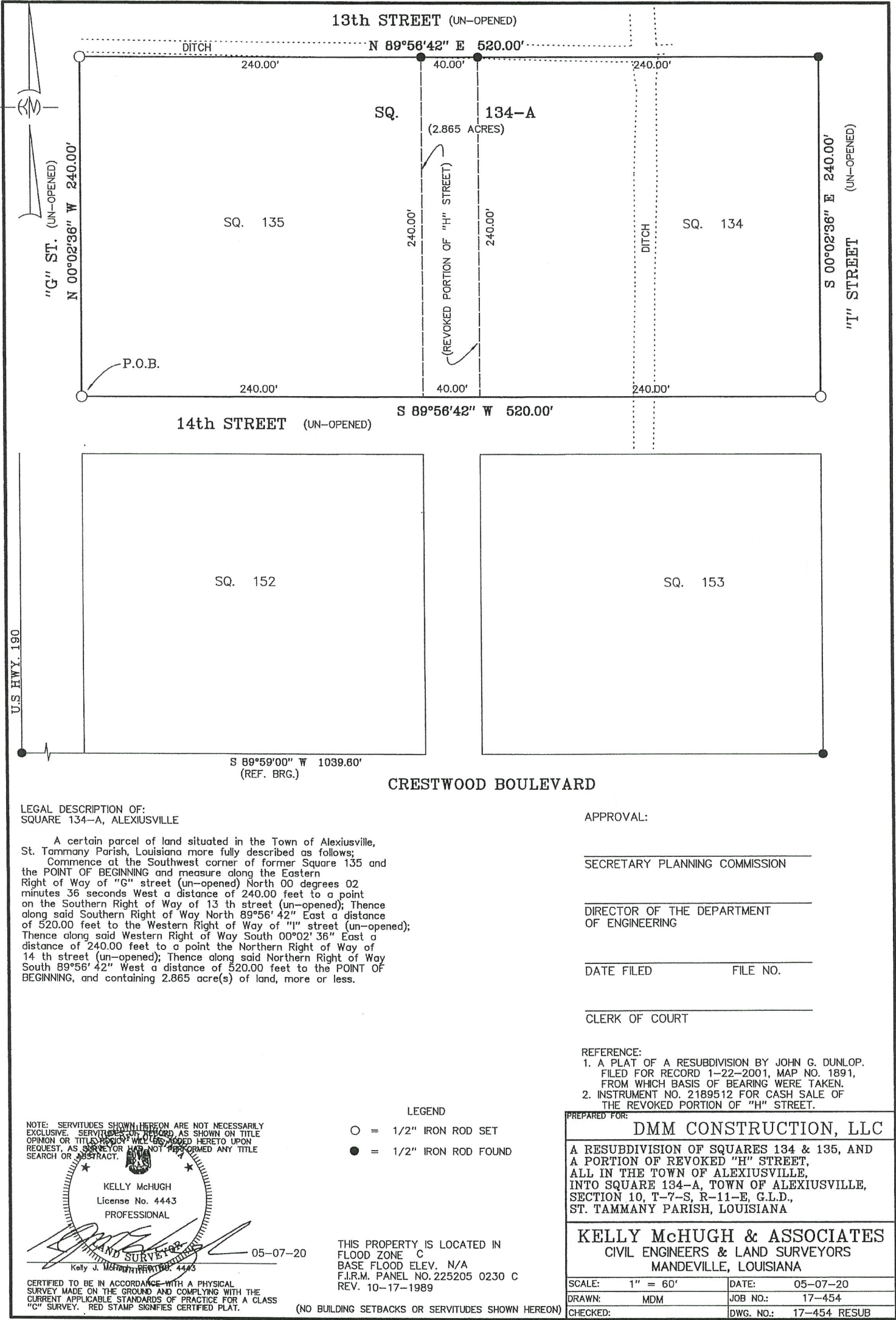
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District to HC-2 Highway Commercial District. The site is located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with mixed uses at varying densities and conservation areas that provide for an integration of uses.

The subject property consists of Square 134 and 135 in the Alexiusville Subdivision. The property is primarily located along an undeveloped stretch of land east of the US Highway 190 corridor and is surrounded by a mix of zoning designations. The applicant is requesting to rezone both Squares 134 and 135 to HC-2 Highway Commercial, which allows for moderately scaled retail, office, and service uses. Staff is not opposed to the request to change the zoning designation from HC-1 to HC-2 on Square 135. This portion of the site abuts the HC-3 Highway Commercial District to the west and HC-1 to the north, east, and south. A change in zoning would allow for uses congruent with the existing surrounding commercial operations to the south and west. Alternatively, staff is not in favor of the requested HC-2 designation where the site abuts and is currently zoned NC-4 on Square 134. A change in zoning along the western portion of Square 134 from HC-1 to HC-2 will remove the zoning transition that acts to buffer the intensity of uses where the site abuts the NC-4 zoning designation. A change in zoning from NC-4 to HC-2 on the eastern portion of Square 134 will allow for uses that are too intense to be located in an area that is flanked by the NC-4 zoning designation to the north, east, and south.

SIZE: 2.865





ZONING STAFF REPORT

Date: 6/29/2020Meeting Date: July 7, 2020

Case No.: 2020-1886-ZCDetermination: Approved, Amended, Postponed, Denied

Posted: 6/26/2020

GENERAL INFORMATION

PETITIONER: Christina Lesher
OWNER: Dorothy Coleman Hogan, Judith Hogan Cantwell, Charlotte Hogan Miller
REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay
LOCATION: Parcel located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom
SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: ParishRoad Surface: 1 Lane AsphaltCondition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	A-1 Suburban District and RO Rural Overlay	Undeveloped and Residential
South	A-1 Suburban District and RO Rural Overlay	Undeveloped and Residential
East	A-1 Suburban District and RO Rural Overlay	Undeveloped
West	A-1 Suburban District and RO Rural Overlay	Undeveloped and Residential

EXISTING LAND USE:

Existing development: YesMulti occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay. The site is located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom. The 2025 Future Land Use Plan designates the site to be develop with residential and agricultural uses and conservation areas.

The applicant is requesting to rezone two acres of a seven acre parcel from A-1 Suburban District, which requires five acre parcel sizes to the A-2 Suburban District, which requires one acre parcels sizes. The reason for the request is to accommodate a future minor subdivision and subsequent sale of the remaining 5 acre portion of the property. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density in the area. As such, staff is not in favor of the request.

Case No.: 2020-1886-ZC

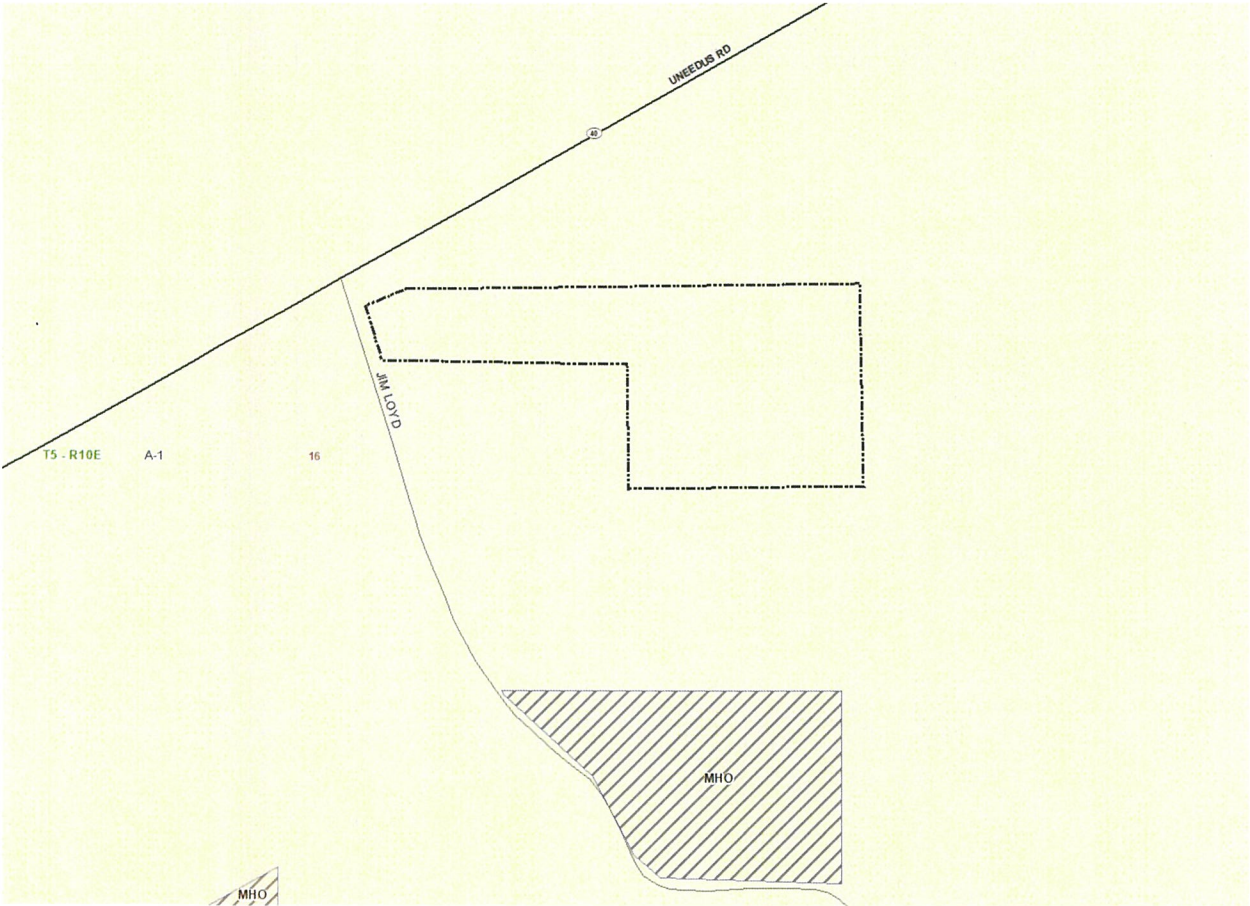
PETITIONER: Christina Lesher

OWNER: Dorothy Coleman Hogan, Judith Hogan Cantwell, Charlotte Hogan Miller

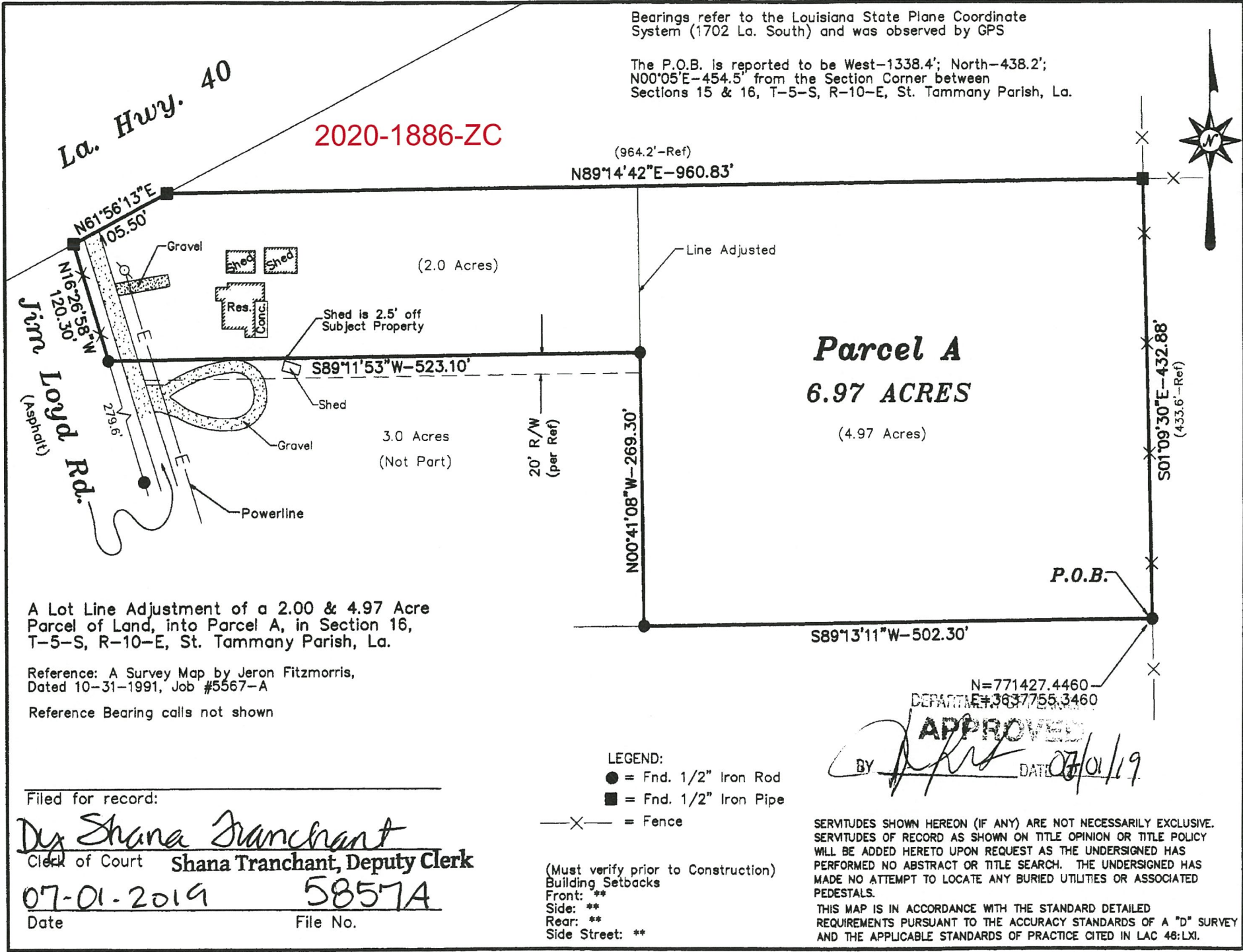
REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom

SIZE: 2 acres







JUDITH H. CANTWELL

MAP PREPARED FOR

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 16, T-5-S, R-10-E, ST. TAMMANY PARISH, LA.

BRUCE M. BUTLER III
STATE OF LOUISIANA
CERTIFIED COPY
PROFESSIONAL
5-20-2019
BRUCE M. BUTLER III
LOUISIANA PROFESSIONAL SURVEYOR
LICENSE # 19351

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
(905) 842-6271 office (905) 848-0355 fax
landsur@bellsouth.net email

SCALE: 1" = 120'

DATE: 4-11-2019

NUMBER: 19351

Terr3/JudithCantwell

ZONING STAFF REPORT

Date: 6/29/2020

Meeting Date: July 7, 2020

Case No.: 2020-1894-ZC

Determination: Approved, Amended, Postponed, Denied

Posted: 6/26/2020

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen
OWNER: St Tammany Parish School Board – Cameron Tipton
REQUESTED CHANGE: From A-3 Suburban District to ED-1 Primary Education District
LOCATION: Parcel located on the south side of Galatas Road, east of C S Owens Road and west of Louisiana Highway 1077, Covington
SIZE: 1.33 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 and Undeveloped	A-2 Suburban District
South	Educational	ED-1 Primary Education District
East	Residential and Undeveloped	A-2 Suburban District
West	Residential and Undeveloped	A-2 Suburban District and A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to ED-1 Primary Education District. The site is located on the south side of Galatas Road, east of C S Owens Road and west of Louisiana Highway 1077, Covington. The 2025 Future Land Use Plan designates the site to be used for residential uses that vary in site design and structure.

The subject site is adjacent to the existing Madisonville Elementary School to the south, residential uses to the west and north, and undeveloped land to the east. The purpose of the ED-1 Primary Education District is to provide for the location of public or private schools. Staff is not completely opposed to the request; however, there is a concern due to the existing surrounding zoning and land uses around the site. While schools are appropriate uses adjacent to residential neighborhoods, the extension of the ED-1 zoning designation into the middle of an existing residential block will increase the intensity of allowable uses and break up the neighborhood pattern.

Case No.: 2020-1894-ZC

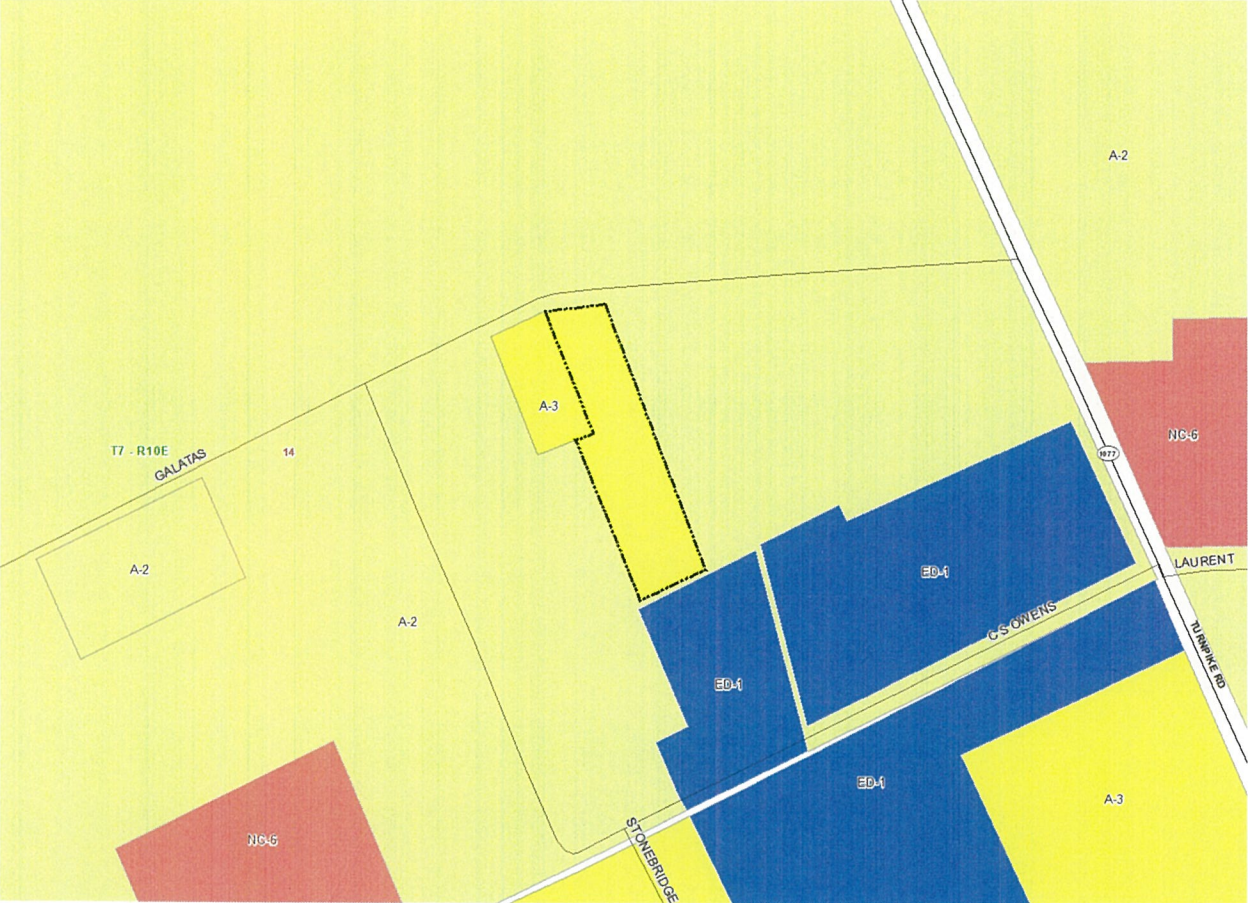
PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

OWNER: St Tammany Parish School Board – Cameron Tipton

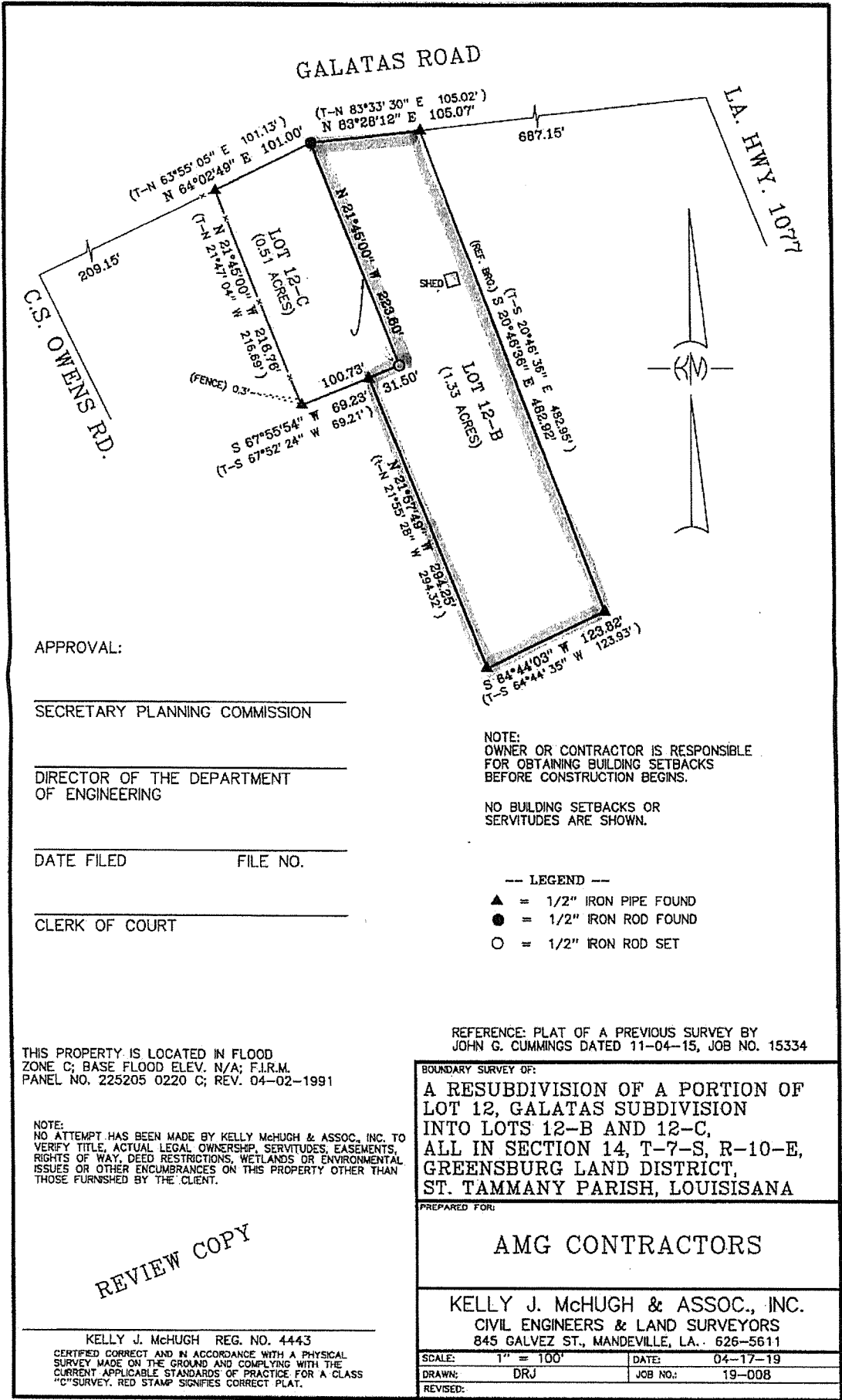
REQUESTED CHANGE: From A-3 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the south side of Galatas Road, east of C S Owens Road and west of Louisiana Highway 1077, Covington

SIZE: 1.33 acres







ZONING STAFF REPORT

Date: 6/29/2020
Case No.: 2020-1896-ZC
Posted: 6/26/2020

Meeting Date: July 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Carla Smith
OWNER: Brian Perilloux, Carla Smith, Anthony J. Cyprus, Frances Marullo
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcels located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of Sharp Road, Mandeville
SIZE: 6.89 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private Servitude

Road Surface: Gravel

Condition: Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-2 Suburban District
South	Undeveloped and Residential	A-1 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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 classification from A-1 Suburban District to A-2 Suburban District. The site is located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of Sharp Road, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with mixed uses at varying densities, including conservation areas.

The subject site is adjacent to properties that conform to the A-2 Suburban Residential zoning designation to the north, and abutting A-3 Suburban Residential zoning designation the east, and the A-1 Suburban Residential zoning designation to the west. The applicant is requesting to rezone two-and-a-half existing lots to A-2 to accommodate a future resubdivision/creation of three (3) lots. Staff does not object to the request as there is a pattern of various zoning designations in the area and an increase in the allowable density would be appropriate for the neighborhood.

Case No.: 2020-1896-ZC

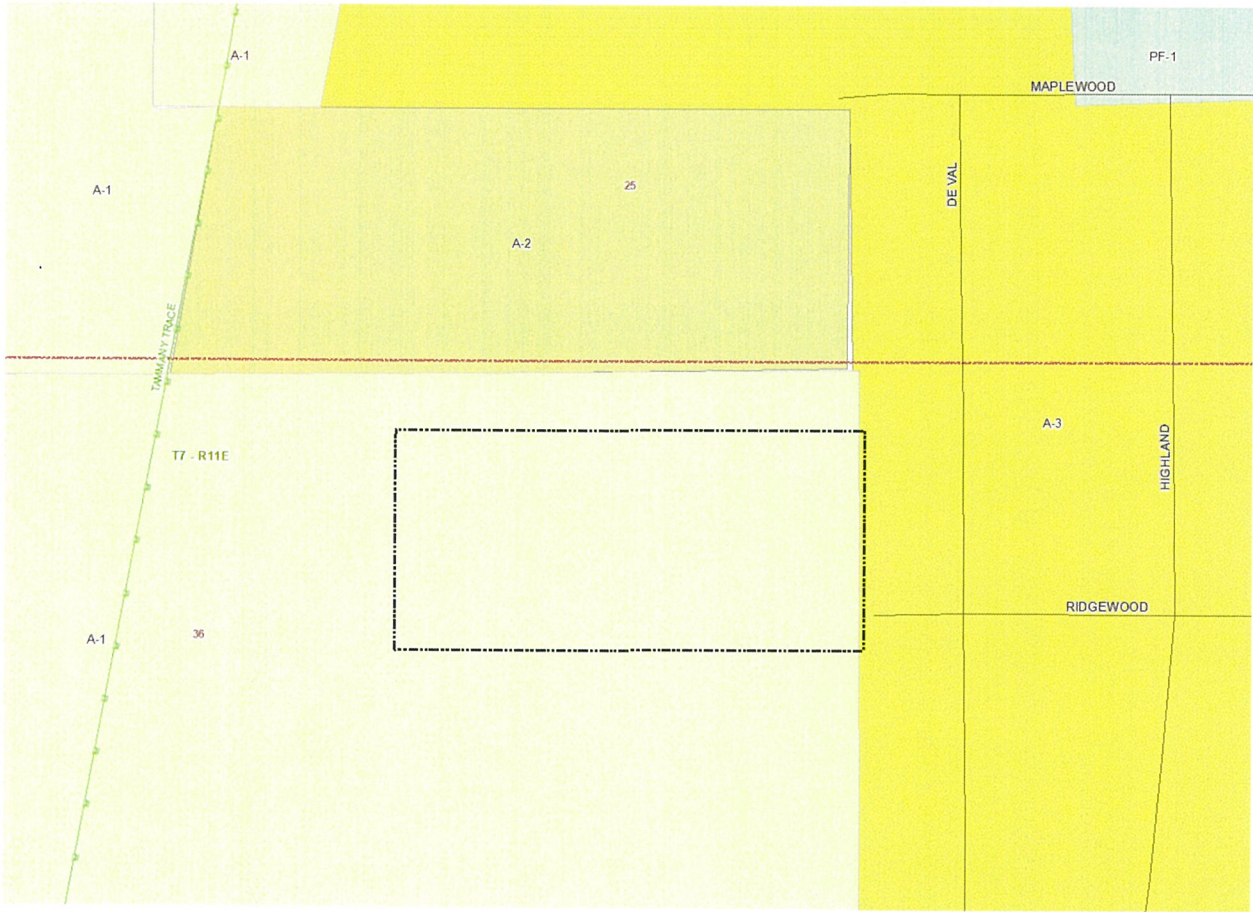
PETITIONER: Carla Smith

OWNER: Brian Perilloux, Carla Smith, Anthony J. Cyprus, Frances Marullo

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

LOCATION: Parcels located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of Sharp Road, Mandeville

SIZE: 6.89 acres





Reference: *Journal of Management Education* 34(10):1139-1154, 2010.

