

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - MONDAY, JULY 13, 2020**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, 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 Parish Council Chambers.**

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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Monday, July 13, 2020.

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 dial: 929-205-6099, 301-715-8592, 669-900-6833 or 253-215-8782) Meeting ID: 823 7636 6334 # Participant ID: # Password: 754614# Please specify the case number you are calling in for.

**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 SPECIAL RESCHEDULED APRIL 14, 2020 MEETING MINUTES**

**APPROVAL OF THE SPECIAL RESCHEDULED MAY 12, 2020 MEETING MINUTES**

**APPROVAL OF THE SPECIAL RESCHEDULED JUNE 9, 2020 MEETING MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

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

**ENTERING THE PARISH RIGHT-OF WAY**

Request to Enter the Parish Right-of-Way of "H" Street for the purpose of constructing a roadway and drainage improvements.

Debtor: DMM Construction, LLC - Mr. Michael Martin

Parish Council District Rep.: Hon. David Fitzgerald

General Location: The property is located north of Crestwood Boulevard, east of U.S. Hwy. 190, Covington, Louisiana. Ward 3, District 2

*Postponed at the Special Rescheduled June 9, 2020 meeting*

**ENTERING THE PARISH RIGHT-OF WAY**

Request to Enter the Parish Right-of-Way of “8th” Avenue for the purpose of performing roadway, drainage and sewer/water improvements.

Debtor: JSB Three Rivers, LLC - Mr. John Bowers, III

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located west of Echo Street, north of Three Rivers Road, west of US Highway 190, Covington, Louisiana. Ward 3, District 5

**REVOCATION REVIEW****REV20-06-005**

The revocation of an unopened portion of 7th Ave E., as delineated on the Town of Alexiusville Subdivision Plat (Map #171B) located east of North Highway 190 between Squares 64 and 75 and Squares 65 and 74 of the Town of Alexiusville Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

Applicant: Baldwin Motors, Inc.

Parish Council Representative: Hon. David R. Fitzgerald

**MINOR SUBDIVISION REVIEW****2020-1834-MSP**

A minor subdivision of a 2.066 acre tract into a 1.205 acre tract & a 0.861 acre tract

Owner: Pierce Commercial Laundry Distributors, LLC - George B. Pierce

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the south side of Marshall Road, west of General Patton Blvd, Mandeville. Ward 4, District 5

*Postponed at the Special Rescheduled April 14, 2020 meeting*

**2020-1895-MSP**

A minor subdivision of 14.144 acres into Parcels B-1 & B-2

Owner & Representative: Ms. Peggy G. Brewster

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of LA Highway 1085, west of Red Fox Run, Madisonville, Ward 1, District 1.

**2020-1897-MSP**

A minor subdivision of 22.16 acres into Parcels A-1, B-1 & C

Owners & Representative: Mr. Steven K. & Inez B. Jenkins and Mr. Michael & Angela Williams

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Cowart Road, west of Sticker Road, Bush, Louisiana. Ward 5, District 6

**RESUBDIVISION REVIEW****2020-1921-MRP**

Resubdivision of Lots 8, 9 & 10 into Lots 8-A, 10-A and an addition to a future access servitude, Fairview Oaks Business Park

Owner: Favret Investments, LLC - Mr. Uncas B. Favret Jr.

Representative: Paul J. Mayronne

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The properties are located on the north and east sides of Fairview Oaks Drive and on the south side of LA Highway 22, Madisonville, Louisiana. Ward 4, District 4

**PETITIONS/WAIVER REQUESTS****PET-2020-001**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

*Postponed at the Special Rescheduled April 14, 2020 meeting*

**PET-2020-002**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

*Postponed at the Special Rescheduled April 14, 2020 meeting*

**PET-2020-003**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

*Postponed at the Special Rescheduled April 14, 2020 meeting*

**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS****AMENDMENT TO DEVELOPMENTAL AGREEMENT**

**OLD BUSINESS****2020-1808-PP**

Tribute at Tamanend

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Steve Stefancik

The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

*Developer is requesting a waiver to Chapter 125-214 "Driveways on corner lots shall not be located any closer than 60 feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect" for Lot #350.*

**NEW BUSINESS****ADJOURNMENT**



**MINUTES**  
**SPECIAL RESCHEDULED MEETING OF THE**  
**ST. TAMMANY PARISH PLANNING COMMISSION FOR THE APRIL 14, 2020 AGENDA**  
**6:00 PM - TUESDAY, JUNE 9, 2020**  
**PELICAN PARK'S CASTINE CENTER**  
**63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448**

**NOTE: This meeting was open to the public. Seating was restricted due to COVID19 capacity guidelines. Attendees were required to wear face mask or coverings and were required to submit to a temperature check before entering the Castine Center.**

A livestream was available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream began at 6:00 pm on Tuesday, June 9, 2020.

Public comments regarding items on this Agenda were submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy dial: 346-248-7799 or 669-900-6833) Meeting ID: 837 6524 9600# Participant ID: # Password: 048938#

**ROLL CALL**

Present: Ress, McInnis (late), Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

Absent: Seeger

Staff Present: Liner, Tissue, Lambert, Reynolds, Riles, Mayfield

**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** - Barcelona presented the Pledge of Allegiance

**Doherty introduced Paul Barcelona as the new commissioner.**

**APPROVAL OF THE MARCH 10, 2020 MINUTES**

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

**Yea:** Ress, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** McInnis (late)

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE APRIL 14, 2020 MINUTES**

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

**ENTER THE PARISH RIGHT-OF-WAY - FAILED**

Request to Enter the Parish Right-of-Way for Partridge Street, Dove Park Subdivision for the purpose of extending the street and installing drainage features.

Debtor: MCCALMAN, LLC - McCalman S. Camp

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located to the south of Sparrow Street, south of Dove Park Road, east of Egret Street, Mandeville, Louisiana. Ward 4, District 5

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: Bryan Delchamps, Joseph Farry, Dane Lumetta, Eric Pitts, Anthony Guciardo, Terri Lewis Stevens, Steve Welch

**Crawford moved to deny, second by Drumm.**

**Yea:** Ress, Willie, Crawford, Drumm

**Nay:** Richard, Doherty, Fitzmorris, Randolph, Barcelona

**Abstain:** McInnis (late)

**Motion to deny failed. Doherty requested a revote:**

**Yea:** Ress, Willie, Crawford, Drumm

**Nay:** Richard, Doherty, Fitzmorris, Randolph, Barcelona

**Abstain:** McInnis (late)

**Motion to deny failed.**

**Richard moved to reconsider, second by Fitzmorris.**

**Yea:** Ress, McInnis (late), Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** McInnis (late)

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

**Yea:** Richard, Doherty, Fitzmorris, Randolph, Barcelona

**Nay:** Ress, Willie, Crawford, Drumm

**Abstain:** McInnis (late)

**Motion failed.**

**MINOR SUBDIVISION REVIEW**

**2020-1790-MSP - APPROVED**

A minor subdivision of 1.681 acres into Parcels A & B

Owner & Representative: CDJ Construction, LLC - James E. Duffy

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the east side of Garon Drive, south of LA Highway 1088, Mandeville. Ward 4, District 7

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE APRIL 14, 2020 MINUTES**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: James Duffy, Terry Welch, Doug Owens, Anna Welch

Opposition: Jeanine Meeds

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1781-MSP - APPROVED**

A minor subdivision of Lots 2, 3, E, F & G into Lots 2A, 3A, E1, E2 & E3

Owner: Richard L. & Julie P. Elliott II and Charles N. & Allison D. Montgomery and Gregory Michael Verges

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The properties are located on the east and west sides of Bigner Road, south of LA Highway 22, Mandeville. Ward 4, District 4

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

Opposition: None

**Richard moved to approve with waivers, second by Fitzmorris.**

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1826-MSP - APPROVED**

A minor subdivision of Parcel C1-A into Parcels C1-A1, C1-A2, C1-A3, C1-A4

Owner: Charlotte Ann Carollo

Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the east side of Berry Todd Road & LA Highway 434, Lacombe. Ward 7, District 7

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

Opposition: None

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1834-MSP - POSTPONED**

A minor subdivision of a 2.066 acre tract into a 1.205 acre tract & a 0.861 acre tract

Owner: Pierce Commercial Laundry Distributors, LLC - George B. Pierce

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the south side of Marshall Road, west of General Patton Blvd, Mandeville. Ward 4, District 5

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE APRIL 14, 2020 MINUTES**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None

Opposition: None

**Randolph moved to postpone for one month, second by Fitzmorris.**

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1836-MSP - APPROVED**

A minor subdivision of Parcel 9-A into Parcels 9-A-1, 9-A-2, 9-A-3 (Preserved Area), 9-A-4 (Christwood Ditch and CLECO Easement)

Owner: Maurmont Properties LLC - James E. Maurin

Surveyor: Acadia Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of East Brewster Road, across from Sterling Blvd, Covington. 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: Mark Salvetti

Opposition: None

Questions: David Duplanche

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**RESUBDIVISION REVIEW**

**2020-1835-MRP - APPROVED**

Lots 109 & 110 into Lots 109-A & 110-A, Alexander Ridge – Phase 3B

Owner: DSLD Homes, LLC and Marvin & Rachelle Gilliard

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The properties are located on the north side of Terrace Lake Drive, 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, Kenneth Lopiccolo

Opposition: None

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1845-MRP - APPROVED**

Lot 343A into Lots 343B & 344B, Phase 6, Money Hill Plantation

Owner: Mary H. Ankesheiln

Surveyor: Edward J. Murphy

Parish Council District Representative: Hon. Richard Tanner

General Location: The properties are located on the north side of Bald Eagle Drive, west of Steeple Chase Drive, Abita Springs, Louisiana. Ward 6, District 6

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE APRIL 14, 2020 MINUTES**

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

Opposition: None

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1848-MRP - APPROVED**

Lots 730-B & Greenspace 2 into lots 730-B-1 thru 730-B-10, Greenspace 2-A & Alley, Phase 1A-8, Terra Bella

Owner: Terra Bella Group, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The properties are located on the north side of Bricker Road, south of Arlington Avenue, Covington, Louisiana. Ward 3, 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

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**PETITIONS/REQUESTS**

**PET-2020-001 - POSTPONED**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

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: Kyle Crusta, Terri Lewis Stevens, Betsy and Eric Pitts, Brian Jeanfreau

**Richard moved to postpone for one month, second by Ress.**

**Yea:** Ress, McInnis, Richard, Doherty, Crawford, Drumm, Barcelona

**Nay:** Willie, Fitzmorris, Randolph

**Abstain:** N/A

**PET-2020-002 - POSTPONED**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE APRIL 14, 2020 MINUTES**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen - ***REQUESTED POSTPONEMENT TO JULY 13, 2020***  
Opposition: None

**Fitzmorris moved to postpone for one month, second by Randolph.**

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**PET-2020-003 - POSTPONED**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5  
Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen - ***REQUESTED POSTPONEMENT TO JULY 13, 2020***  
Opposition: None

**Randolph moved to postpone for one month, second by Fitzmorris.**

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**PET-2020-004 - APPROVED**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of U.S. Highway 11, Slidell, Louisiana. Ward 9, District 13

Petitioner/Owner: Paul T. Kaufmann

Parish Council District Representative: Hon. Jake Airey

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Kaufman  
Opposition: None

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**PET-2020-005 - WITHDRAWN**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located at the southwest corner of Formosa Street, south of LA Highway 36, Covington, Louisiana. Ward 3, District 2

Petitioner/Owner: SMB Construction LLC - Stephen M. Blanc, Jr.

Parish Council District Representative: Hon. David Fitzgerald

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE APRIL 14, 2020 MINUTES**

**TENTATIVE SUBDIVISION REVIEW**

**2020-1839-TP - APPROVED**

Lakeshore Villages, Phase 9

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

Questions: Victor Franckiewicz

**Randolph moved to approve with the waiver, second by Willie.**

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1840-TP - APPROVED**

Lakeshore Villages, Phase 10

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

Questions: Victor Franckiewicz

**Randolph moved to approve with the waiver, second by Crawford.**

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1842-TP - APPROVED**

The Refuge (formerly Creekstone)

Developer/Owner: Yar Construction Co.

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

General Location: The property is located on the east of LA Highway 1129 (Lee Rd.), north of Shortcut Road, across from Highland Crest Drive, Covington, Louisiana. Ward 2, District 6

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

**Willie moved to approve with the waiver, second by Randolph.**

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE APRIL 14, 2020 MINUTES**

**FINAL SUBDIVISION REVIEW**

**2020-1841-FP - APPROVED**

Lakeshore Villages, Phase 3-B

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

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

Parish Council District Representative: Hon. Jake Airey

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

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**2020-1843-FP - APPROVED**

Alexander Ridge, Phase 3D

Developer/Owner: Savannahs Community, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the east side of LA Highway 1081 (Stafford Rd.), north of Thibodeaux Rd, 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

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

**Yea:** Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph, Barcelona

**Nay:** N/A

**Abstain:** N/A

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

---

**Mr. David Doherty**  
**Chairman**



**MINUTES**  
**SPECIAL RESCHEDULED MEETING OF THE**  
**ST. TAMMANY PARISH PLANNING COMMISSION FOR THE MAY 12, 2020 AGENDA**  
**6:00 PM - WEDNESDAY, JUNE 10, 2020**  
**PELICAN PARK'S CASTINE CENTER**  
**63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448**

**NOTE: This meeting was open to the public. Seating was restricted due to COVID19 capacity guidelines. Attendees were required to wear a face mask or covering and were required to submit to a temperature check before entering the Castine Center.**

A livestream was available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream began at 6:00 pm on Wednesday, June 10, 2020.

Public comments regarding items on this Agenda were submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy dial: 346-248-7799 or 669-900-6833) Meeting ID: 884 3826 8719# Participant ID: # Password: 470061#

**ROLL CALL**

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

Absent: N/A

Staff Present: Liner, Tissue, Lambert, Reynolds, Riles, Mayfield

**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** - Richard presented the Pledge of Allegiance

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

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

**ENTER THE PARISH RIGHT-OF-WAY - APPROVED**

Request to Enter the Parish Right-of-Way on the southern portion of the Ochsner Boulevard roundabout for the purpose of installing water/sewer and drainage, as well as performing roadway improvements.

Debtor: Allstate Financial Company

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Ochsner Boulevard roundabout, west of LA Highway 21, north of Interstate-12, Covington, Louisiana. Ward 1, District 1

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE MAY 12, 2020 MINUTES**

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

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**ENTER THE PARISH RIGHT-OF-WAY - APPROVED**

Request to Enter the Parish Right-of-Way on Ochsner Boulevard for the purpose of performing roadway improvements in conjunction with the construction of the Ochsner Medical Building and campus expansion.

Debtor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on Ochsner Boulevard, west of LA Highway 21, north of Interstate-12, 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: David Laizer

Opposition: None

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**RESUBDIVISION REVIEW**

**2020-1867-MRP - APPROVED**

Lots 6A1, 6A2 and 0.68 acres of Future Phase 2 into Lot 6A3, Johnny F. Smith Memorial Business Park

Owner: JFS Business Park, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Thomas Smith

General Location: The property is located on the northwest corner of J.F. Smith Avenue & Corso Lane, Slidell, Louisiana. Ward 9, District 14

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.**

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE MAY 12, 2020 MINUTES**

**2020-1868-MRP - APPROVED**

Lot 7 into Lots 7A & 7B, Versailles Business Park, Phase 1

Owner: TDG Northshore, LLC

Surveyor: Acadia Land Surveying, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the west side of Holiday Square Blvd, Louisiana. Ward 3, District 5

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

Opposition: None

**Fitzmorris moved to approve with the requested waiver, second by Randolph.**

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**PETITIONS/REQUESTS**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2020-1865-PP - APPROVED**

Lakeshore Villages, Phase 9

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

**Randolph moved to approve with the requested waiver, second by Fitzmorris.**

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2020-1866-PP - APPROVED**

Lakeshore Villages, Phase 10

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE MAY 12, 2020 MINUTES**

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

**Schoen requested a waiver for the Driveway Requirement for Lot #2153. (This waiver was approved at the Special Rescheduled April 14, 2020 Planning Commission meeting under "Tentative" for Lakeshore Villages, Phase 9).**

**Fitzmorris moved to approve with the requested waiver, second by Crawford.**

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**FINAL SUBDIVISION REVIEW**

**2020-1862-FP - APPROVED**

Arundel

Developer/Owner: Wing 21, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Brewster Road, east of Dummyline Road, west of LA Highway 1077, south of Interstate-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

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

**Yea:** Seeger, Willie, Richard, Doherty, Barcelona, Fitzmorris, Drumm, Randolph

**Nay:** Ress, McInnis, Crawford

**Abstain:** N/A

**2020-1863-FP - APPROVED**

Coquille, Phase 3-B

Developer/Owner: Forest Lake Estates, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located on the south side of LA Highway 22, east of Perrilloux Road, Madisonville, Louisiana. Ward 1, District 4

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 without the waiver, second by Willie.**

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE MAY 12, 2020 MINUTES**

**2020-1864-FP - APPROVED**

Ashton Parc, 5th Filing

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: Benchmark Group, LLC

Parish Council District Representative: Hon. Chris Canulette

General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11, Slidell, Louisiana. Ward 8, District 8

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

Opposition: None

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**NEW BUSINESS**

**OLD BUSINESS**

**Waiver Request - APPROVED**

Waiver to Restrictive Covenant #10 on the Recorded Plat for River Park Estates, Phase 1 for Lot 1, Block 4 (requirement for driveway to be 60 feet from property corner on a corner lot)

Petitioner: D.R. Horton - Mr. Adam Kurz

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

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

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

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

**Nay:** Ress, McInnis

**Abstain:** N/A

**ADJOURNMENT**

---

**Mr. David Doherty**  
**Chairman**

THIS PAGE INTENTIONALLY LEFT BLANK

**MINUTES**  
**SPECIAL RESCHEDULED MEETING OF THE**  
**ST. TAMMANY PARISH PLANNING COMMISSION FOR THE JUNE 9, 2020 AGENDA**  
**IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE MEETING FOR THE**  
**MAY 12, 2020 AGENDA - WEDNESDAY, JUNE 10, 2020**  
**PELICAN PARK'S CASTINE CENTER**  
**63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448**

**NOTE: This meeting was open to the public. Seating was restricted due to COVID19 capacity guidelines. Attendees were required to wear a face mask or covering and were required to submit to a temperature check before entering the Castine Center.**

A livestream was available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream began immediately following the adjournment of the meeting for the May 12, 2020 agenda on Wednesday, June 10, 2020.

Public comments regarding items on this Agenda were submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy dial: 346-248-7799 or 669-900-6833) Meeting ID: 884 3826 8719# Participant ID: # Password: 470061# Please specify the case number you are calling in for.

**ROLL CALL**

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

Absent: N/A

Staff Present: Liner, Tissue, Lambert, Reynolds, Riles, Mayfield

**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

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**ENTER THE PARISH RIGHT-OF-WAY - POSTPONED**

Request to Enter the Parish Right-of-Way of "H" Street for the purpose of constructing roadway and drainage improvements.

Debtor: DMM Construction, LLC - Mr. Michael Martin

Parish Council District Rep.: Hon. David Fitzgerald

General Location: The property is located east of U.S. Hwy. 190, north of Crestwood Boulevard, Covington, Louisiana. Ward 3, District 2

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE JUNE 9, 2020 MINUTES**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None

Opposition: None

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**REVOCATIONS**

**REV20-05-003 - APPROVED**

The revocation of an unopened portion of Park Boulevard, as delineated on the Bayou Liberty Gardens Subdivision Plat (Map #12D) located on the south side of Garden Drive, west of Carroll Road between Lot 15 Square E & Lot 1 Square H of the Bayou Liberty Gardens Subdivision, Slidell, Louisiana, Ward 9, Council District 12

Applicant: Thomas B. Bell

Parish Council Representative: Hon. Jerry Binder

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

Opposition: None

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**REV20-05-004 - APPROVED**

The revocation of a portion of Craftsman Court located east of Ruby Street and west of Covington Cottage Lane in Phase 1 of the Covington Place Cottages Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

Applicant: Tidal Group, LLC

Parish Council Representative: Hon. David R. Fitzgerald

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

Opposition: None

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

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

**MINOR SUBDIVISION REVIEW**



**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE JUNE 9, 2020 MINUTES**

**RESUBDIVISION REVIEW**

**2020-1887-MRP - APPROVED**

Lot 4A into Lots 4A1 & 4A2 Twin Hickory Farm

Owner: John Merrill Brizzard II, Elizabeth Brizzard Neese, Billy Lee Brizzard

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

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of Golden Lane, west of LA Highway 41, Pearl River, Louisiana. Ward 8, District 11

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

Opposition: None

**Fitzmorris moved to approve with the waiver, second by Randolph.**

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**PETITIONS/REQUESTS**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW**

**2020-1883-FP - APPROVED**

Maison du Lac, Phase 3-C

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, 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: Paul Mayronne

Opposition: None

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**NEW BUSINESS**

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE JUNE 9, 2020 MINUTES**

**OLD BUSINESS**

**2019-1494-PP - APPROVED**

Bellevue Estates

Developer/Owner: Bellevue Estates 59, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James Davis

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

***Developer requesting an extension of the Preliminary Approval***

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

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

**Yea:** Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**ADJOURNMENT**

---

**Mr. David Doherty**  
**Chairman**

**ENTERING THE PARISH  
RIGHTS-OF-WAY,  
SERVITUDES AND  
EASEMENTS**

THIS PAGE INTENTIONALLY LEFT BLANK



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 7, 2020

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

Re: Enter the Parish R.O.W. - "H" Street/Alexiusville Subdivision - For the purpose of constructing roadway and drainage improvements

Honorable Commissioners,

This office is in receipt of Mr. Mike Martin's request to enter the Parish right-of-way for the purpose of constructing roadway and drainage improvements.

This office has reviewed the request from Mr. Martin and has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated July 7, 2020*

*Request to Enter the Parish Right-of-Way from Mr. Martin dated May 14, 2020*

*"Proposed Opening of a Portion of H Street" Plan dated May 14, 2020 from Mr. Kelly McHugh, P.E.*

xc: Honorable Marty Dean  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Mike Martin  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.

May 14, 2020

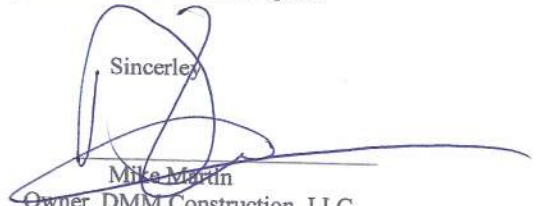
St. Tammany Parish  
Department of Engineering  
P.O. Box 628  
Covington, La. 70434

Re: Request to enter the Right of Way  
"H" Street

Sirs

I would like to request permission to enter the Right of Way of "H" Street North of Crestwood Blvd. going Northerly a distance of approximately 250 ft. to construct a street to access my property in squares 134 & 135 of Alexiusville.

Thank you and let us know if there is anything needed to process this request.

Sincerley  
  
Mike Martin  
Owner, DMM Construction, LLC.

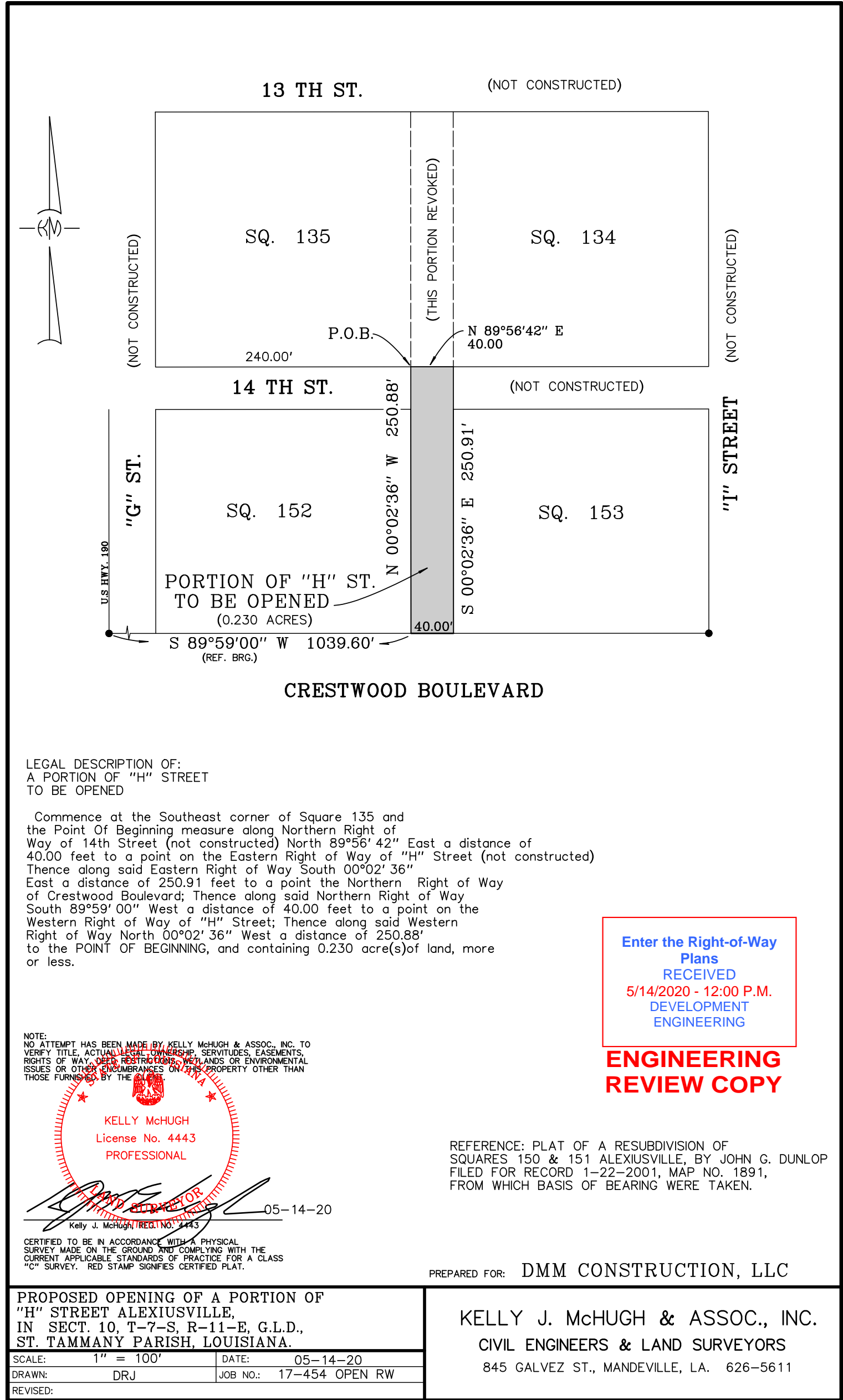
Enter the Right-of-Way  
Plans

RECEIVED

5/14/2020 - 12:00 P.M.

DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**



ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING DMM CONSTRUCTION, LLC TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO DMM CONSTRUCTION, LLC C/O MR. MICHAEL MARTIN OR ASSIGNEES; 21404 SPRING CLOVER LANE, COVINGTON, LOUISIANA 70435, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF “H” STREET NORTH OF CRESTWOOD BLVD., LOCATED WITHIN ALEXIUSVILLE SUBDIVISION FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the CONCRETE road standards as established under the “Subdivision Regulatory Ordinance.” The Parish Engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII “Parish Fees,” Division 3 “Development,” Subdivision V “Mandatory Impact Fees” and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.



6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$15,000.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$6,250.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude(s) along the roadway(s) being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and in accordance with the approved construction plans.

RESOLUTION P.C. NO. \_\_\_\_\_

PAGE NO. 3 OF 3

21. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 13TH DAY OF JULY, 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

\_\_\_\_\_  
DAVID DOHERTY, JR., CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
ROSS P. LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 7, 2020

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

Re: Enter the Parish R.O.W. - 8th Avenue/Alexiusville Subdivision - For the purpose of performing roadway, drainage and sewer/water improvements

Honorable Commissioners,

This office is in receipt of Ms. Michelle Nobles', on behalf of JSB Three Rivers, LLC, request to enter the Parish right-of-way for the purpose of performing roadway, drainage and sewer/water improvements.

As stated in the letter from Ms. Nobles, the purpose of this request is for adding a secondary access to a development that will have the main entrance on Three Rivers Road.

This office has reviewed the request from Ms. Nobles and has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated July 7, 2020  
Request to Enter the Parish Right-of-Way from Ms. Michelle Nobles dated May 27, 2020  
"Roadway Extension Plan" dated May 27, 2020 from Mr. Darrell Fussell, P.E.*

xc: Honorable Rykert Toledano  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. John Bowers, III, JSB Three Rivers, LLC  
Ms. Michelle Nobles, Barrister Global Services Network, Inc.  
Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting

JSB Three Rivers, LLC  
P.O. Box 629  
Mandeville, LA 70470

May 27, 2020

Chris Tissue  
Lead Development Engineer  
St. Tammany Parish Government  
Department of Planning & Development  
21454 Koop Drive, Ste 1B  
Mandeville, LA 70471

Re: Three Rivers Project 8<sup>th</sup> Street Right of Way Access

Mr. Tissue:

The purpose of this letter is to request permission to enter the existing right of way of 8<sup>th</sup> Street for the purpose of construction an asphalt road. The road will provide a tie in between the Cottages at Three Rivers Complex and Echo Street for the purpose of secondary access to the development.

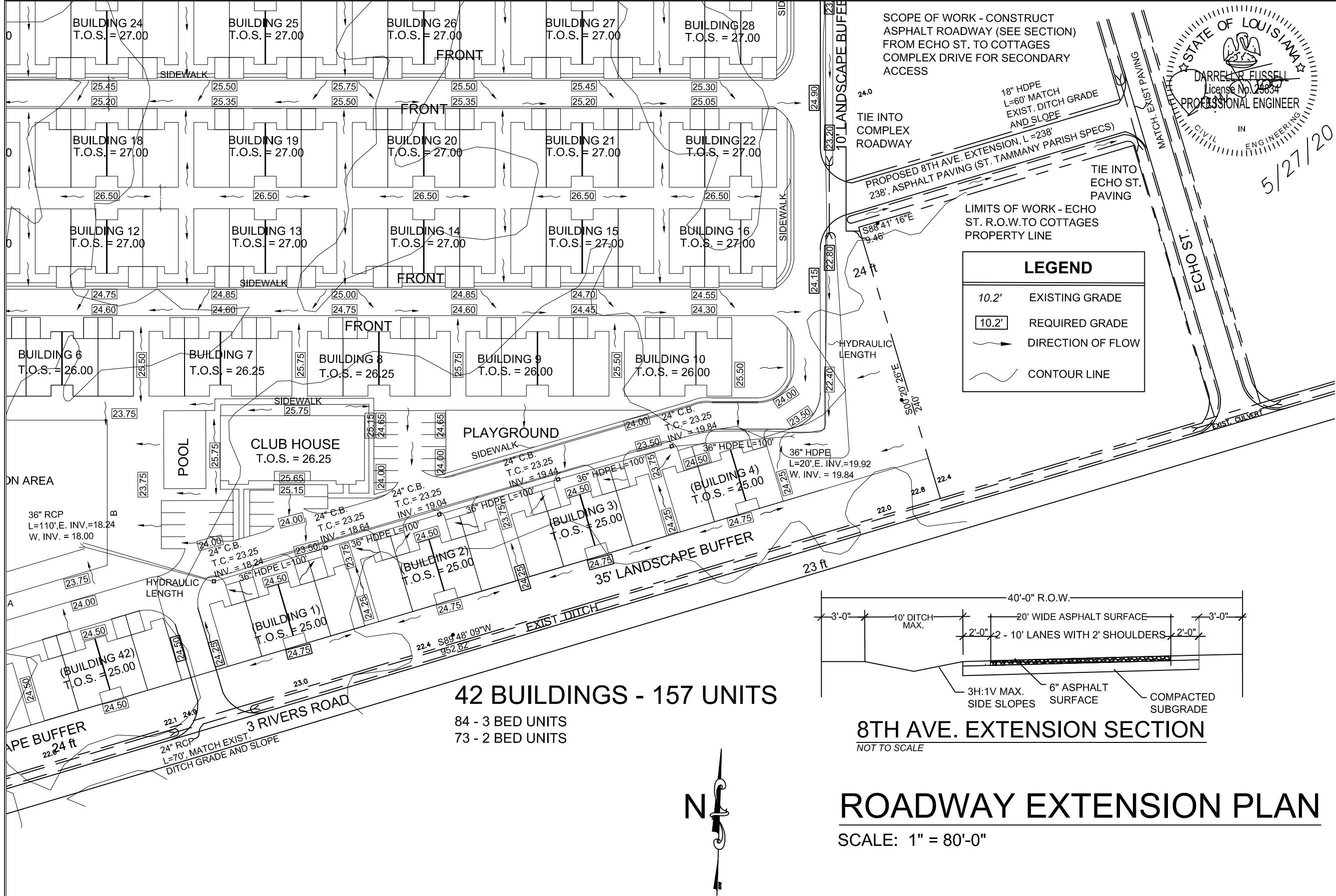
Owner/Petitioner: JSB Three Rivers, LLC, P.O. Box 629, Mandeville, LA 70471

If you should have any questions, please do not hesitate to contact me via cell (504) 390-1283 or email [mnobles@barrister.com](mailto:mnobles@barrister.com).

Regards,



Michelle Nobles



STATE OF LOUISIANA  
DARRELL FUSSELL  
License No. 26634  
PROFESSIONAL ENGINEER  
IN  
CIVIL ENGINEERING  
5/27/20

COMPLETION OF ORIGINAL DRAWINGS  
DATE: 05-27-20  
DRAWN BY: DRF

THE COTTAGES AT 3 RIVERS  
3 RIVERS RD.  
COVINGTON, LA 70433

ARROW ENGINEERING & CONSULTING  
Darrell Fussell, P.E.  
PO BOX 881  
Madisonville, LA 70447  
Phone: (985) 237-3908

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING JSB THREE RIVERS, LLC,  
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO JSB THREE RIVERS,  
LLC C/O MR. JOHN BOWERS, III OR ASSIGNEES; P.O.BOX 629,  
MANDEVILLE, LA 70471 TO ENTER PARISH RIGHT-OF-WAY,  
SPECIFICALLY THE UNOPENED PORTION OF 8TH STREET, WEST  
OF ECHO STREET, ALEXIUSVILLE SUBDIVISION, FOR THE  
PURPOSE OF GAINING ACCESS TO PROPERTY.  
WARD 3, DISTRICT 5.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$9,500 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$5,200 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude(s) along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 5.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE JULY 7, 2020)

RESOLUTION P.C. NO. \_\_\_\_\_

PAGE NO. 3 OF 3

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON  
WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED  
BY \_\_\_\_\_; A VOTE THEREON RESULTED IN THE  
FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 13TH DAY OF  
JULY, 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A  
QUORUM OF THE MEMBERS BEING PRESENT.

\_\_\_\_\_  
DAVID DOHERTY, JR., CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
ROSS P. LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

*Revised February 16, 2020*



# **REVOCATIONS**

THIS PAGE INTENTIONALLY LEFT BLANK

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

CASE NO.: REV20-05-006

NAME OF STREET OR ROAD: Unopened portion of 7th Ave E., as delineated on the Town of Alexiusville Subdivision Plat (Map #171B)

NAME OF SUBDIVISION: Town of Alexiusville Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located east of North Highway 190 between Squares 64 and 75 and Squares 65 and 74 of the Town of Alexiusville Subdivision, south of Covington, Louisiana.

SURROUNDING ZONING: HC-1 Highway Commercial & HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: Baldwin Motors Inc.

**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

The applicant is proposing to revoke an unopened portion of 7th Ave E. The petitioner desires to assimilate this property into the adjacent commercially zoned properties. It should be noted that Baldwin Motors Inc. owns both properties that abuts the right-of-way proposed for revocation.

**Recommendation:**

The Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the applicant assimilating their portion of the right-of-way into their adjacent properties through the parish's resubdivision process.

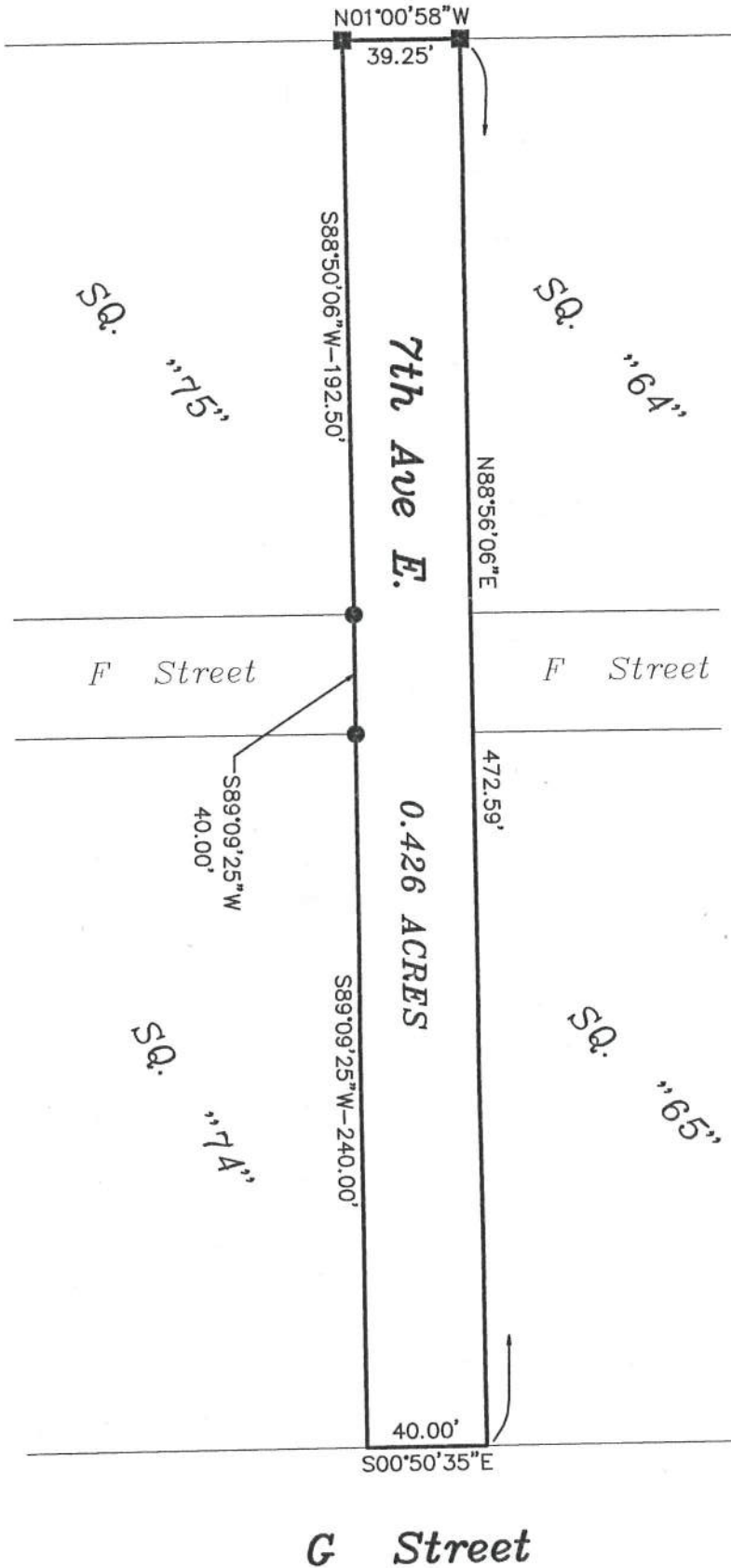
U.S. Hwy. 190

Note: This is not a Boundary Survey Map

Reference:  
1) A Survey Map by this Firm, Dated 8-17-2015, #17026  
2) A Survey Map in Inst. #914482, Clerk of Courts Office

Bearings were derived by Magnetic Compass

\*A Revocation of a Portion of 7th Avenue E., Town of Alexiusville, St. Tammany Parish, La.



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

LEGEND:  
■ = Fnd. Conc. Hwy. Mon.  
● = Fnd. 1/2" Iron Rod

SERVICES 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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:141.

MAP PREPARED FOR **BALDWIN MOTORS, INC.**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN A Portion of 7th Avenue E., located in the Town of Alexiusville, St. Tammany Parish, Louisiana

THIS MAP IS NOT 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) 892-6277 office (905) 898-0355 fax  
landsur@bellsouth.net email

CERTIFIED CORRECT

PROFESSIONAL

3.17.2020

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

SCALE:

1" = 60'

DATE:

3-16-2020

NUMBER:

19758

# **MINOR SUBDIVISIONS**

THIS PAGE INTENTIONALLY LEFT BLANK

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(July 7, 2020)

CASE NO.: 2020-1834-MSP

OWNER/DEVELOPER: Pierce Commercial Laundry Distributors, LLC  
ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc

SECTION: 18                                      TOWNSHIP: 7 South                                      RANGE: 12 East

WARD: 4                                      PARISH COUNCIL DISTRICT: 5

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: South side of Marshall Road, west of General Patton Blvd, Mandeville

SURROUNDING LAND USES: Industrial, Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 2.066 acres

NUMBER OF LOTS/PARCELS: 2: 2.066 acres in a 1.205 acre tract & a 0.861 acre tract

ZONING: I-2 Industrial District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create two (2) parcels from a 2.066 acre parcel. Note that the proposed 0.861 acre tract meets the minimum lot size of 20,000 square feet & minimum lot width of 80 feet, required under the I-2 Industrial Zoning District. The minor subdivision request requires a public hearing due to:

- The 0.861 acre parcel requested to be created, is less than 1 acre in size, requiring a waiver of the regulations by the Planning Commission.

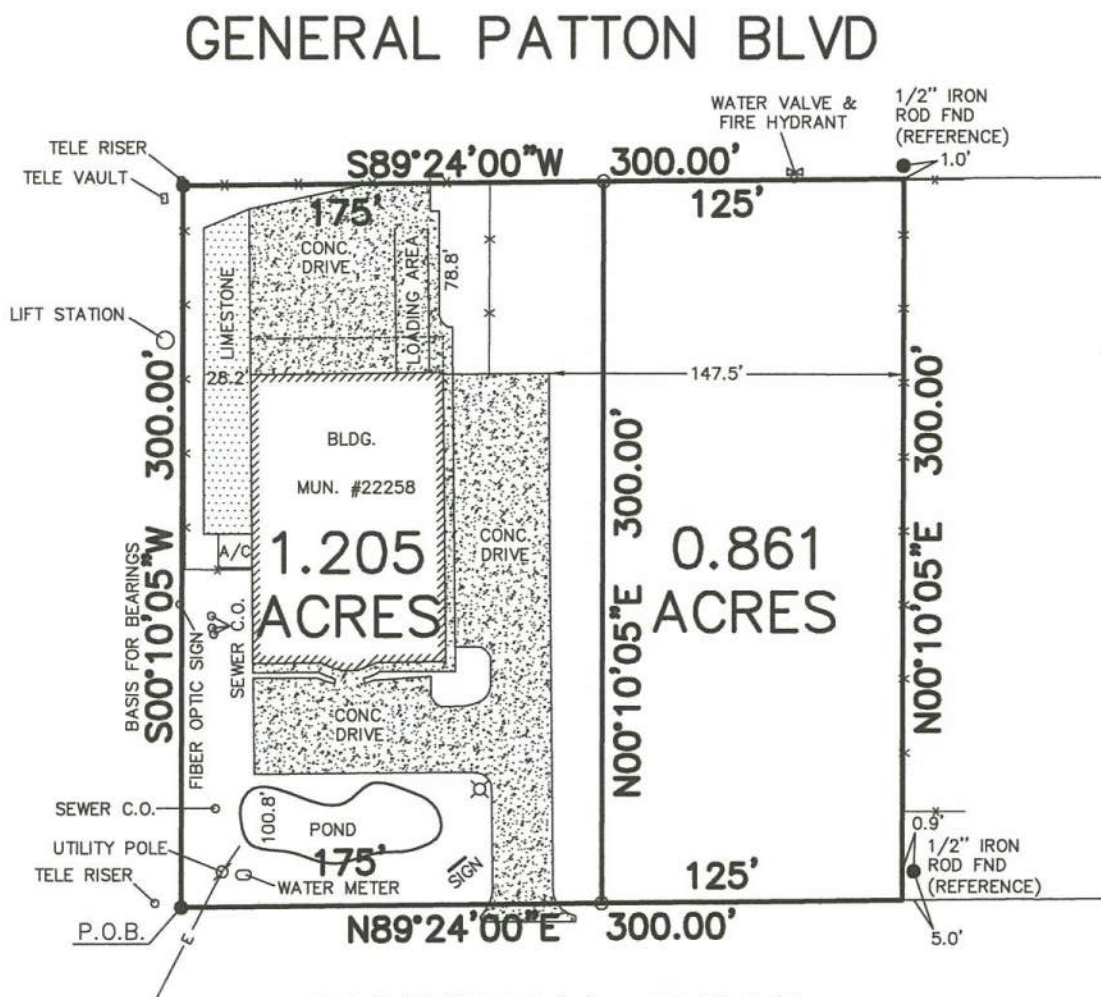
The request shall be subject to the below comments:

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
2. Assign/identify each tract with a number or letter.
3. Survey is amended as follow: “General Patton Blvd” should be “General Patton Avenue”.

In order to approve the request 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



GENERAL PATTON BLVD



P.O.B. NOTE:

THIS P.O.B. IS LOCATED N00°04'59"E,  
1332.73' AND S89°24'00"W, 370.08'  
FROM THE QUARTER SECTION CORNER  
COMMON TO SECTIONS 18 AND 19,  
T7S-R12E, ST. TAMMANY PARISH, LA.

NOTE:

OWNER OR BUILDER RESPONSIBLE  
FOR OBTAINING SETBACKS BEFORE  
CONSTRUCTION BEGINS.

○ DENOTES 1/2" IRON PIPE TO BE SET

● DENOTES 1/2" IRON ROD FND  
UNLESS OTHERWISE NOTED

REFERENCE:

SURVEY BY THOMAS J. FONTCUBERTA

INST. No.: 1558755

Dated: 5-19-2006

Note: I have consulted the Federal Insurance Administration  
Flood Hazard Boundary Maps and found the property  
described IS located in a special flood hazard area,  
it is located in Flood Zone A3.

FIRM Panel# 2252050245C Rev. 10-17-89

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

Resubdivision of  
A 2.066 ACRE PARCEL SITUATED IN  
SEC. 18, T-7-S, R-12-E  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
A 1.205 ACRE TRACT & A 0.861 ACRE TRACT

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

Randall W. Brown & Associates, Inc.  
Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
E-MAIL: info@brownsurveys.com

Date: MAY 20, 2019  
Survey No. 19263  
Project No. (CR5) D19263

Scale: 1" = 80' ±  
Drawn By: RJB  
Revised:



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(July 7, 2020)

CASE NO.: 2020-1895-MSP

OWNER/DEVELOPER: Peggy G. Brewster  
ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 8 TOWNSHIP: 7 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 1

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: South side of LA Highway 1085, west of Red Fox Run, Madisonville, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 14.144 acres

NUMBER OF LOTS/PARCELS: 2: 14.144 acres identified as Parcel B in a 7.591 acre parcel identified as B-1 & a 6.553 acre parcel identified as B-2

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create two (2) parcels from a 14.144 acre parcel. Note that the proposed parcels B-1 & B-2 meet the maximum allowable density of 1 unit per acres. The minor subdivision request requires a public hearing due to:

- Parcels B-1 & B-2 requested to be created, do not meet the minimum lot width of 150 feet required under the A-2 Suburban District, requiring a waiver of the regulations by the Planning Commission.
- Parcel B was a part of minor subdivision approved in September 2009 (MS14-09-052).
- 

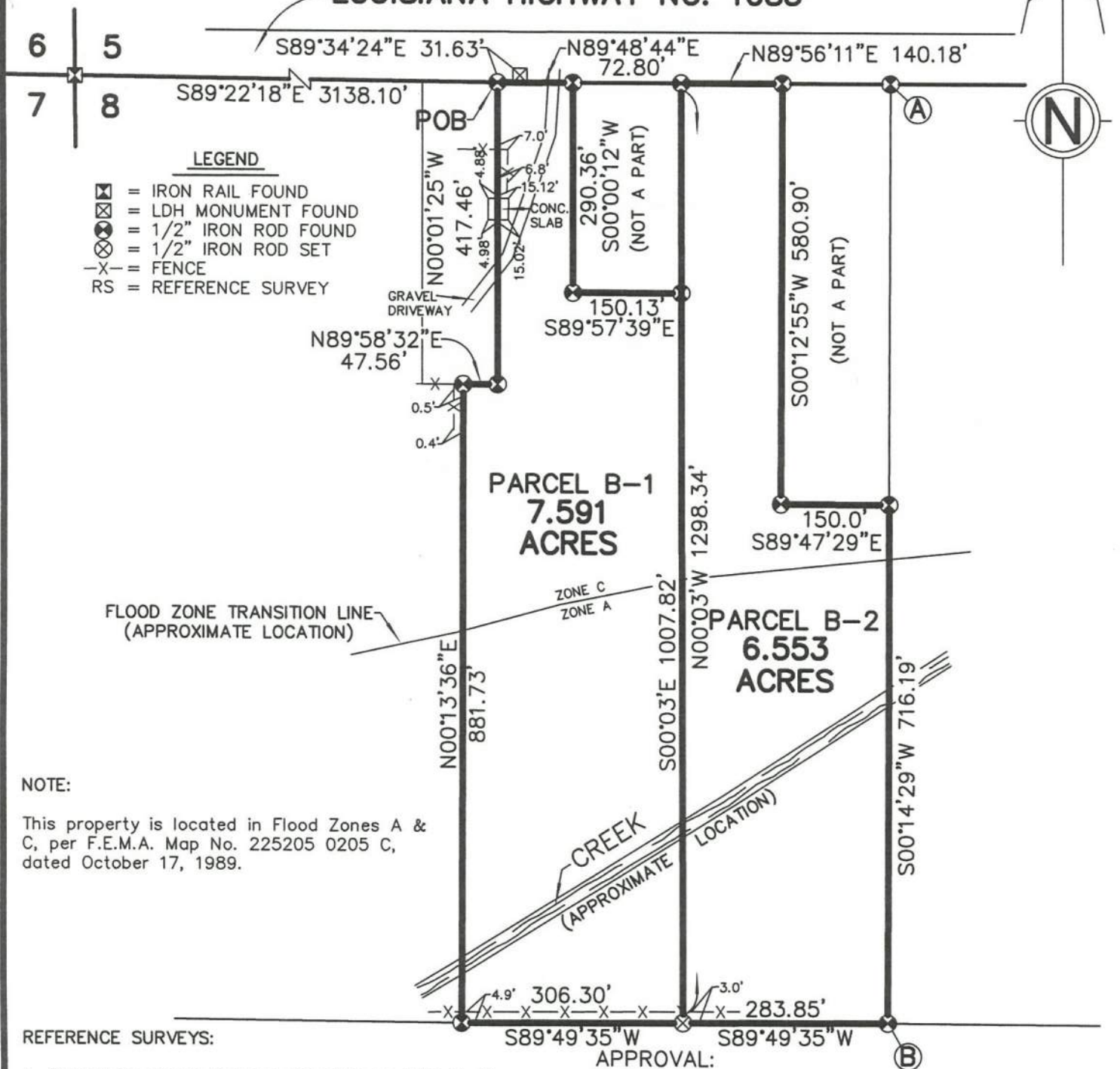
The request shall be subject to the below comments:

1. Show the lateral on parcel B-2 running south from LA Highway 1085. Both laterals shall be identified as parish maintained and show a 20 foot access/working area on each side.
2. Label “CREEK” as “FOX BRANCH CREEK”.

In order to approve the request 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

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S00°13'54"W  
(per Reference Survey No. 3)

## LOUISIANA HIGHWAY NO. 1085



### REFERENCE SURVEYS:

- Survey for Peggy Graham Brewster by John E. Bonneau, Surveyor, dated January 7, 2008, filed St. Tammany Parish Clerk of Court Map File No. 4607D.
- Survey for Carol Graham by Bruce M. Butler, Surveyor, dated May 8, 2013, filed St. Tammany Parish Clerk of Court Map File No. 5314A.
- Survey for Carol Graham by John G. Cummings, dated March 31, 2017, Job No. 17085.

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

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVENUE

FAX (985) 892-9250

COVINGTON, LA 70433

PLAT PREPARED FOR: **Peggy Brewster**

SHOWING A SURVEY OF: AN AMENDED MINOR SUBDIVISION OF PARCEL B, PER MAP FILE NO 5314A, & PARCEL A, PER MAP FILE NO. 4607D, INTO PARCELS B-1 & B-2, LOCATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



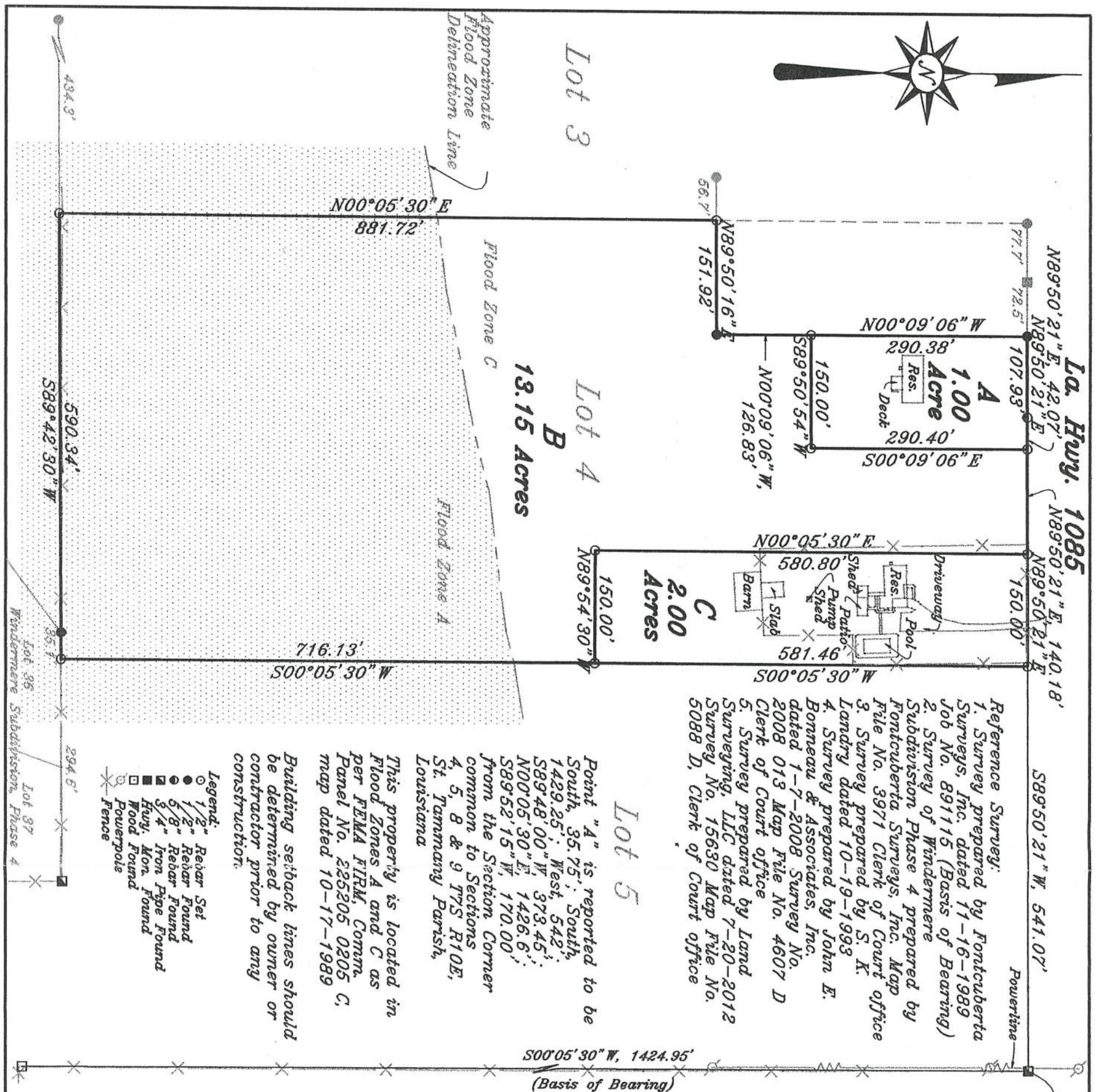
SCALE: 1" = 200'

JOB NO. 20019-AMS

DATE: 5/18/2020

REVISED:





"A"  
MINOR SUBDIVISION OF PROPERTY  
LOCATED AS PART OF LOT 4,  
SECTION 8 TOWNSHIP 7 SOUTH  
RANGE 10 EAST INTO PARCELS  
A, B & C ST. TAMMANY PARISH,  
LOUISIANA FOR CAROL GRAHAM

FILED FOR RECORD

CHAIRMAN, PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SEC. PLANNING COMMISSION

CLERK OF COURT

MAP FILE NO. DATE FILED

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. WILL  
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL  
BE ADDED HERETO UPON REQUEST. AS THE UNDERSIGNED HAS MADE NO ATTEMPT  
NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT  
TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDASTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.  
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND  
UNDER THE SUPERVISION OF THE UNDERSIGNED.

LA. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 842-6277 office (985) 848-0355 fax

Carol Graham

SCALE: 1" = 150'  
DATE: 5-8-2013  
DRAWN BY: 15918

Located in Section 8 Township 7 South Range 10 East,  
St. Tammany Parish, Louisiana



THIS PAGE INTENTIONALLY LEFT BLANK

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(July 7, 2020)

CASE NO.: 2020-1897-MSP

OWNER/DEVELOPER: Steven K. & Inez B. Jenkins and Kevin & Amanda Williams  
ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 21                                      TOWNSHIP: 5 South                                      RANGE: 13 East

WARD: 5                                      PARISH COUNCIL DISTRICT: 6

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: South side of Cowart Road, west of Sticker Road, Bush, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 22.16 acres

NUMBER OF LOTS/PARCELS: 3: 22.16 acres in a 10.44 acre parcel identified as A-1, a 10.62 acre parcel identified as B-1 and a 1.1 acre parcel identified as C

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create three (3) parcels from a 22.16 acre parcel. Note that the proposed parcels A-1, B-1 & C meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

- Parcel C requested to be created, does not meet the minimum lot width of 150 feet required under the A-2 Suburban District, requiring a waiver of the regulations by the Planning Commission.

The request shall be subject to the below comments:

1. Survey is amended as follow: “COWART ROAD” should be “COWART BUSH ROAD”.

In order to approve the request 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



# **RESUBDIVISION REVIEW**

THIS PAGE INTENTIONALLY LEFT BLANK



**RESUBDIVISION STAFF ANALYSIS REPORT**  
*(July 7, 2020)*

CASE FILE NO: 2020-1921-MRP

NAME OF SUBDIVISION: Fairview Oaks Business Park

LOT BEING DIVIDED: Resubdivision of Lots 8, 9 & 10 into Lots 8-A, 10-A and an addition to a future access servitude

SECTION: 40 & 54  
TOWNSHIP: 7 South  
RANGE: 10 & 11 East

WARD: 4  
PARISH COUNCIL DISTRICT: 4

PROPERTY LOCATION: The properties are located on the north and east sides of Fairview Oaks Drive and on the south side of LA Highway 22, Madisonville, Louisiana.

ZONING: HC-2 Highway Commercial District

PROPERTY OWNER: Favret Investments, LLC –Uncas B. Favret, Jr. Manager

**STAFF COMMENTARY:**

The owner is requesting to resubdivide Lots 8, 9 & 10 into Lots 8-A, 10-A and add to a future access servitude.

The reasons for the public hearing requirement are that the proposal involves:

- The creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.
- The addition to a future access servitude.

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

1. Survey is amended as follow: “LA. HWY. 22” should be “LA. HWY. 22 E.”.
2. Remove Parking space No. 23, since it does not meet the required parking regulation of the Unified Development Code.

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.

L-1	S 50°28'41" W	32.16'
L-2	N 82°30'18" W	22.79'
L-3	S 18°53'03" E	99.06'
L-4	N 80°07'47" W	22.17'
L-5	S 18°53'03" E	72.22'
L-6	N 07°55'12" E	49.57'

C-1	R=43.97' L=36.08' Ch=S 73°59'12" W 35.08'
C-2	R=50.00' L=108.03' Ch=S 52°21'45" W 88.21'
C-3	R=50.00' L=19.68' Ch=N 54°28'14" W 19.55'
C-4	R=10.00' L=10.82' Ch=S 49°53'03" E 10.30'

● = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET

UNCAS FAVRET

PREPARED FOR:

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

RESUBDIVISION OF LOTS 8, 9, & 10  
INTO LOTS 8-A, 10-A AND AN ADDITION  
TO A FUTURE ACCESS SERVITUDE  
ALL IN FAIRVIEW OAKS BUSINESS PARK,  
SECT. 40, T-7-S, R-10-E, &  
SECT. 54, T-7-S, R-11-E, GREENSBURG  
LAND DISTRICT, ST. TAMMANY PARISH, LA.

SCALE:	1" = 100'	DATE:	05-27-20
DRAWN:	DRJ	JOB NO.:	19-415

L-2  
FAIRVIEW OAKS DR.

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.\*\*\*\*\*



KELLY J. McHUGH  
License No. 4443  
PROFESSIONAL

LAND SURVEYOR

Kelly J. McHugh, REG. NO. 4443

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.

11

THIS POINT IS DESCRIBED AS BEING  
SOUTH 37° 39' 07" E. 1132.80' FROM  
THE 1/2 MILE POST ON THE RANGE LINE  
BETWEEN T-7-S, R-10-E & T-7-S, R-11-E  
G.L.D., ST. TAMMANY PARISH, LOUISIANA.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED	FILE NO.
------------	----------

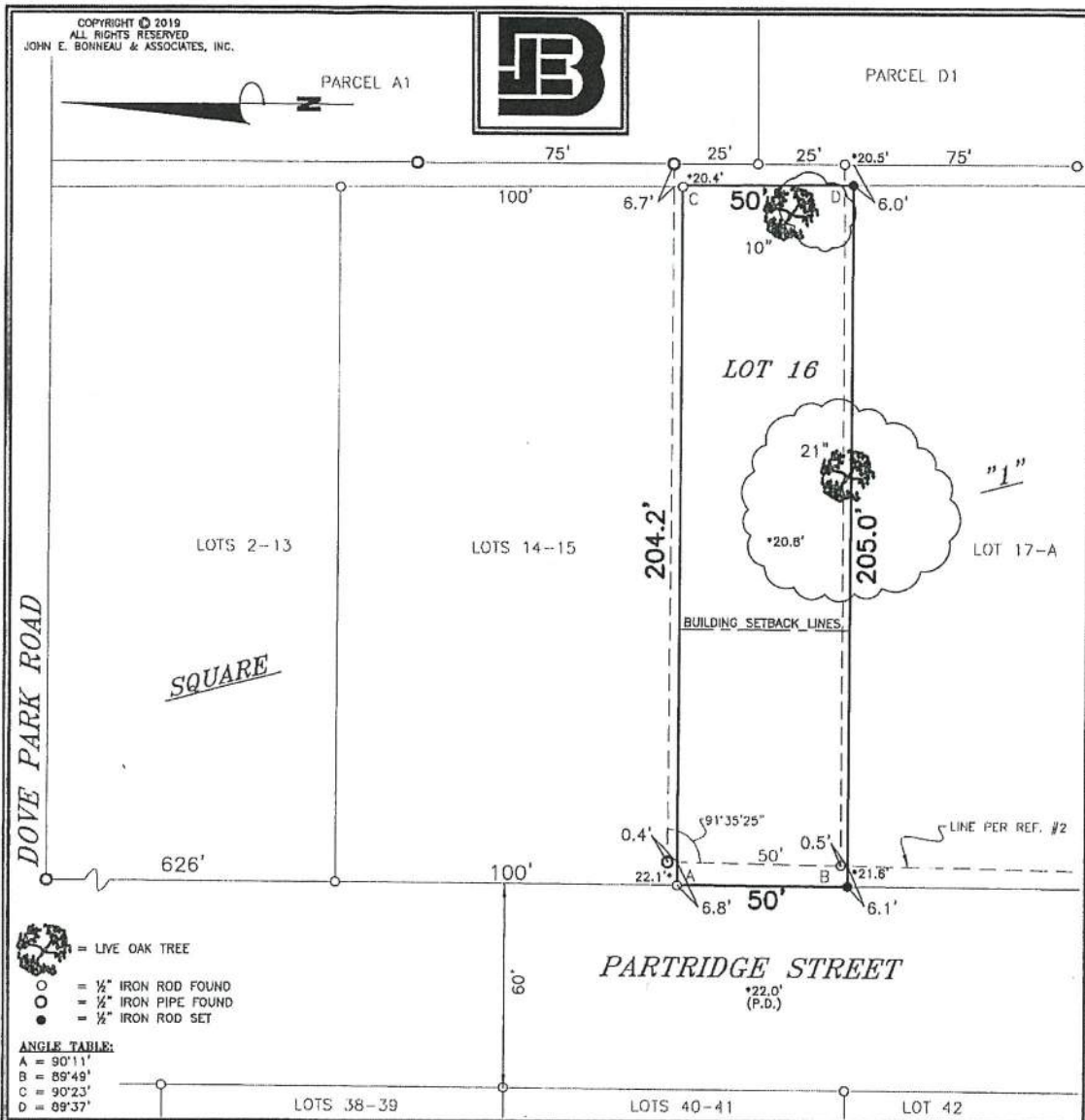
CLERK OF COURT

# **PETITIONS AND REQUEST**

THIS PAGE INTENTIONALLY LEFT BLANK







**BUILDING SETBACKS:**

FRONT: 75'  
SIDE: N/A  
SIDE STREET: N/A  
REAR: N/A

**REFERENCE MAPS:**

- 1.) The Recorded Subdivision Map.
- 2.) A survey by H.G. Sanders & Associates, Inc. Job no. ST-83-51 dated 2-17-83.
- 3.) A survey by J.V. Burke & Associates, Inc. with dwg. no. 20170391 dated 10/10/16.

**PAVE FOR RECORD:**

The Recorded Subdivision Map.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

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

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

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

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

**SURVEY MAP OF**  
**LOT 16, SQUARE 1, DOVE PARK SUBDIVISION**

in  
St. Tammany Parish, Louisiana  
for  
**BLACK OAK HOLDINGS, LLC**

Survey No. 2019 525  
Date: NOVEMBER 21, 2019

Drawn by: SPH  
Revised:

Scale: 1" = 40'

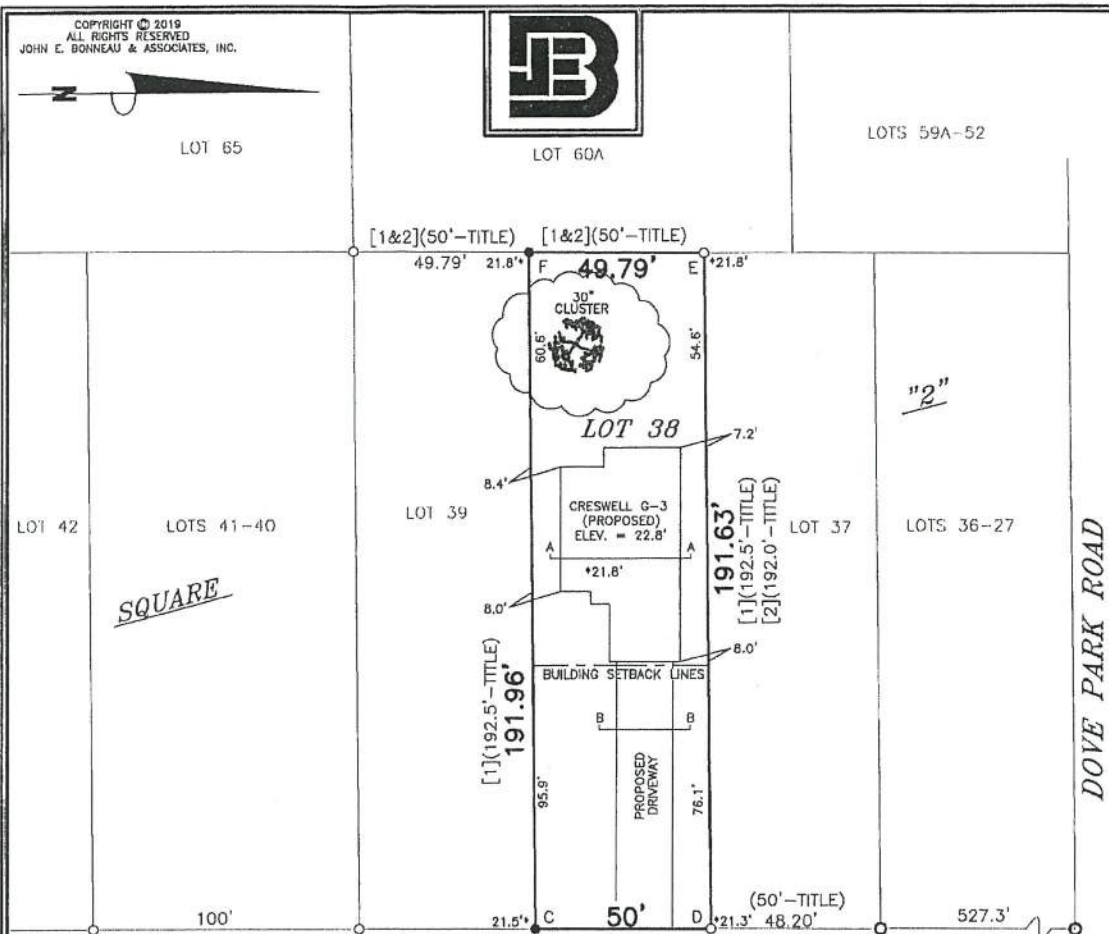
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

This Survey is Certified  
True and Correct By

JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

Staff does not recommend approval of the request as the petitioner purchased Lot 38, and also own the adjacent property lot 39.



### PARTRIDGE STREET

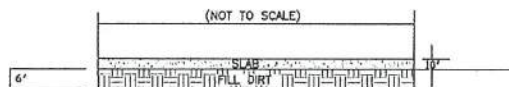
\*21.7'  
(P.D.)

#### ANGLE TABLE:

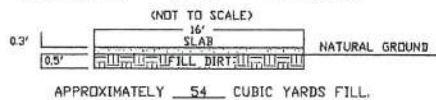
A = 90°27'	E = 90°57'
B = 89°29'	F = 89°06'
C = 90°31'	G = 90°54'
D = 89°26'	H = 89°10'

- = 1/2" IRON ROD FOUND
- = 1" IRON PIPE FOUND
- = 1/2" IRON ROD SET

#### SECTION A-A (HOUSE & DRIVE)



#### SECTION B-B (DRIVE)



## A RESIDENTIAL LOT FILL PLAN OF LOT 38, SQUARE 2, DOVE PARK SUBDIVISION

in

St. Tammany Parish, Louisiana

for

BLACK OAK HOLDINGS, LLC

Survey No. 2019 526 38 FP  
Date: NOVEMBER 21, 2019

Drawn by: SPH  
Revised: 01/27/20(FILL PLAN)

Scale: 1" = 40'

This Survey is Certified  
True and Correct By

**JOHN E. BONNEAU & ASSOCIATES, INC.**

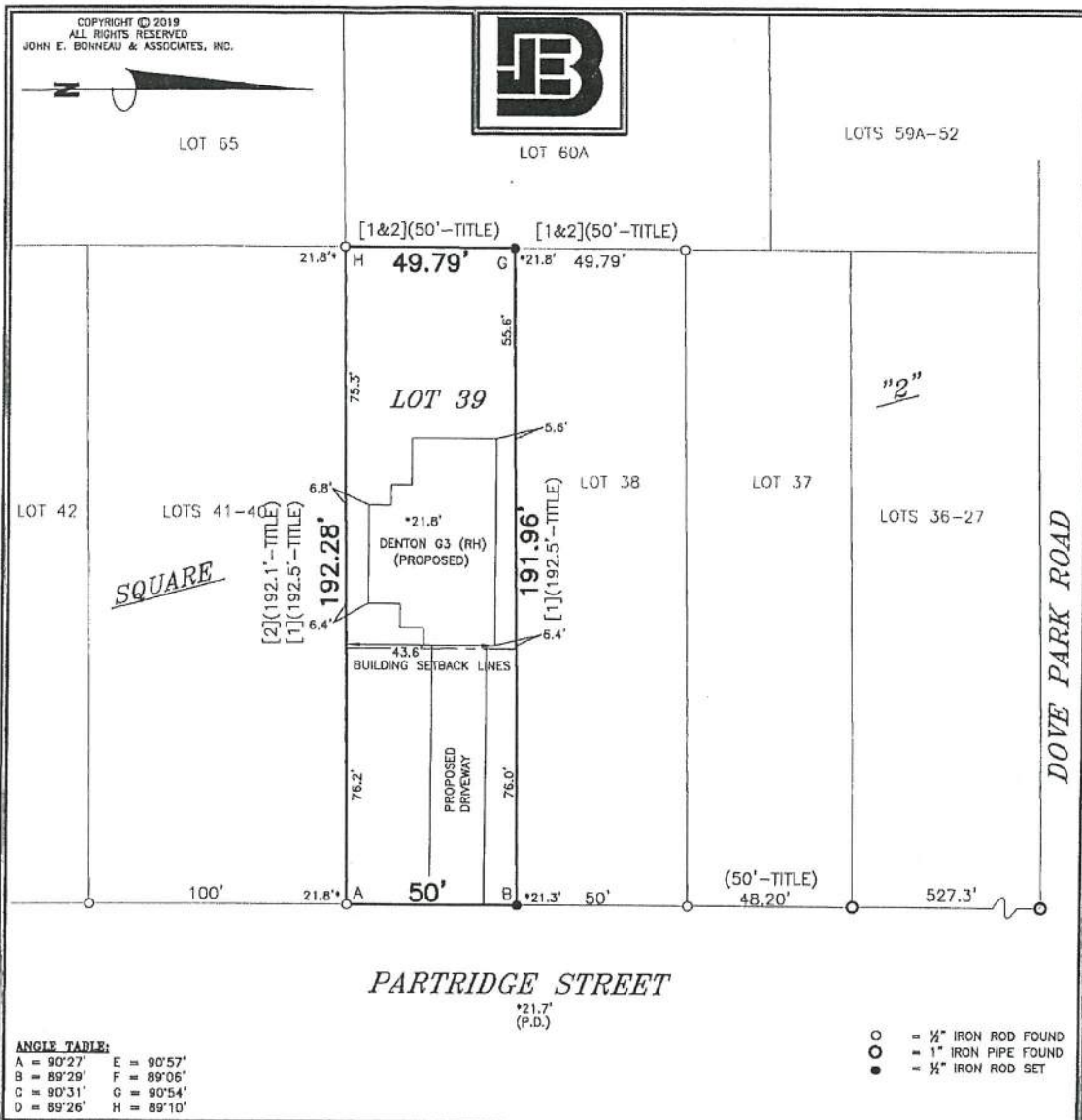
Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

JOHN E. BONNEAU  
LICENSE NO. 4423  
Professional Land Surveyor  
Registration No. 4423



Staff does not recommend approval of the request as the petitioner purchased Lot 38, and also own the adjacent property lot 39.



**ANGLE TABLE:**

A = 90°27' E = 90°57'  
B = 89°29' F = 89°06'  
C = 90°31' G = 90°54'  
D = 89°26' H = 89°10'

○ = 1/2" IRON ROD FOUND  
○ = 1" IRON PIPE FOUND  
● = 1/2" IRON ROD SET

**BUILDING SETBACKS:**

FRONT: 75'  
SIDE: N/A  
SIDE STREET: N/A  
REAR: N/A

**REFERENCE SURVEYS:**

1.) The Recorded Subdivision Map.  
2.) A survey by Ned R. Wilson with job no. 1366 dated 12-30-92.  
3.) A survey by Randall W. Brown & Associates, Inc. survey no. 88057 dated 08-14-98

**DATA FOR REARINGS:**  
The Recorded Subdivision Map.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

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

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

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

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

SURVEY MAP OF  
LOT 39, SQUARE 2, DOVE PARK SUBDIVISION

in  
St. Tammany Parish, Louisiana  
for  
BLACK OAK HOLDINGS, LLC

Survey No. 2019 526 39  
Date: NOVEMBER 21, 2019

Drawn by: SPH  
Revised: 12/02/19(OFFICE)

Scale: 1" = 40'

**JOHN E. BONNEAU & ASSOCIATES, INC.**

Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

This Survey is Certified

True and Correct By  
JOHN E. BONNEAU  
LICENSE NO. 4423  
STATE OF LOUISIANA

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

# **OLD BUSINESS**

THIS PAGE INTENTIONALLY LEFT BLANK



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 7, 2020

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

OLD BUSINESS  
*July 13, 2020 Agenda*

Re: Tribute at Tamanend Subdivision  
Waiver - Driveway requirement on Lot #350

Honorable Commissioners,

The developer, D.R. Horton - Gulf Coast, Inc., of Lot #350, Tribute at Tamanend Subdivision, has requested a waiver of Restrictive Covenant #6. The Restrictive Covenant states "Driveways for all corner lots are to maintain a minimum distance of sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street right-of-way intersect."

The proposed driveway will be located on Lancaster Court, 49.92' from the intersection with Tribute Drive.

This office has reviewed the waiver request and has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Lead Development Engineer

*Enclosures: Waiver Request and Exhibit from Mr. Matt Fontenot, E.I., Duplantis Design Group, PC  
Preliminary Plat for Tribute at Tamanend Subdivision*

xc: Honorable Steve Stefancik  
Mr. Ross P. Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Adam Kurz, D.R. Horton - Gulf Coast, Inc.  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Matt Fontenot, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



June 1, 2020

Mr. Chris Tissue  
St. Tammany Parish  
Department of Planning & Development  
21454 Koop Drive  
Mandeville, LA 70471

Re: Tribute at Tamanend, Waiver Request  
Lacombe, LA  
DDG Project No. 18-557

Dear Mr. Tissue,

The developer would like to request a waiver pertaining to the Tribute at Tamanend development. The Subdivision Regulations Chapter 125 Section 214 states, "Driveways on corner lots shall not be located any closer than sixty (60') from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street right-of-ways intersect."

The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway from 60' to 49.92' for Lot 350. That distance still allows for a 60' clearance between the driveway and where the back of curb would be. If any of the remaining corner lots do not meet the 60' clearance from the adjacent intersecting right-of-ways to the driveway, then those lots will be side-loaded. Lot 350 is located at an interesting location that does not allow for a side-loaded driveway configuration.

Sincerely,  
Duplantis Design Group, PC

Matt Fontenot, EI

Enclosures:  
Tribute at Tamanend Waiver Exhibit

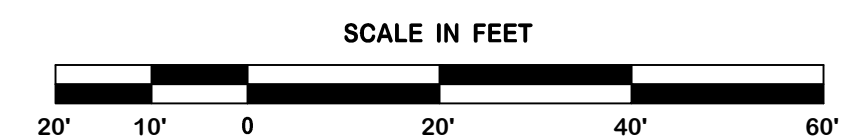
**DUPLANTIS DESIGN GROUP, PC**

16564 East Brewster Road, Suite 101, Covington, LA 70433  
(O) 985.249.6180 (F) 985.249.6190

THIBODAUX

BATON ROUGE  
LAFAYETTE

COVINGTON  
HOUSTON



16564 E. Brewster Road,  
Suite 101  
Covington, LA 70433  
Office: 985.249.6180  
Fax: 985.249.6190  
[www.ddgpc.com](http://www.ddgpc.com)



FOR D.R. HORTON, INC. - GULF COAST  
DENHAM SPRINGS, LOUISIANA

DRAWN NJL
CHECKED THB
ISSUED DATE 05-28-2020
ISSUED FOR TENT. WAIVER PREQ.
PROJECT NO. 18-557
FILE 18-557 Tribute Waiver Request Letter
SHEET
EX-1



