

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, OCTOBER 6, 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. The livestream will begin at 6:00 pm on Tuesday, October 6, 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 (346) 248-7799 or (669) 900-6833 Meeting ID: 894 2256 3586 # Participant ID: # and Password: 68942319 #

For more information, please call the Department of Planning & Development at 985-898-2529

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 1, 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. 2020-1923-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Rouville Road, east of South Oaklawn Drive; Lacombe, S39, T8S, R13E, Ward 7, District 7.
Acres: .75 acres
Petitioner: Victoria Laurent
Owner: Ike Carter Laurent Jr.
Council District: 7
- 2. 2020-1986-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Bessie Booth Road, east of Booth Road; Folsom S27, T5S, R10E, Ward 2, District 3.
Acres: 1.91 acres
Petitioner: Travis Core
Owner: Momi V Core
Council District: 3

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3.

2020-1990-ZC

Existing Zoning: A-2 (Suburban District)

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

Location: Parcel located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River, S27, T7S, R14E, Ward 6, District 11.

Acres: 1 acre

Petitioner: Regan Rogers & Martin Krey

Owner: Regan Rogers & Martin Krey

Council District: 11
4.

2020-2001-ZC

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

Proposed Zoning: HC-3 (Highway Commercial District) & RO (Rural Overlay)

Location: Parcel located on the east side of Louisiana Highway 1081, south of South Taylor Road; Covington, S36, T5S, R11E, Ward 2, District 2.

Acres: 4.942 acres

Petitioner: Karin Smith

Owner: Karin & Phillip Smith

Council District: 2
5.

2020-2002-ZC

Existing Zoning: NC-6 (Public, Cultural & Recreational District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road; Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 1.07 acres

Petitioner: Chris Jean

Owner: Paris Properties, LLC

Council District: 14
6.

2020-2003-ZC

Existing Zoning: I-1 (Industrial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the west side of Production Drive, north of Browns Village Road; Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 1.38 acres

Petitioner: Chris Jean

Owner: Paris Properties, LLC

Council District: 14
7.

2020-2004-ZC

Existing Zoning: I-1 (Industrial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the north side of Browns Village Road, west of Dixie Road; Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 14.31 acres

Petitioner: Chris Jean

Owner: Jean Wadleigh Investments, LLC

Council District: 14
8.

2020-2005-ZC

Existing Zoning: I-1 (Industrial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the north side of Browns Village Road, west of Dixie Road; Slidell, S27&28, T8S, R14E, Ward 9, District 14.

Acres: 13.85 acres

Petitioner: Chris Jean

Owner: Jean Wadleigh Investments, LLC

Council District: 14

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- 9. 2020-2016-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell, S23&44, T9S, R14E, Ward 8, District 12.
Acres: .36 acres
Petitioner: Alan Zeiser
Owner: Alan Zeiser
Council District: 12
- 10. 2020-2018-ZC**
Existing Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO Manufactured Housing Overlay
Proposed Zoning: NC-2 (Indoor Retail & Service District)
Location: Parcel located on the on the north side of Louisiana Highway 21, west of Garden Drive; Covington, S5, T6S, R12E, Ward 10, District 6.
Acres: 1.95 acres
Petitioner: Brandi Ancar
Owner: First Baptist Church, Covington, Louisiana, by Wayne Miller, Authorized Agent 72-0636568
Council District: 6
- 11. 2020-2019-ZC**
Existing Zoning: PBC-1 (Planned Business Campus)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the east side of Westshore Drive, north of Pinnacle Parkway; Covington, S47, T7S, R11E, Ward 1, District 1.
Acres: 45.78 acres
Petitioner: Watercross Development, LLC – Josh Wainer
Owner: Advance Motgage Company, LLC – Bruce Wainer
Council District: 1
- 12. 2020-2020-ZC**
Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington, S30, T5S, R11E, Ward 2, District 6.
Acres: .92 acres
Petitioner: Taylor Norman
Owner: Taylor Norman & Kendall Bunns
Council District: 6
- 13. 2020-2021-ZC**
Existing Zoning: A-3 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville, S10, T7S, R10E, Ward 1, District 1.
Acres: 53.864 acres
Petitioner: Brad Drury
Owner: Lagrange Legacy, LLC – Paul LaGrange
Council District: 1
- 14. 2020-2024-ZC**
Existing Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)
Location: Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington, S35, T5S, R11E, Ward 2, District 2.
Acres: 8.98 acres
Petitioner: Jason Van Haelen
Owner: MCubed Properties, LLC – Lee Barberito
Council District: 2

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15. **2020-2025-ZC**
Existing Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the corner of Brunning Road and of LA Highway 437;
 Covington, S35, T5S, R11E, Ward 2, District 2.

Acres: 1 acres
Petitioner: Jason Van Haelen
Owner: MCubed Properties, LLC – Lee Barberito
Council District: 2

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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

ROLL CALL

Present: Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm and Randolph
Absent: Seeger
Staff Present: Helen Lambert, Erin Cook, 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 Barcelona

APPROVAL OF THE AUGUST 4, 2020 MINUTES

Crawford made a motion to approve, seconded by Randolph

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

POSTPONING OF CASES:

1. 2020-1915-ZC

Existing Zoning:	A-2 (Suburban District), A-3 (Suburban District) & HC-4 Highway Commercial District)
Proposed Zoning:	SWM-2 Solid Waste Management District
Location:	Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs, S14, S15, S22, and S23, T7S, R13E, Ward 6, District 6.
Acres:	104.66 acres
Petitioner:	B. Clark Heebe
Owner:	C&W Brigade, LLC
Council District:	6

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

POSTPONED FROM 8/4/2020 MEETING

Trey Laithe came to the podium representing C & W Brigade, LLC

Lindsey Capdepon, Peggy Chiasson, Joan Bailey, Max Yaratich, Roy Yates, Jona Motes, Jason Lamp (by Audio Bridge Conf. Call) and Tom Thornhill spoke against postponing this case

Jimmy Howell had questions regarding this request

Richard made a motion to postpone to November, seconded by Crawford

YEA: Crawford

NAY: Ress, McInnis, Willie , Richard Doherty, Barcelona Drumm and Randolph

ABSTAIN:

This motion failed, so the case was heard

Max Jaratich, Lindsay Capdepon, Ton Thornhill and Jimmy Howel, Jason Lamp (by Audio Bridge Conf. Call) Roy Yates, Elaine Motes, Andrea Jeansonne, James Smith, Lindsay Capdepon, Peggy Chaisson and Leslie Donaldson spoke against this request

McInnis made a motion to deny, seconded by Ress

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

NAY:

ABSTAIN: Fitzmorris

The motion to deny carried

ZONING CHANGE REQUEST CASES:

2. 2020-1928-ZC

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

Proposed Zoning: A-3 (Suburban District)

Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.

Acres: 83.51 acres

Petitioner: Jones Fussell, LLP – Jeff Schoen

Owner: Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC

Council District: 5

POSTPONED FROM 8/4/2020 MEETING

Jeff Schoen came to the podium

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Bryan Newman, Matthew Allen, Robert Troncoso, Christopher Keller, Jocelyn Lowe, Terry D;oyle and Terry Stevens (by Audio Bridge Conf. Call)

Ress made a motion to deny, seconded by McInnis

YEA: Ress, McInnis and Crawford

NAY: Willie, Richard, Doherty, Barcelona, Fitzmorris, Drumm, and Randolph

ABSTAIN:

This motion failed

A motion was then made by Willie to approve, seconded by Fitzmorris

YEA: Willie, Richard, Doherty, Barcelona, Fitzmorris, Drumm and Randolph

NAY: Ress, McInnis and Crawford

ABSTAIN:

The motion to approve carried

3. 2020-1929-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: A-3 (Suburban District) & PUD (Planned Unit Development Overlay)

Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.

Acres: 83.51 acres

Petitioner: Jones Fussell, LLP – Jeff Schoen

Owner: Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC

Council District: 5

POSTPONED FROM 8/4/2020 MEETING

Willie made a motion to approve, seconded by Fitzmorris

YEA: Willie, Richard, Doherty, Barcelona, Fitzmorris and Drumm

NAY: Ress, McInnis, Crawford and Randolph

ABSTAIN:

The motion to approve carried

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MANDEVILLE, LOUISIANA

4. 2020-1917-ZC

Existing Zoning: A-3 (Suburban District) & NC-1 (Professional Office District)

Proposed Zoning: A-8 (Multiple Family Residential District)

Location: Parcel located on the east side of Ramos Street, south of Crawford Road, Covington, 42, T6S, R11E, Ward 3, District 2.

Acres: 1.85 acres

Petitioner: Eustis Engineering, LLC - James Hance

Owner: Eustis Engineering, LLC - James Hance

Council District: 2

James Hance and Randy Eutis came to the podium

Julie Agan, Scott Bordelon and Catherine Lowe spoke against this request

Willie made a motion to deny, seconded by Fitzmorris

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

The motion to deny

5. 2020-1949-ZC

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: MD-3 (Medical Facility District)

Location: Parcel located on the north side of Highland Park Plaza, west of Louisiana Highway 21; Covington, S47, T7S, R11E, Ward 1, District 1.

Acres: 15 acres

Petitioner: Jones Fussell, L.L.P. - Paul Mayronne

Owner: Select Medical Property Ventures, LLC

Council District: 1

Paul Mayronne came to the podium

Fitzmorris made a motion to approve, seconded by Randolph

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

The motion to approve carries

6. 2020-1953-ZC

Existing Zoning: A-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5

Acres: 10.446 acres

Petitioner: Richard Burstyn

Owner: Estates of Zeno and August Patecek - Paul Patecek

Council District: 5

Paul Mayronne representing Freddy Mazda came to the podium

Gina Goetzle, Randall Turner, Charmaine Cretin and Steven Swansen spoke against this request

Richard made a motion to approve, seconded by Randolph

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

The motion to approve carries

7. 2020-1955-ZC

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

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

Location: Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6

Acres: 3 acres

Petitioner: Roxanne Lepre

Owner: Roxanne Lepre

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MANDEVILLE, LOUISIANA

Council District: 6

Mable Heron spoke against this request

Willie made a motion to deny, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to deny carries

8. **2020-1956-ZC**

Existing Zoning: I-1(Industrial District)

Proposed Zoning: I-2(Industrial District)

Location: Parcel located on the west side of Industrial Drive, north of Browns
Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E,
Ward 9, District 14.

Acres: 1.54 acres

Petitioner: Vick Corso

Owner: Vick & Susan Corso

Council District: 14

Jeff Schoen came to the podium representing Vick & Susan Corso

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carries

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MANDEVILLE, LOUISIANA

9. 2020-1957-ZC

Existing Zoning: I-1(Industrial District)

Proposed Zoning: I-2(Industrial District)

Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 1.58 acres

Petitioner: Vick Corso

Owner: Vick and Susan Corso

Council District: 14

Jeff Schoen came to the podium

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carries

10. 2020-1958-ZC

Existing Zoning: I-1(Industrial District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the north side of South Street, east of Hickory Street; Slidell, S37, T8S, R14E, Ward 9, District 11.

Acres: .46 acres

Petitioner: Michelle Bolotte

Owner: M&R File Services, LLC – Russell Bolotte

Council District: 11

Michelle Bolotte came to the podium

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

The motion to approve carries

11. 2020-1959-ZC

Existing Zoning:	MD-3 (Medical Facility District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcel located at the end of Keystone Boulevard, east of Highway 190 East Service Road; Covington, S37, T7S, R11E, Ward 4, District 5.
Acres:	.90
Petitioner:	Caesar Sweidan
Owner:	S. Sweidan Properties, LLC - Caesar Sweidan
Council District:	5

Caesar Sweidan came to the podium

Fitzmorris made a motion to approve as amended to NC-5, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to approve as amended carries

12. 2020-1960-ZC

Existing Zoning:	I-1 (Industrial District)
Proposed Zoning:	I-2 (Industrial District)
Location:	Parcel located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road; Slidell, S27, T8S, R14E, Ward 9, District 14.
Acres:	2.69 acres
Petitioner:	Chris Jean
Owner:	Testamentary Trust of Johnny F. Smith
Council District:	14

Jeff Schoen came to the podium representing Chris Jean

Randolph made a motion to approve, seconded by Fitzmorris

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MANDEVILLE, LOUISIANA

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

NAY:

ABSTAIN:

The motion to approve carries

13. 2020-1961-ZC

Existing Zoning: I-1(Industrial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 1.53 acres

Petitioner: Chris Jean

Owner: Testamentary Trust of Johnny F. Smith

Council District: 14

Jeff Schoen came to the podium

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carries

14. 2020-1962-ZC

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

Proposed Zoning: A-5 (Two Family Residential District)

Location: Parcels front on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue; Slidell, S13, T9S, R14E, Ward 8, District 14.

Acres: .49 acres

Petitioner: Matthew Crain

Owner: Roger Warner

Council District: 14

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MANDEVILLE, LOUISIANA

Matt Crain came to the podium to represent Roger Warner

Steven McCarter, Rita Westmoreland and Jacqueline Smith spoke against this request

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carries

15. 2020-1964-ZC

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

Proposed Zoning: HC-2 (Highway Commercial District) & RO (Rural Overlay)

Location: Parcel located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077; Folsom, S29 & S30, T5S, R10E, Ward 2, District 3.

Acres: 1.86 acres

Petitioner: St Tammany Parish Government

Owner: Gene's Country Store, LLC

Council District: 3

Brandy Bono, owner of Gene's Country Store came to the podium

Willie made a motion to approve, seconded by Barcelona

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carries

16. 2020-1968-ZC

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: I-1(Industrial District)

Location: Parcel located on the west side of 9th Street and on the east side of 8th Street, north of the Tammany Trace, being Lots 1 to 8, Square 28 & Lots 1 & 8, Square 29, Town of New Claiborne, Covington, S42, T6S, R11E, Ward 2, District 3.

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MANDEVILLE, LOUISIANA

Acres:	1.66 acres
Petitioner:	John D. & Tena M.L. Warner
Owner:	John D. & Tena M.L. Warner
Council District:	3

John Warner came to the podium

Willie made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carries

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-1923-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Victoria Laurent

OWNER: Laurent 1, LLC - Ike Carter Laurent Jr.

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Rouville Road, east of South Oaklawn Drive; Lacombe, S39, T8S, R13E, Ward 7, District 7

SIZE: .75 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	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Rouville Road, east of South Oaklawn Drive; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The present zoning designation is A-2 Suburban District, which allows one dwelling unit per acre. The requested zoning designation is A-4 Single-Family Residential District, which allows four dwelling units per acre and MHO Manufactured Housing Overlay, which allows mobile homes. The reason for the request is to bring the site into compliance with the appropriate zoning designation and subsequently be granted occupancy to the two existing single-family residential dwellings and the one existing manufactured home on the subject property.

Staff objects to the requested zoning change to A-4 since the site is abutting property that is zoned A-2 Suburban District on all sides. Staff is not opposed to the request for the MHO Manufactured Housing Overlay as the overlay is in compliance with the site’s comprehensive plan designation.

Case No.: 2020-1923-ZC

PETITIONER: Victoria Laurent

OWNER: Laurent 1, LLC - Ike Carter Laurent Jr.

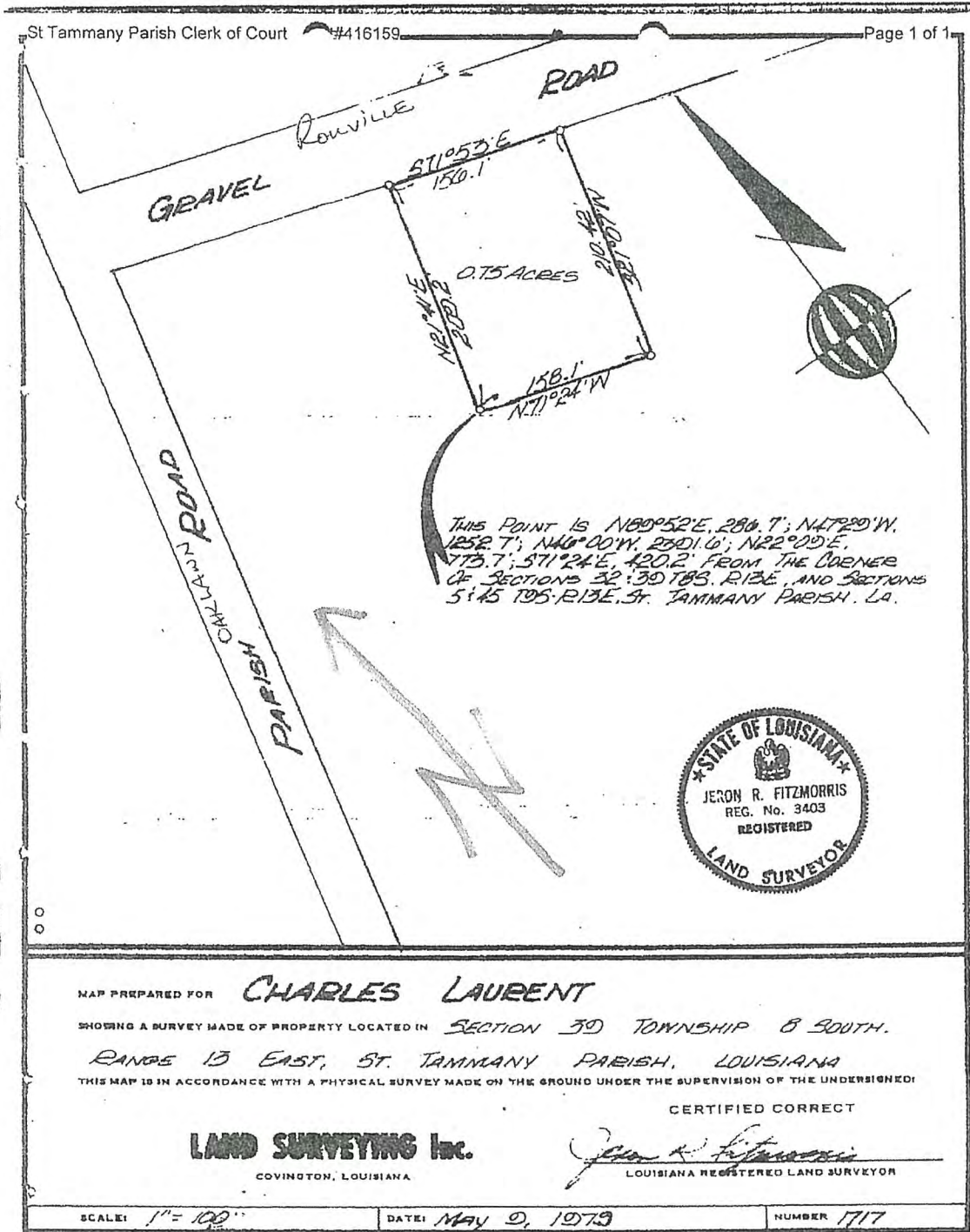
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Rouville Road, east of South Oaklawn Drive; Lacombe, S39, T8S, R13E, Ward 7, District 7

SIZE: .75 acres







Matt/check to parish atlas. Location correct

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-1986-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Travis Core

OWNER: Momi V. Core

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

LOCATION: Parcel located on the north side of Bessie Booth Road, east of Booth Road; Folsom

SIZE: 1.91 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Fair
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LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No	Multi occupancy development: No
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COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of Bessie Booth Road, east of Booth Road; Folsom. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary by size or type and agricultural uses.

The applicant is requesting to rezone a 1.91-acre parcel known as Parcel A to obtain the MHO Manufactured Housing Overlay. Staff is not opposed to the request as a manufactured home on the property is consistent with the site’s residential comprehensive plan designation.

Case No.: 2020-1986-ZC

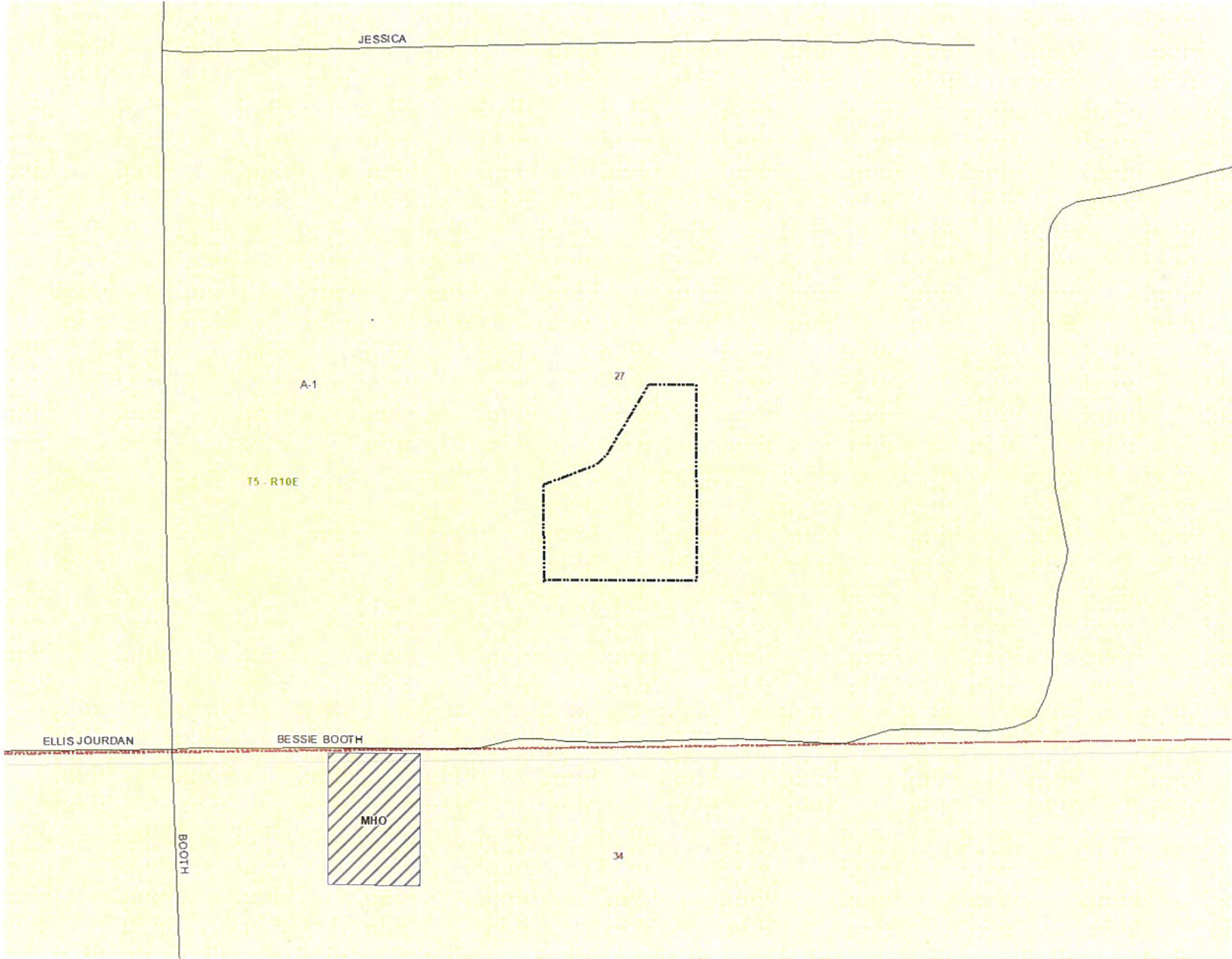
PETITIONER: Travis Core

OWNER: Momi V Core

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

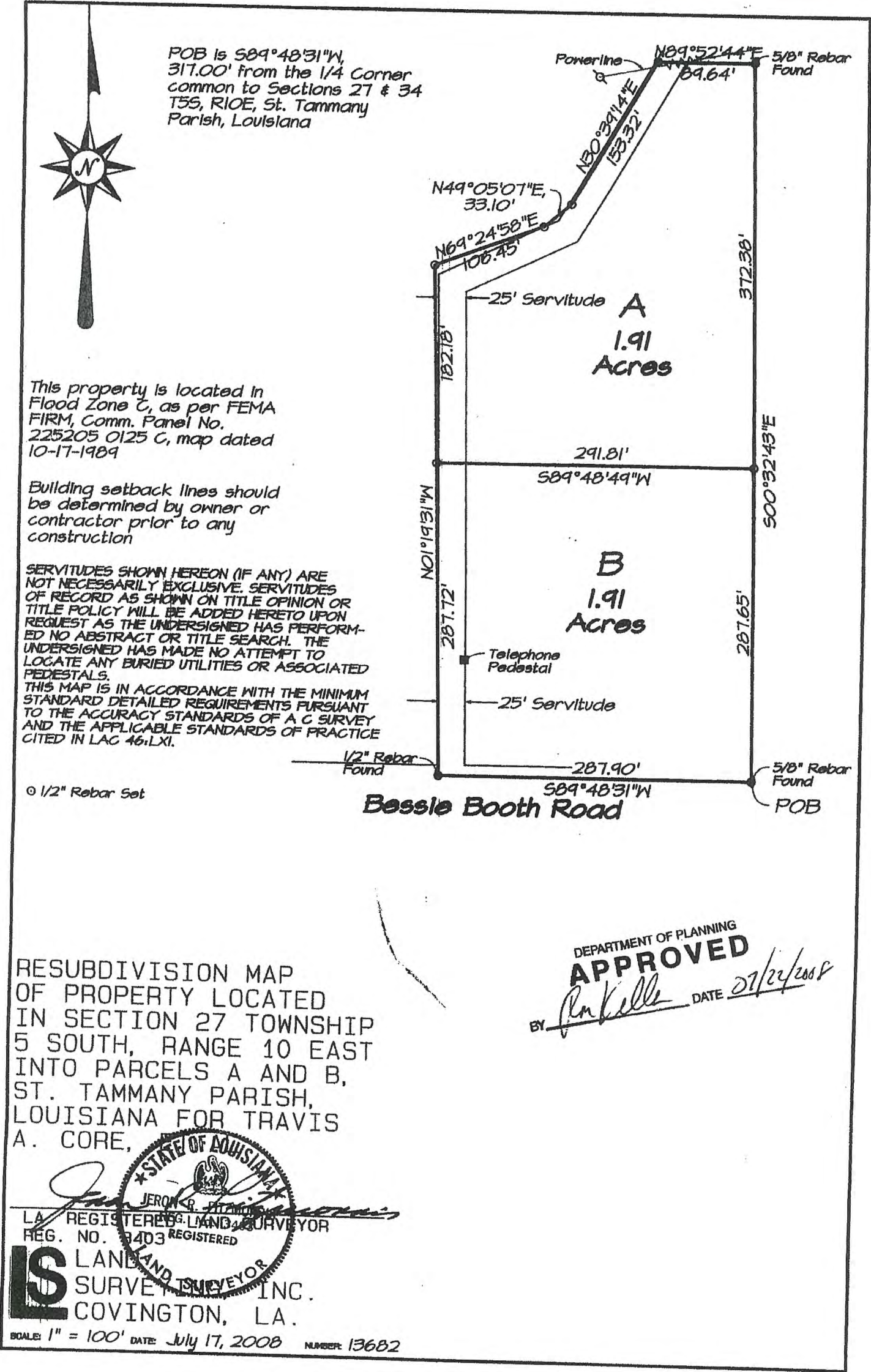
LOCATION: Parcel located on the north side of Bessie Booth Road, east of Booth Road; Folsom

SIZE: 1.91 acres





2020-1986-ZC



ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-1990-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Regan Rogers & Martin Krey
OWNER: Regan Rogers & Martin Krey
REQUESTED CHANGE: From A-2 Suburban District to A-2 (Suburban District) & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-2 Suburban District and MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District
East	Undeveloped and Residential	A-2 Suburban District
West	Residential	A-2 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-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in sight design and density.

Staff is not opposed to the request as a manufactured home is consistent with the site’s residential comprehensive plan designation.

Case No.: 2020-1990-ZC

PETITIONER: Regan Rogers & Martin Krey

OWNER: Regan Rogers & Martin Krey

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

LOCATION: Parcel located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River

SIZE: 1 acre





2020-1990-ZC

Legal Description 1.0 acre:

A certain parcel of land, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the northeast corner of the northwest quarter of the southwest quarter of Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 08 Degrees 30 Minutes 00 Seconds West a distance of 66.60 feet to a point on the easterly right of way line of Chris Kennedy Road; Thence run along said easterly right of way line of Chris Kennedy Road South 05 Degrees 37 Minutes 55 Seconds West a distance of 117.21 feet to a point and the Point of Beginning.

From the Point of Beginning and leaving said easterly right of way line of Chris Kennedy Road South 64 Degrees 54 Minutes 40 Seconds East a distance of 200.80 feet; Thence run South 05 Degrees 37 Minutes 55 Seconds West a distance of 230.00 feet to a point; Thence run North 64 Degrees 54 Minutes 40 Seconds West a distance of 200.80 feet to a point on the easterly right of way line of Chris Kennedy Road; Thence run along said easterly right of way line of Chris Kennedy Road North 05 Degrees 37 Minutes 55 Seconds East a distance of 230.00 feet and back to the Point of Beginning.

Said parcel contains 1.00 acres of land more or less, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Legal Description 4.75 acre:

A certain parcel of land, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the northeast corner of the northwest quarter of the southwest quarter of Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 06 Degrees 30 Minutes 00 Seconds West a distance of 66.60 feet to a point on the easterly right of way line of Chris Kennedy Road to the Point of Beginning. Thence run along said easterly right of way line of Chris Kennedy Road North

From the Point of Beginning run along said easterly right of way line of Chris Kennedy Road North 45 Degrees 00 Minutes 00 Seconds East a distance of 40.50 feet to a point on the southerly right of way line of Charles Anderson Road; Thence run along said southerly right of way line of Charles Anderson Road South 74 Degrees 30 Minutes 22 Seconds East a distance of 647.05 feet to a point; Thence leaving said southerly right of way line of Charles Anderson Road run South 15 Degrees 05 Minutes 00 Seconds West a distance of 127.70 feet to a point; Thence run South 36 Degrees 30 Minutes 00 Seconds West a distance of 270.60 feet to a point; Thence run South 37 Degrees 43 Minutes 00 Seconds West a distance of 84.27 feet to a point; Thence run North 64 Degrees 54 Minutes 40 Seconds West a distance of 285.58 feet to a point; Thence run North 05 Degrees 37 Minutes 55 Seconds East a distance of 230.00 feet to a point; Thence run North 64 Degrees 54 Minutes 40 Seconds West a distance of 200.80 feet to a point on the easterly right of way line of Chris Kennedy Road; Thence run along said easterly right of way line of Chris Kennedy Road North 05 Degrees 37 Minutes 55 Seconds East a distance of 117.21 feet and back to the Point of Beginning.

Said parcel contains 4.75 acres of land more or less, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

SW 1/4 OF THE NW 1/4

NW 1/4 OF THE SW 1/4

THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 27, T-7-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

SE 1/4 OF THE NW 1/4

NE 1/4 OF THE SW 1/4

P.O.B.
(4.75 AC.)

P.O.B.
(1.0 AC.)

CHRIS KENNEDY ROAD

CHARLES ANDERSON ROAD

4.75 AC.

1.0 AC.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

SCALE:
1" = 100'

DATE:
5/28/20

DRAWN BY: JDL
CHECKED BY: SMB

DWG. NO:
20200262

SHEET
1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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

F.I.R.M.: 225205 0300 C

DATE: 10/17/89

ZONE: C

B.F.E. = N/A

* Verify prior to construction with local governing body.

A SKETCH MAP OF A
1.0 ACRE & A 4.75 ACRE PARCEL OF
LAND IN SECTION 27, T-7-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

MARTIN KREY

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



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

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

ZONING STAFF REPORT

Date: 9/25/2020

Case No.: 2020-2001-ZC

Posted: 9/25/2020

Meeting Date: October 6, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Karin Smith

OWNER: Karin and Phillip Smith

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to HC-3 Highway Commercial District and RO Rural Overlay

LOCATION: Parcel located on the east side of Louisiana Highway 1081, south of South Taylor Road; Covington

SIZE: 4.942 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District and RO Rural Overlay to HC-3 Highway Commercial District and RO Rural Overlay. The site is located on the east side of Louisiana Highway 1081, south of South Taylor Road, Covington. The 2025 Future Land Use Plan designates the area to be developed with residential and agricultural uses.

The subject site is currently developed with an existing single-family residential dwelling, an accessory barn, a wholesale nursery and roadside farm stand. The objective of the request is to rezone the property to HC-3 Highway Commercial to accommodate a future wedding venue and bar within the existing accessory barn. Staff objects to the request considering that a change in zoning would allow large scale, heavy commercial retail, office and service uses that are out of character for the existing rural residential area.

Case No.: 2020-2001-ZC

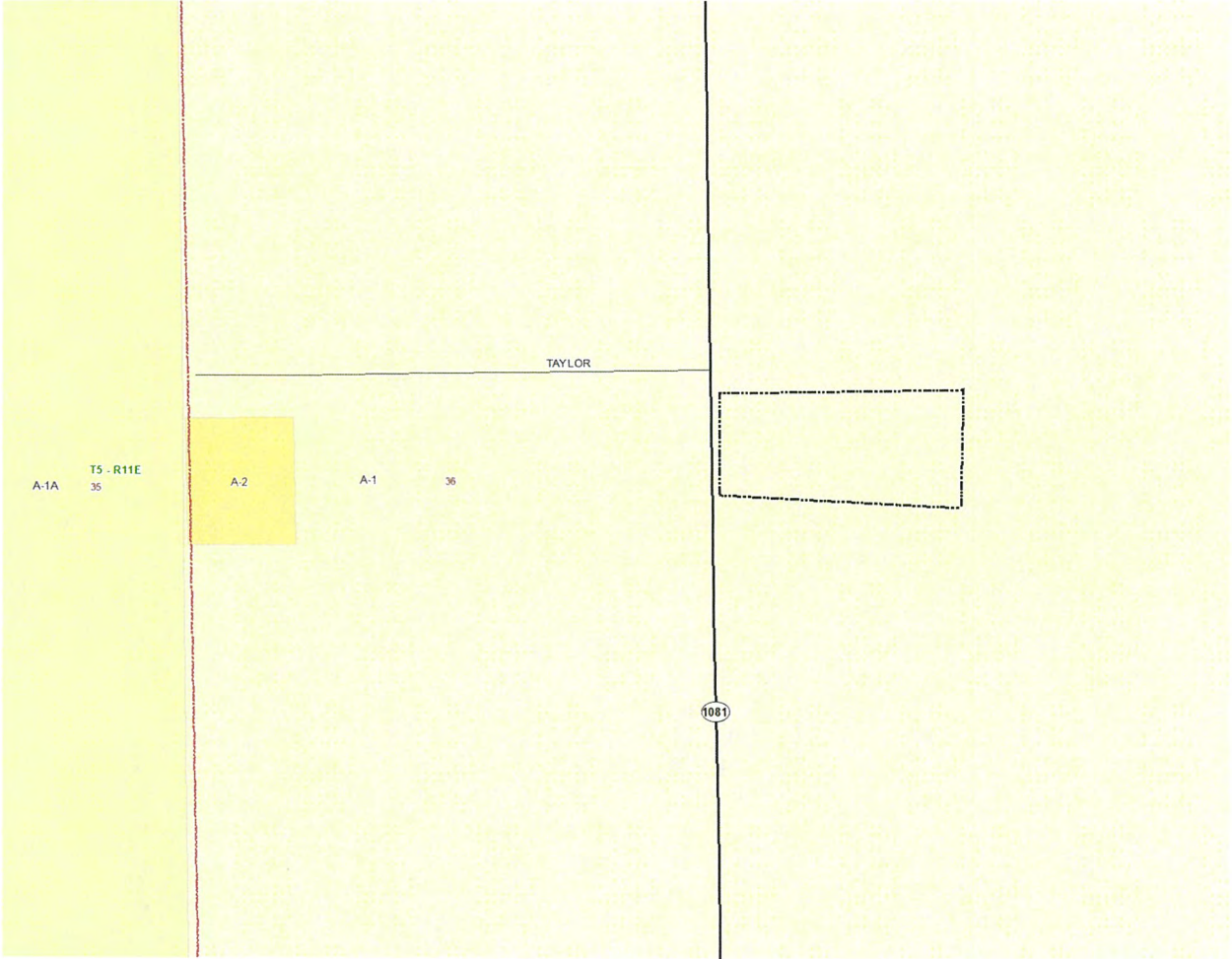
PETITIONER: Karin Smith

OWNER: Karin and Phillip Smith

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to HC-3 Highway Commercial District and RO Rural Overlay

LOCATION: Parcel located on the east side of Louisiana Highway 1081, south of South Taylor Road; Covington

SIZE: 4.942 acres

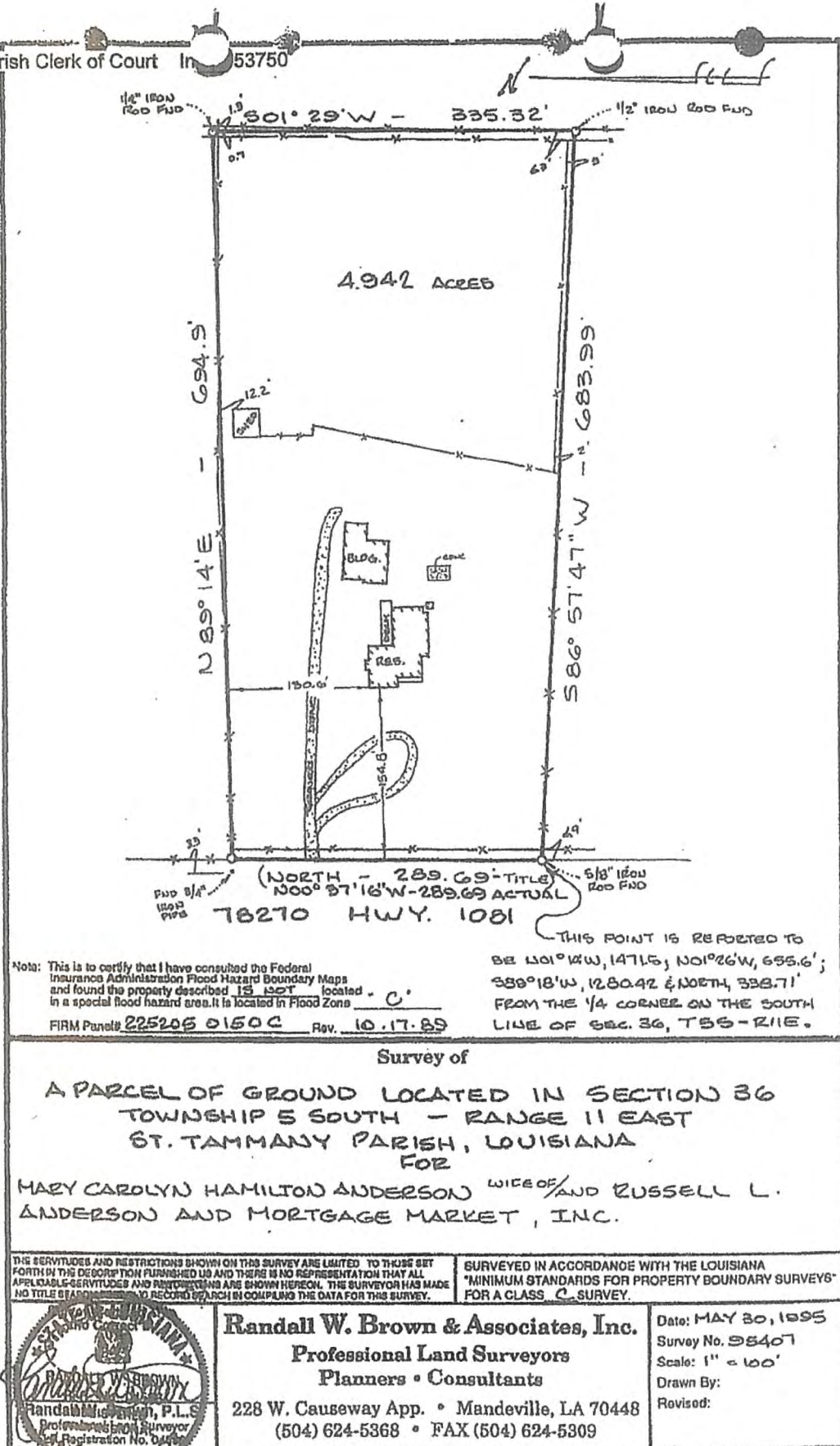




2020-2001-ZC

St Tammany Parish Clerk of Court In 53750

Page 4 of 9



ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2002-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Chris Jean
OWNER: Paris Properties, LLC
REQUESTED CHANGE: From NC-6 Public, Cultural and Recreational District to I-2 Industrial District
LOCATION: Parcel located on the east side of Commercial Drive, north of Browns Village Road; Slidell
SIZE: 1.07 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Industrial	I-1 Industrial District
South	Commercial	NC-6 Public, Cultural and Recreational District
East	Industrial	I-1 Industrial District
West	Industrial	I-1 Industrial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-6 Public, Cultural and Recreational District to I-2 Industrial District. The site is located on the east side of Commercial Drive, north of Browns Village Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The subject site is currently developed with an existing indoor baseball practice facility. A change in the current zoning designation will allow for more intense industrial uses to be located on the subject property, while allowing the existing indoor recreational facility to remain a permitted use. The subject site is within an established industrial area and is flanked on most sides by existing industrial uses. As such, staff is not opposed to the request.

Case No.: 2020-2002-ZC

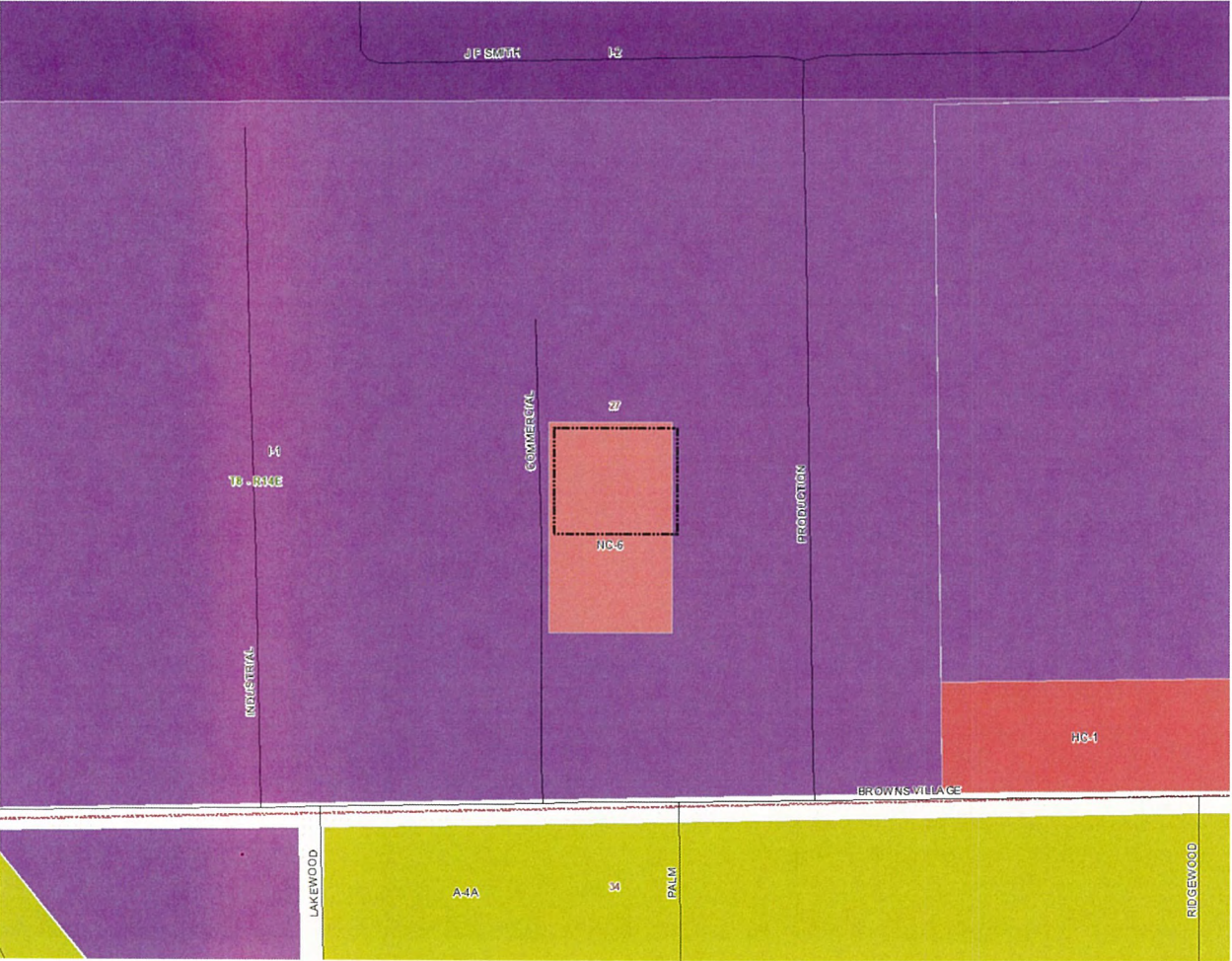
PETITIONER: Chris Jean

OWNER: Paris Properties, LLC

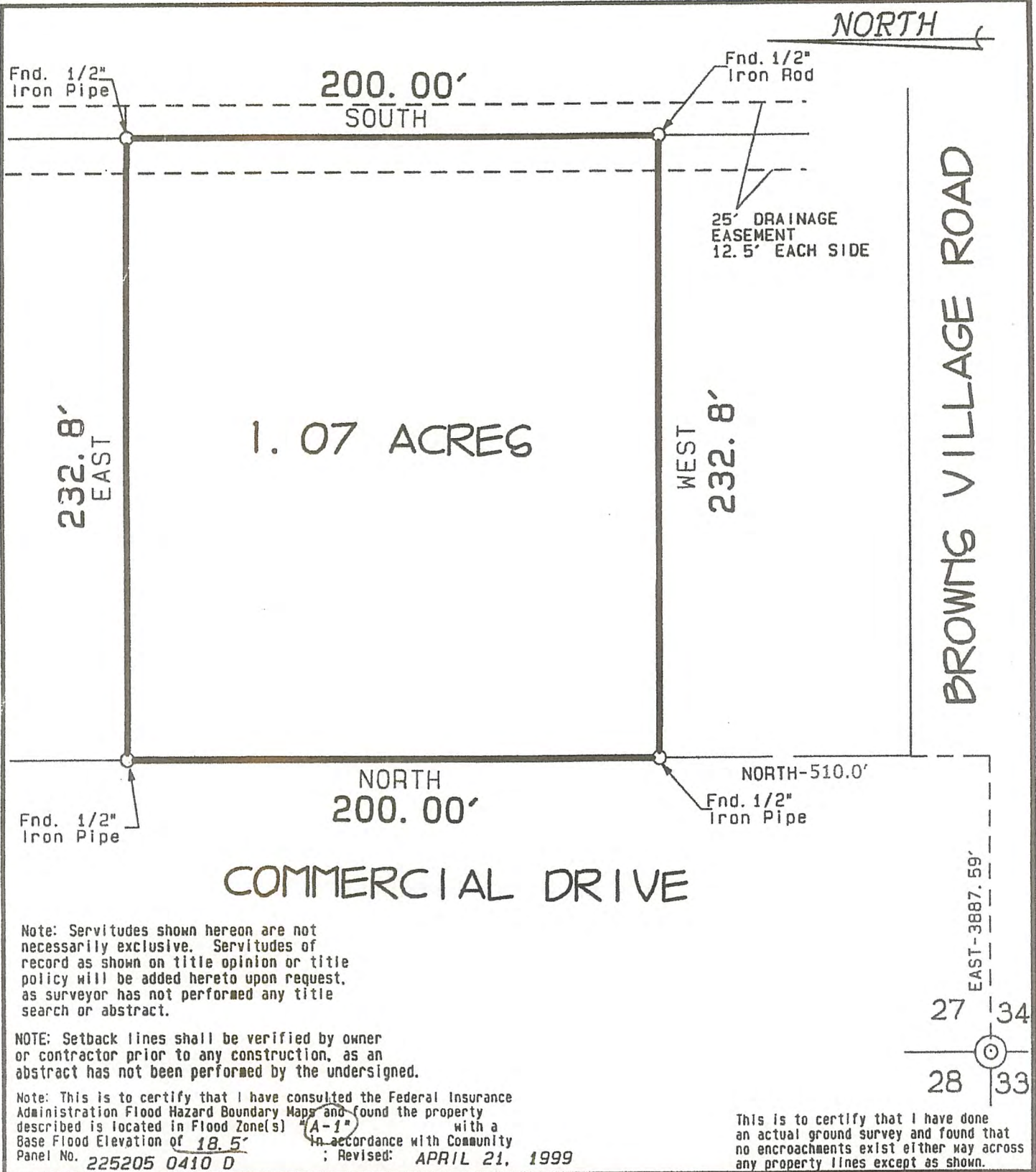
REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Commercial Drive, north of Browns Village Road; Slidell

SIZE: 1.07 acres







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

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

SURVEY MAP OF
A 1.07 ACRE PARCEL OF LAND SITUATED
IN SECTION 27, T-8-S, R-14-E,
In
St. Tammany Parish, Louisiana
for
JANICE S. SMITH

Survey No. 98 076
Date: FEBRUARY 3, 1998

Drawn by: RMK/JEB
Revised:

Scale: 1" = 50'

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
REG. No. 4423

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

REGISTERED SURVEYOR

REGISTERED SURVEYOR

REGISTERED SURVEYOR

REGISTERED SURVEYOR

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2003-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Chris Jean
OWNER: Paris Properties, LLC
REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District
LOCATION: Parcel located on the west side of Production Drive, north of Browns Village Road; Slidell
SIZE: 1.38 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	Industrial	I-1 Industrial District
South	Industrial	I-1 Industrial District
East	Industrial	I-1 Industrial District
West	Commercial	NC-6 Public, Cultural and Recreational District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-1 Industrial District to I-2 Industrial District. The site is located on the west side of Production Drive, north of Browns Village Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The subject site is currently developed with an existing office warehouse use. A change in the current zoning designation will allow for more intense industrial uses to be located inside an established industrial area. As the subject site is flanked on most sides by existing industrial uses, the permitted uses within the requested I-2 zoning designation will be buffered by the existing, lower intensity I-1 Industrial District. As such, staff is not opposed to the request.

Case No.: 2020-2003-ZC

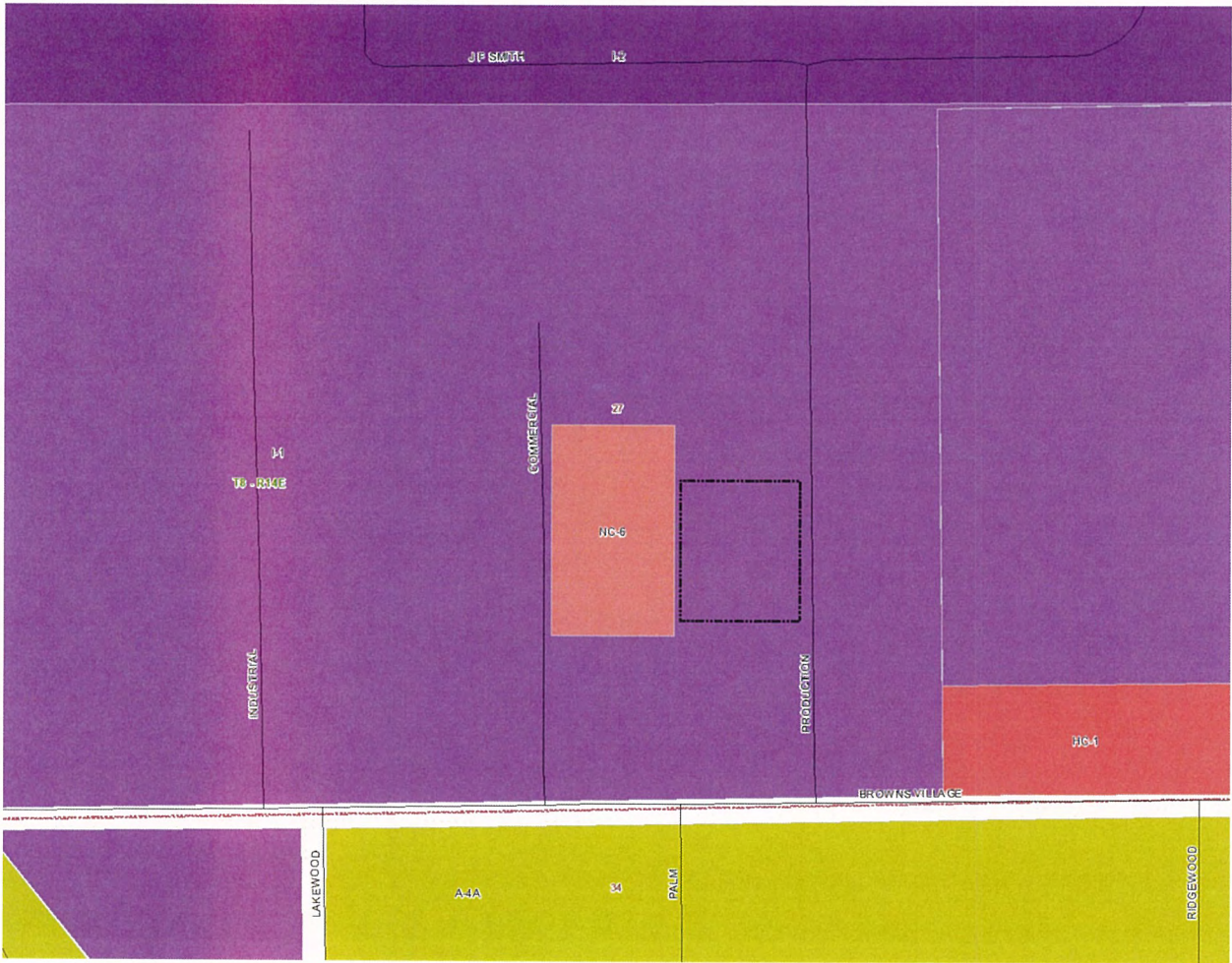
PETITIONER: Chris Jean

OWNER: Paris Properties, LLC

REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the west side of Production Drive, north of Browns Village Road; Slidell

SIZE: 1.38 acres





2020-2003-ZC

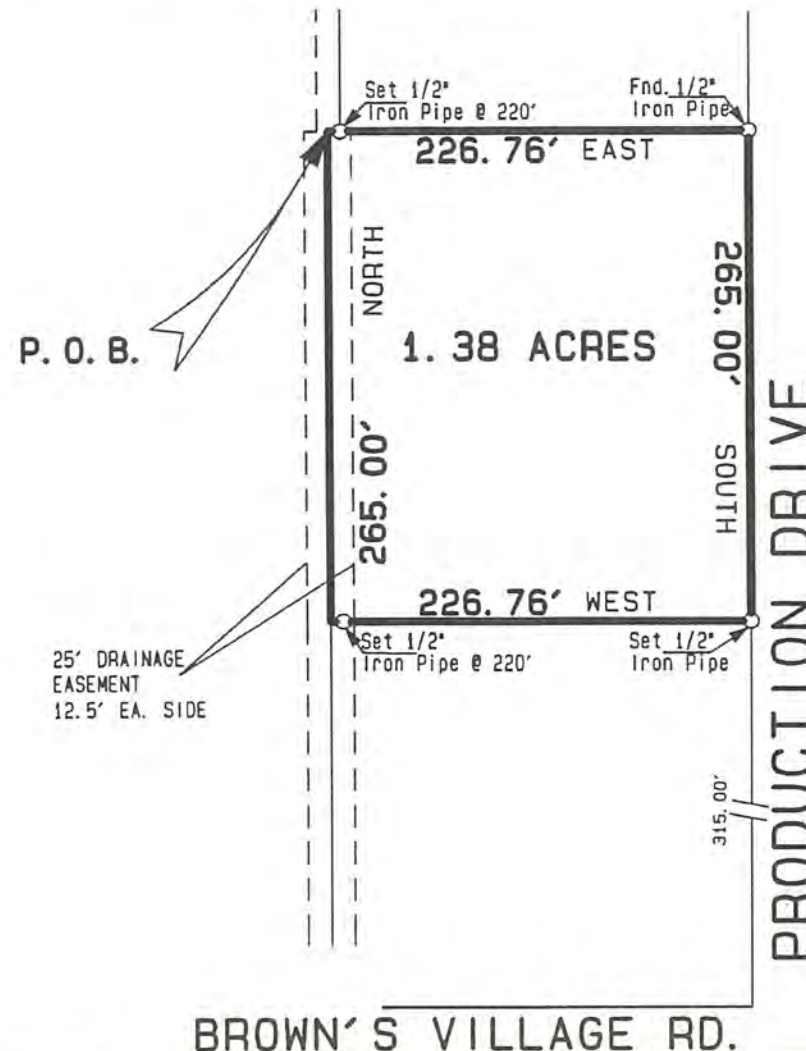
SURVEY MAP OF
A 1.38 ACRE PARCEL
OF LAND SITUATED
In
SECTION 27, T-8-S, R-14-E
St. Tammany Parish, Louisiana
for
JANICE SMITH

P.O.B. IS REPORTED TO BE EAST 3887.59',
NORTH 710', EAST 232.8' SOUTH 100.0' AND
WEST 6.76' FROM THE SECTION CORNER COMMON TO
SECTIONS 27, 28, 33 & 34, TOWNSHIP 8
SOUTH, RANGE 14 EAST, ST. TAMMANY
PARISH, LOUISIANA.

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 consulted the Federal Insurance
Administration Flood Hazard Boundary Maps and found the property
described is located in Flood Zone(s) "A-1" with a
Base Flood Elevation of 18.5' In accordance with Community
Panel No. 225205 0410 D ; Revised: APRIL 21, 1999



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

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

Survey No. 2000 240
Date: APRIL 5, 2000

Drawn by: JDL
Revised:

Scale: 1" = 100'

This Survey is Certified
True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042
FAX NO. (504) 626-0057

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2004-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Chris Jean
OWNER: Jean Wadleigh Investments, LLC
REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District
LOCATION: Parcel located on the north side of Browns Village Road, west of Dixie Road; Slidell
SIZE: 14.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-4A Single-Family Residential District
South	Undeveloped	A-4 Single-Family Residential District
East	Industrial	I-1 Industrial District
West	Industrial	I-1 Industrial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.
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 I-1 Industrial District to I-2 Industrial District. The site is located on the north side of Browns Village Road, west of Dixie Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses and lands used for the production of timber.

The subject site is currently developed with an existing industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located within an established industrial site. Notwithstanding the forgoing, the petitioned property abuts residential zoning designations to the north and south. Staff objects the request as the I-2 Industrial District allows for highly intense uses that are incompatible with adjacent residential zoning designations.

Case No.: 2020-2004-ZC

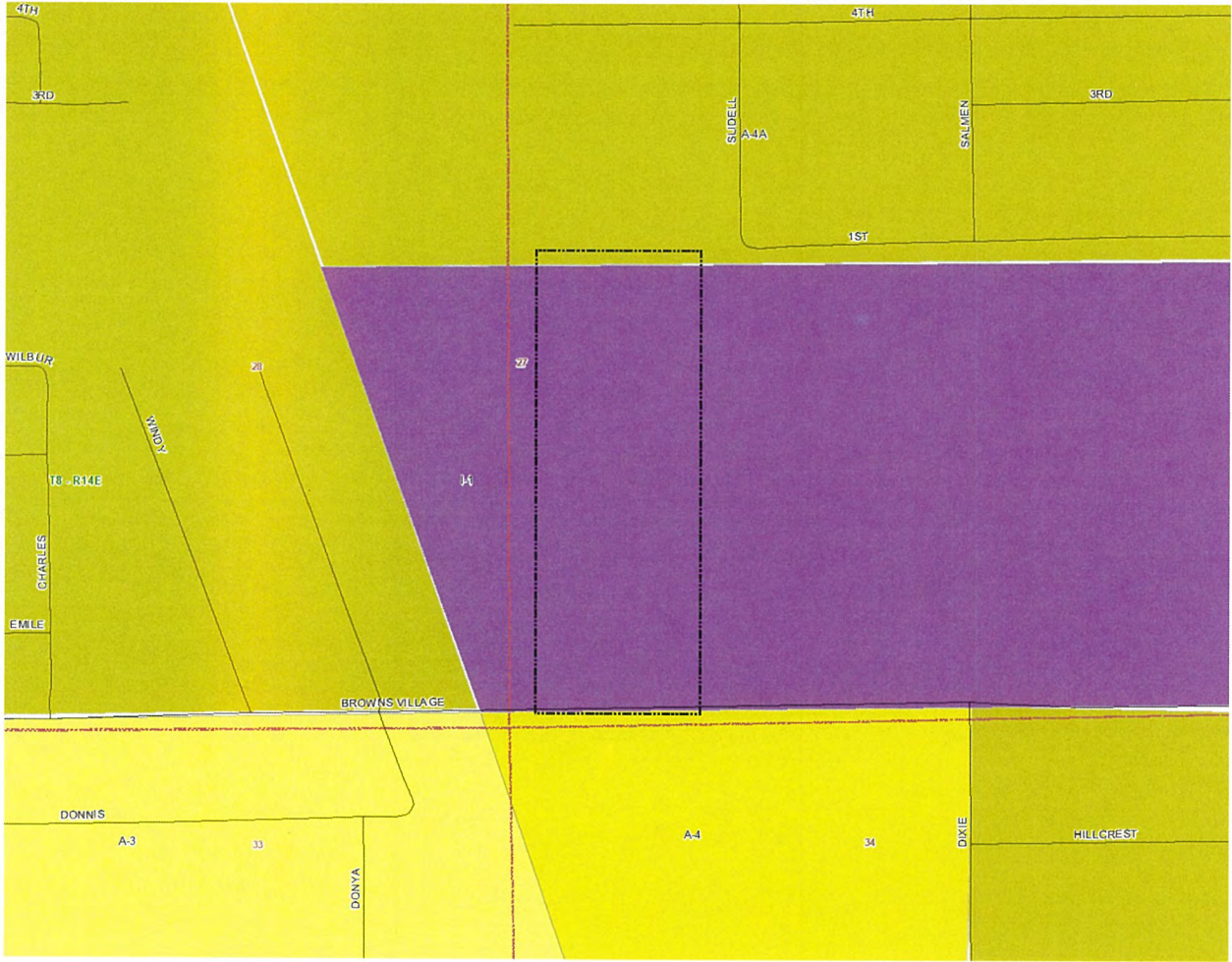
PETITIONER: Chris Jean

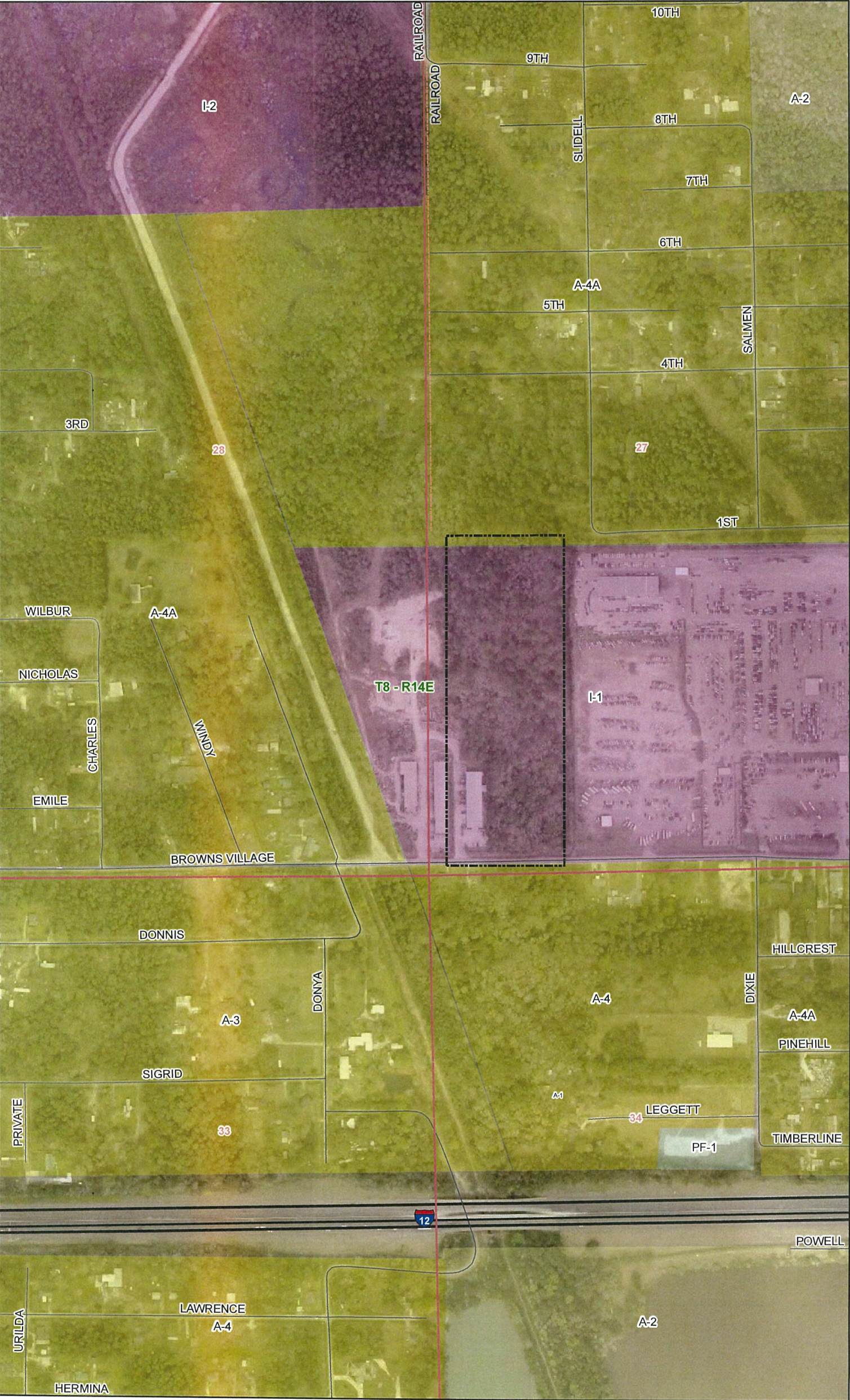
OWNER: Jean Wadleigh Investments, LLC

REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District

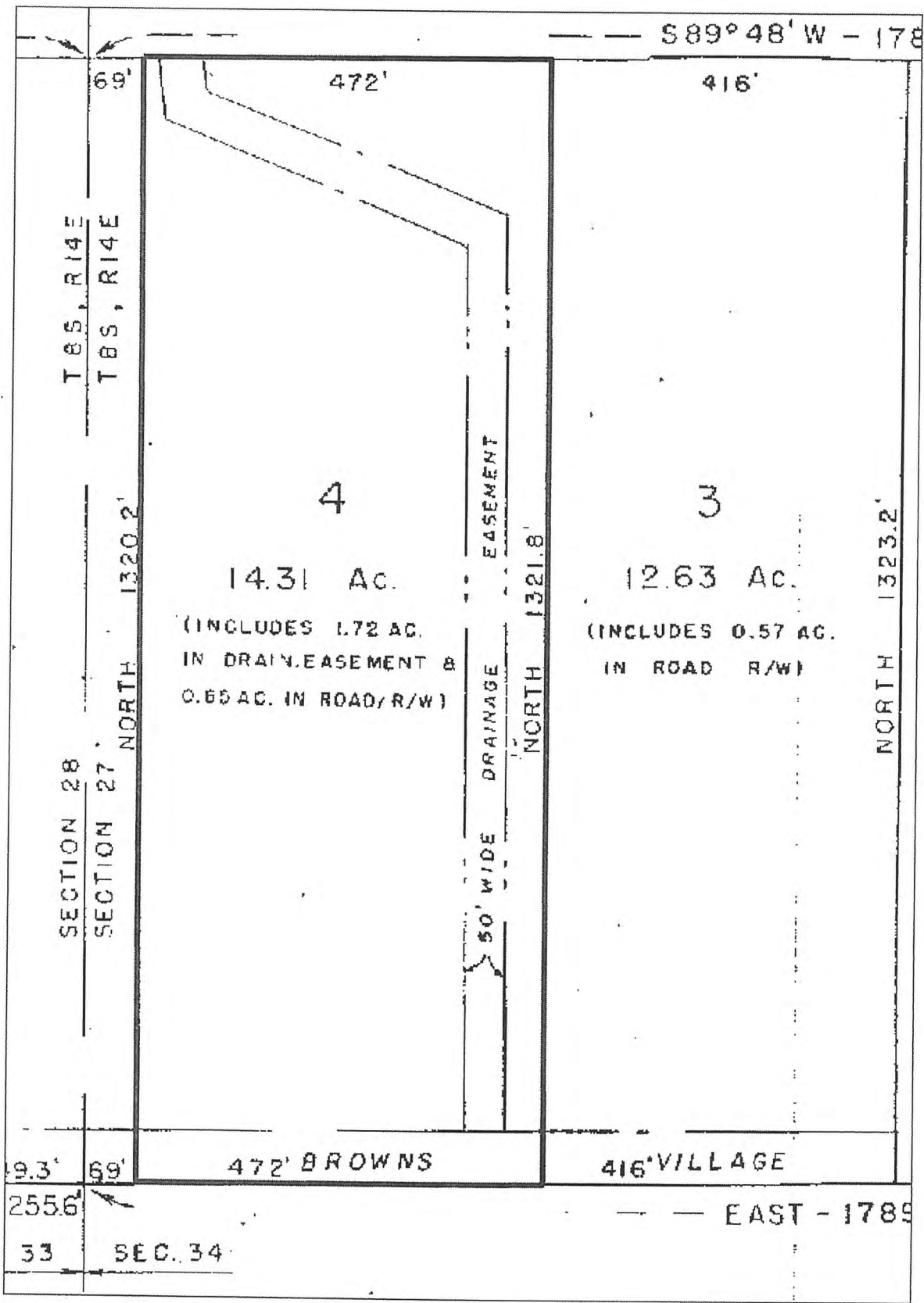
LOCATION: Parcel located on the north side of Browns Village Road, west of Dixie Road; Slidell

SIZE: 14.31 acres

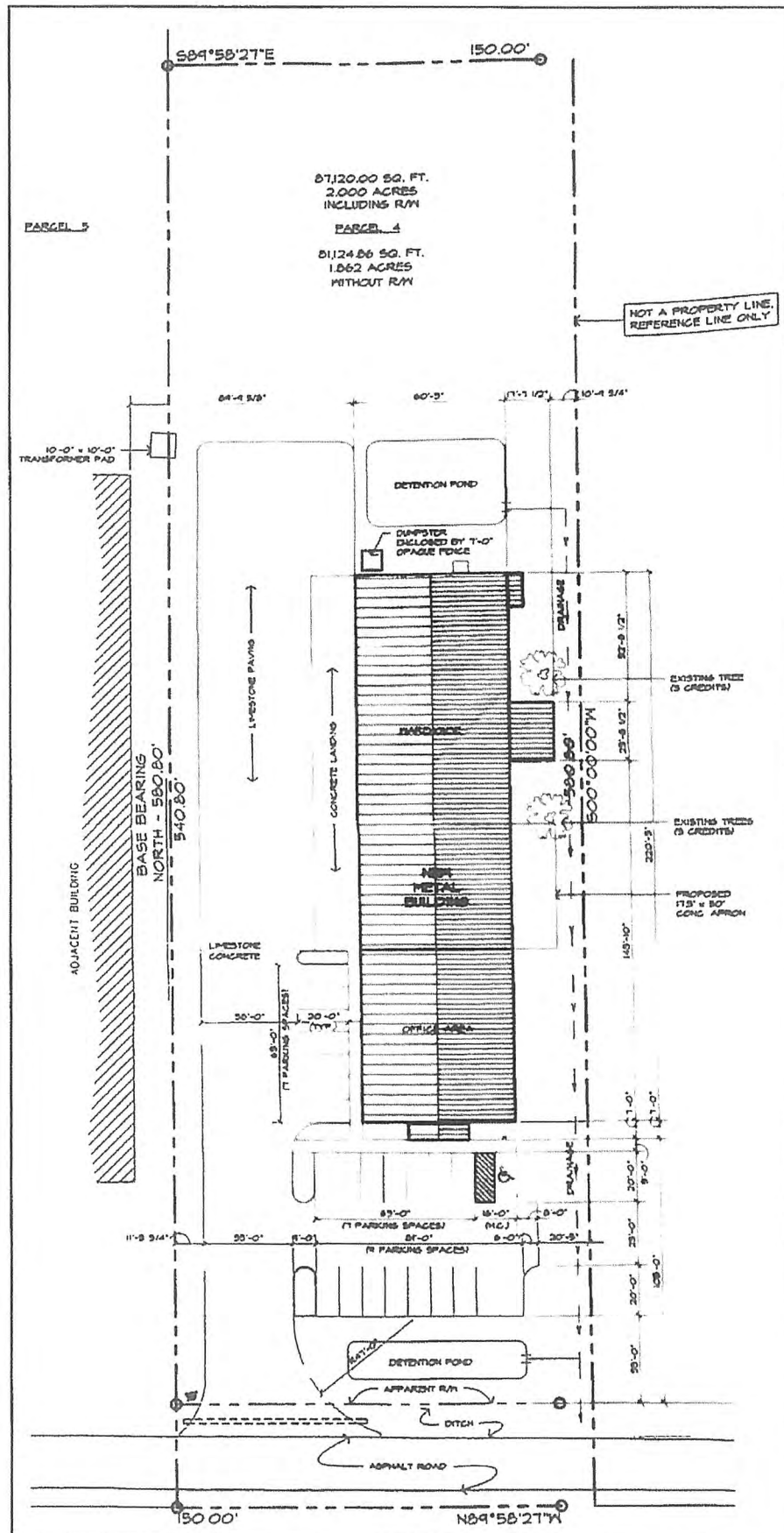




2020-2004-ZC



SITE PLAN FOR DEVELOPED PORTION OF SITE



ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2005-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Chris Jean
OWNER: Jean Wadleigh Investments, LLC
REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District
LOCATION: Parcel located on the north side of Browns Village Road, west of Dixie Road; Slidell
SIZE: 13.85 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Existing development: Yes

Multi occupancy development: No

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-4A Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Industrial	I-1 Industrial District
West	Undeveloped	A-4A Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

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 I-1 Industrial District to I-2 Industrial District. The site is located on the north side of Browns Village Road, west of Dixie Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses and lands used for the production of timber.

The subject site is developed with an existing industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located within an established industrial site. Notwithstanding the forgoing, the petitioned property abuts residential zoning designations to the north, south, and west. Staff objects to the request as the I-2 Industrial District allows for highly intense uses that are incompatible with adjacent residential zoning designations.

Case No.: 2020-2005-ZC

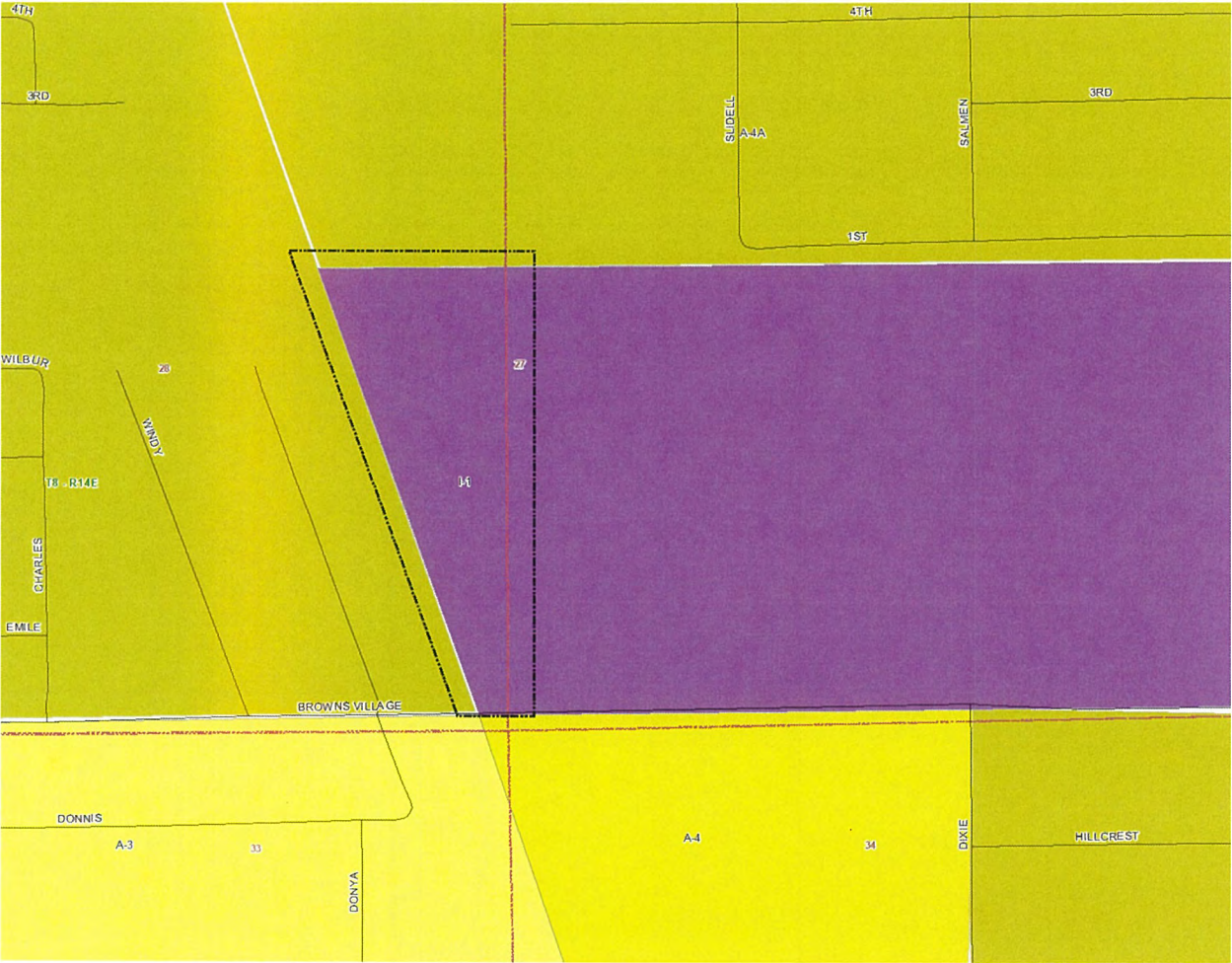
PETITIONER: Chris Jean

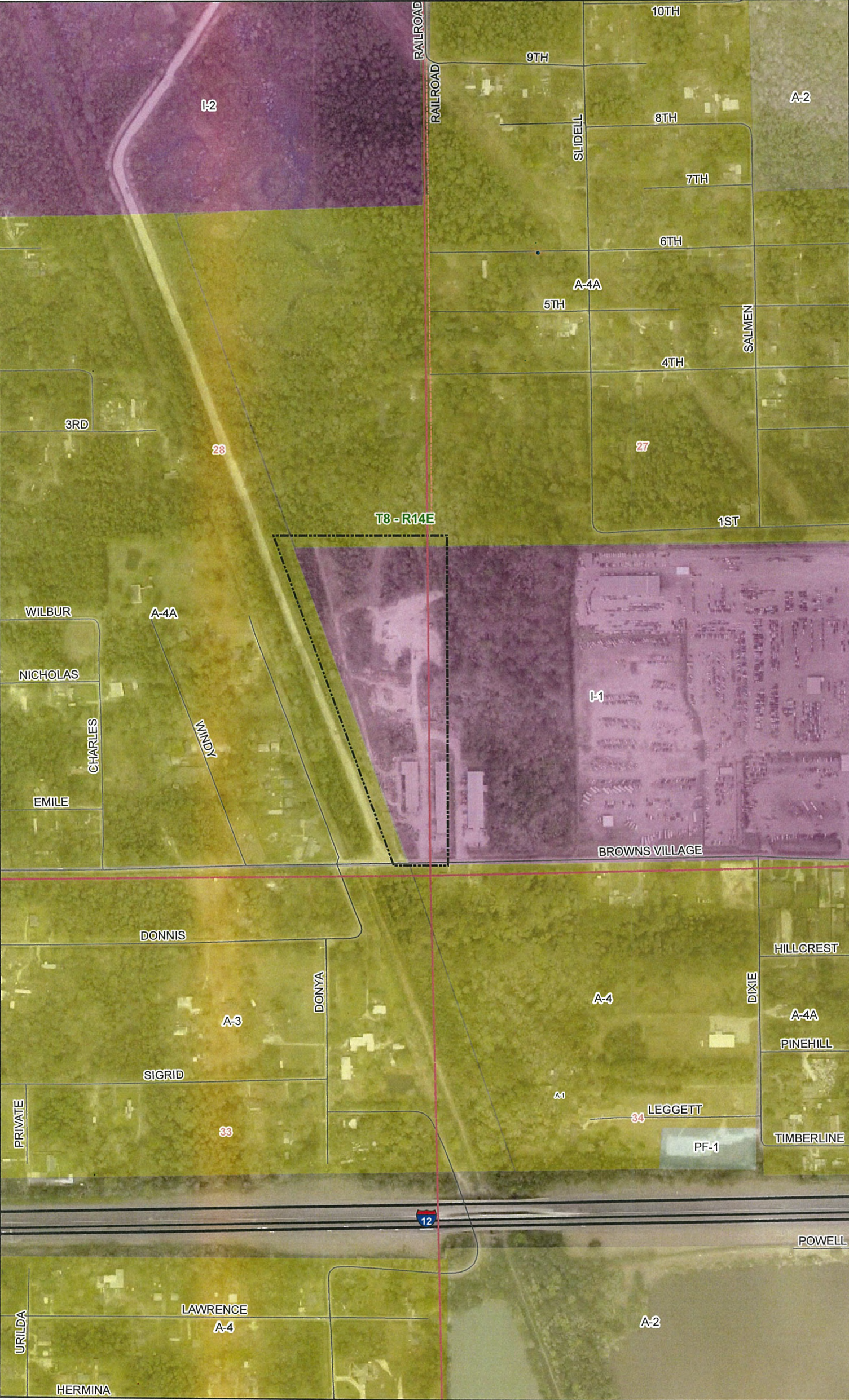
OWNER: Jean Wadleigh Investments, LLC

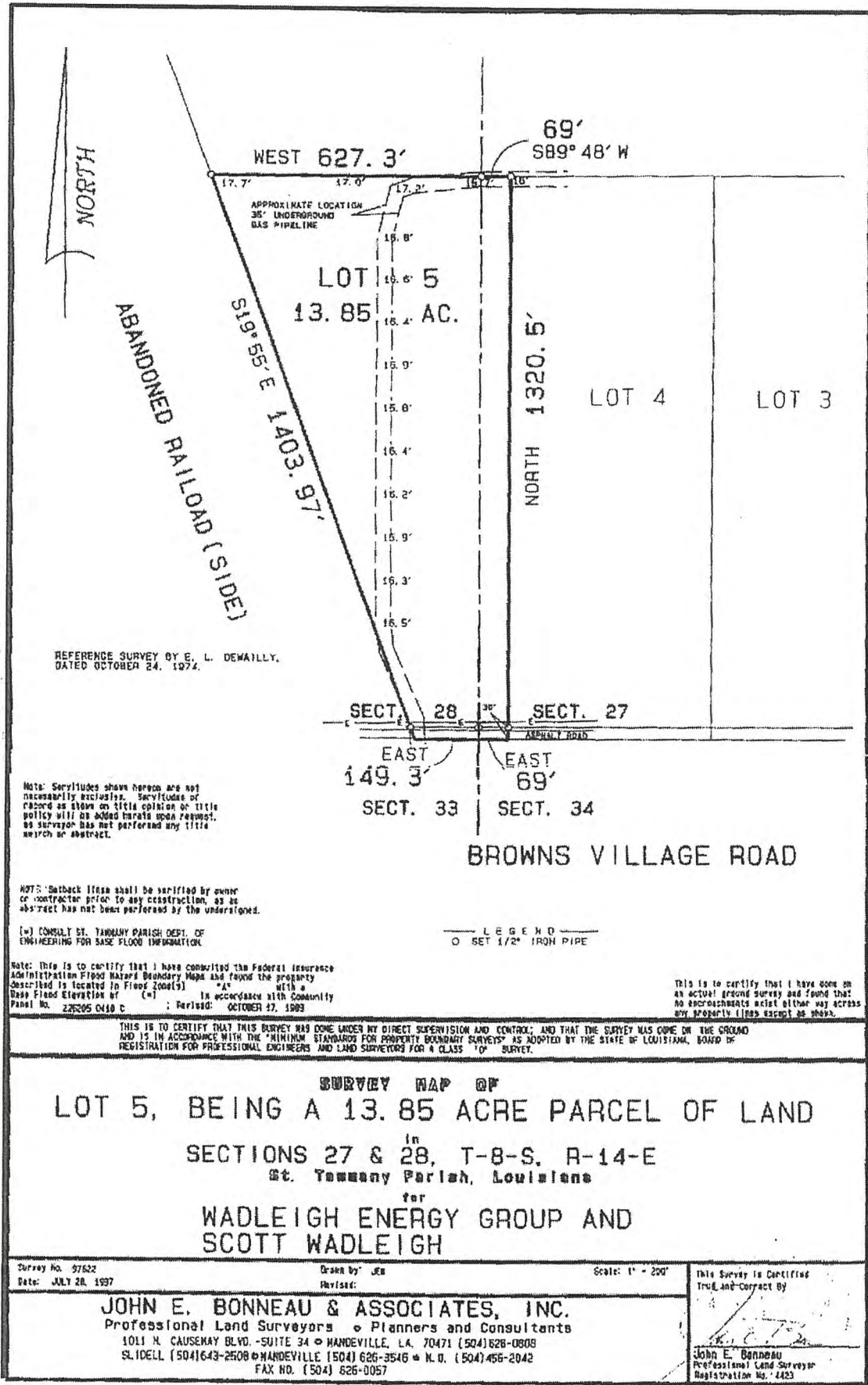
REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the north side of Browns Village Road, west of Dixie Road; Slidell

SIZE: 13.85 acres







ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2016 -ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Alan Zeiser
OWNER: Alan Zeiser
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell
SIZE: .36 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4A Single-Family Residential
South	Residential	A-4A Single-Family Residential
East	Residential	A-4A Single-Family Residential and MHO Manufactured Housing Overlay
West	Residential	A-4A Single-Family Residential

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-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the zoning designation is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as the MHO Manufactured Housing Overlay is in compliance with the site’s comprehensive plan designation.

Case No.: 2020-2016 -ZC

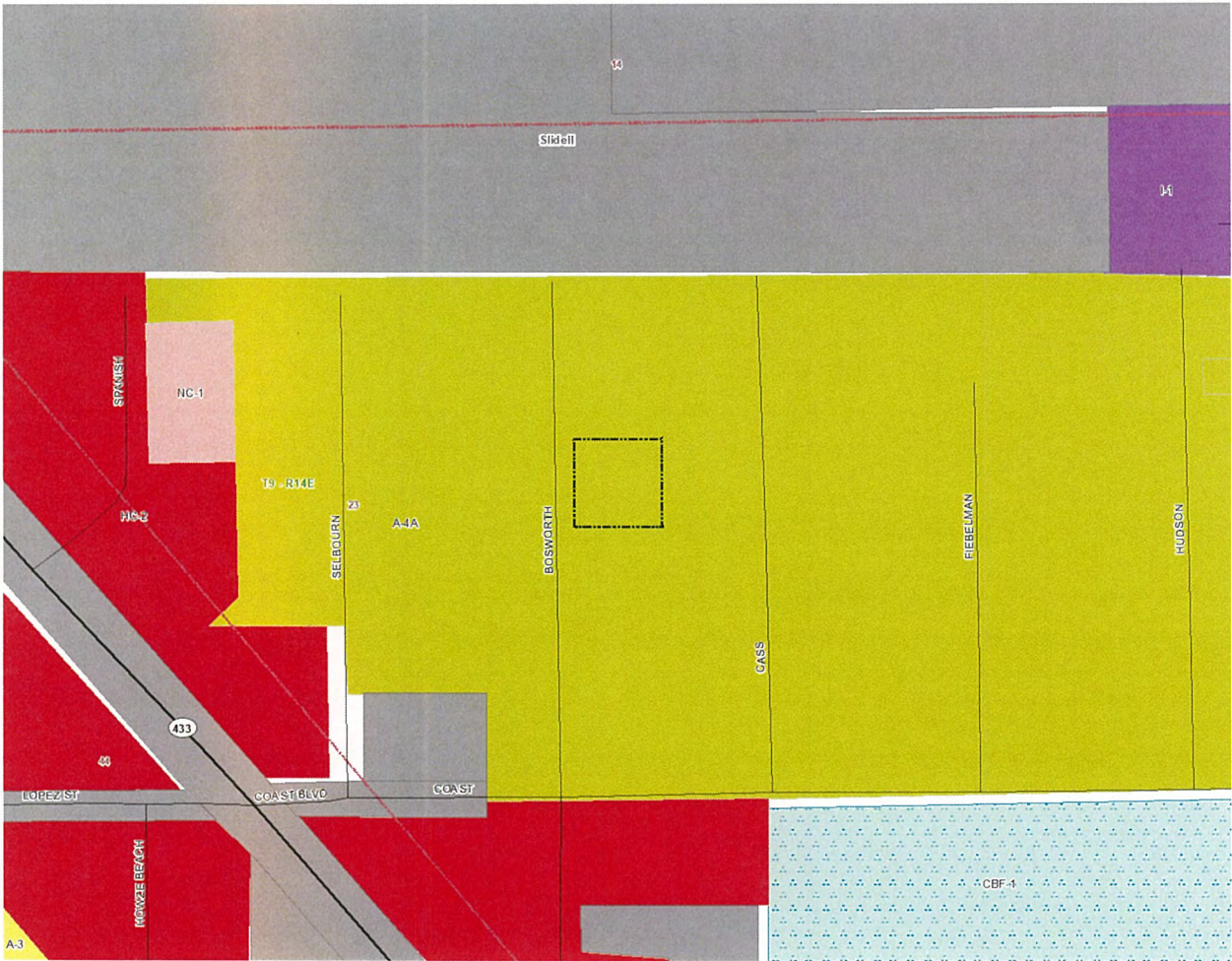
PETITIONER: Alan Zeiser

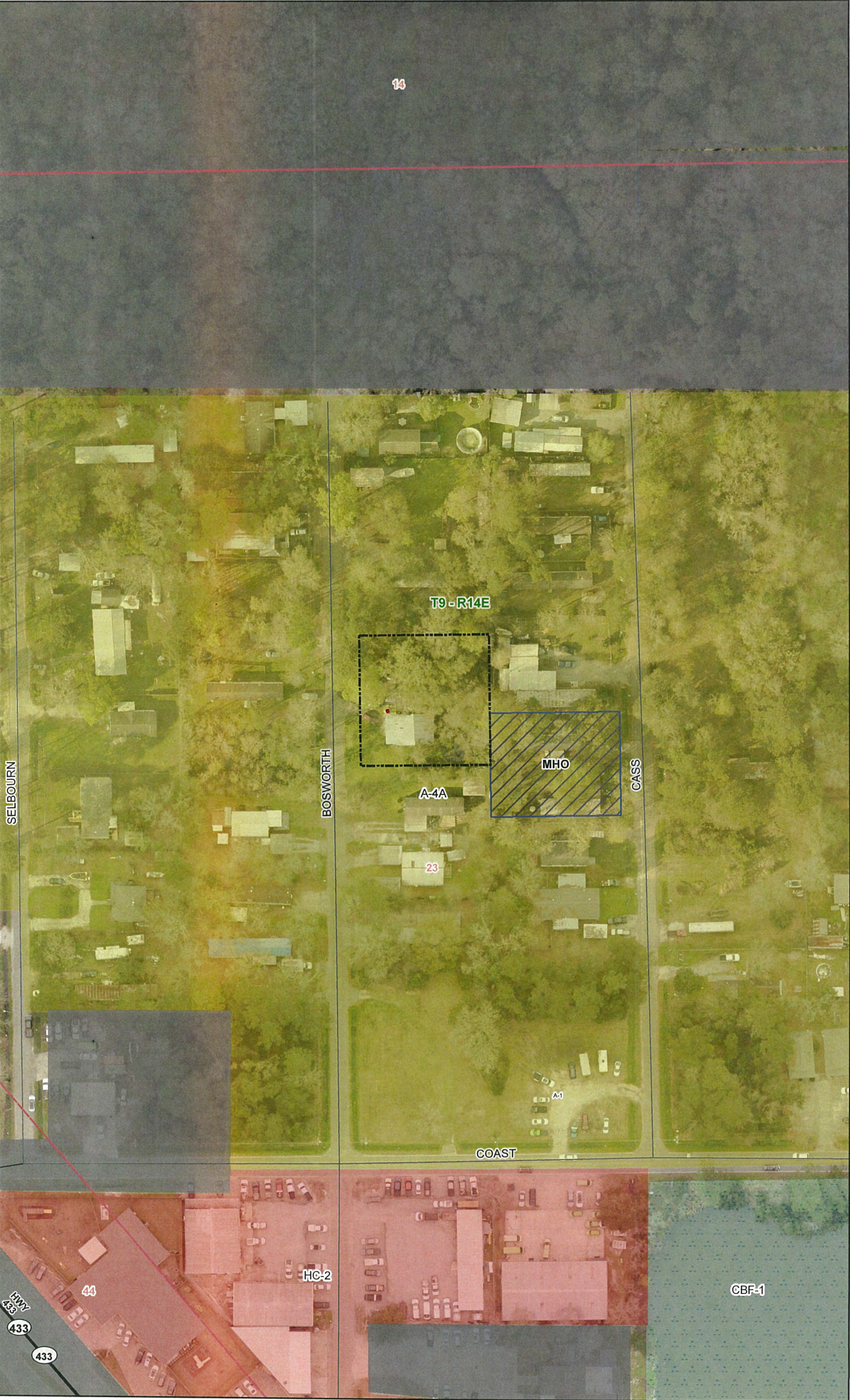
OWNER: Alan Zeiser

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

LOCATION: East side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell

SIZE: .36 acres





CENTRAL PARK SEC. A OF NEW SLIDELL

Standard General Realty Co. Inc.

912 GRAVIER ST.

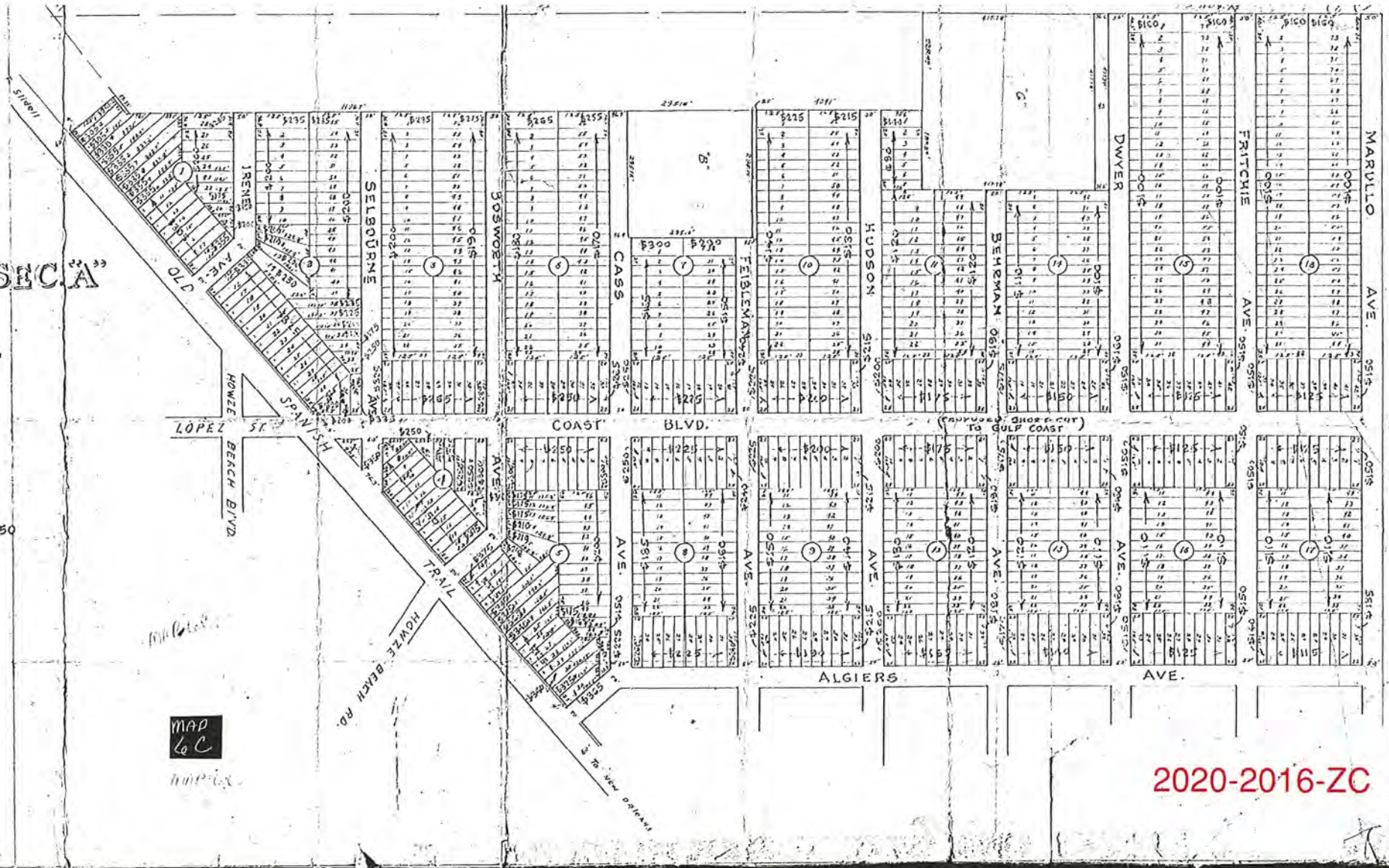


MAIN - 5750

New Orleans, La.

MAD
6C

map 6C



2020-2016-ZC

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2018-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Brandi Ancar
OWNER: First Baptist Church
REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to NC-2 Indoor Retail and Service District
LOCATION: Parcel located on the on the north side of Louisiana Highway 21, west of Garden Drive; Covington
SIZE: 1.95 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface:

Condition:

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Undeveloped and Residential	MD-1 Medical Residential District
East	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to NC-2 Indoor Retail and Service District. The site is located on the on the north side of Louisiana Highway 21, west of Garden Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial uses that vary in intensity and form.

The subject site is currently developed with an existing church which fronts along Louisiana Highway 21. The reason for the request is to accommodate a remodel of the existing building for a restaurant without a lounge. The purpose of the NC-2 Retail and Service District is to provide for the location of services in close proximity to residential development with minimal impact. Staff is not opposed to the request as the petitioned site fronts along a State Highway and has traditionally been used to provide neighborhood-scale services to the surrounding area.

Case No.: 2020-2018-ZC

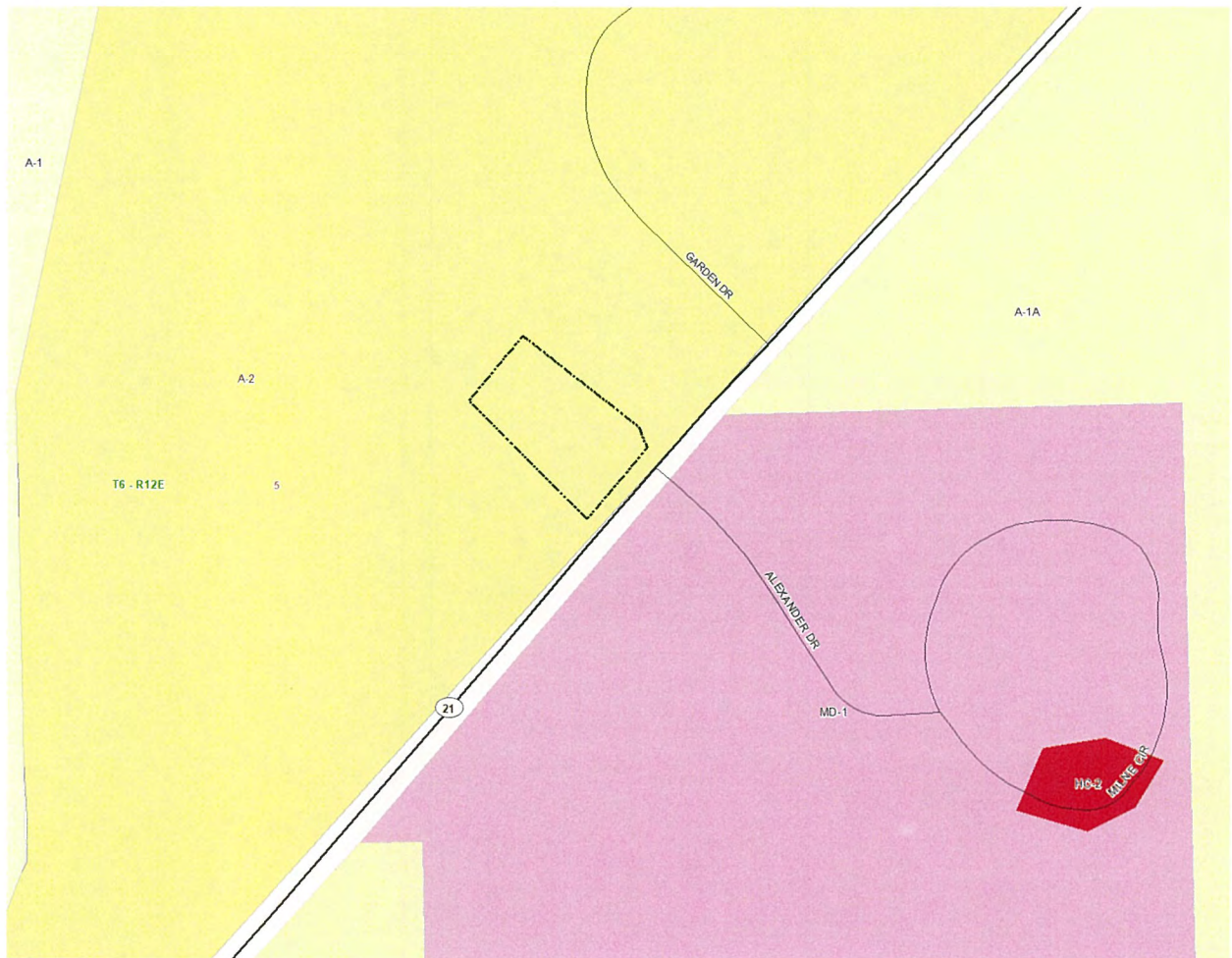
PETITIONER: Brandi Ancar

OWNER: First Baptist Church

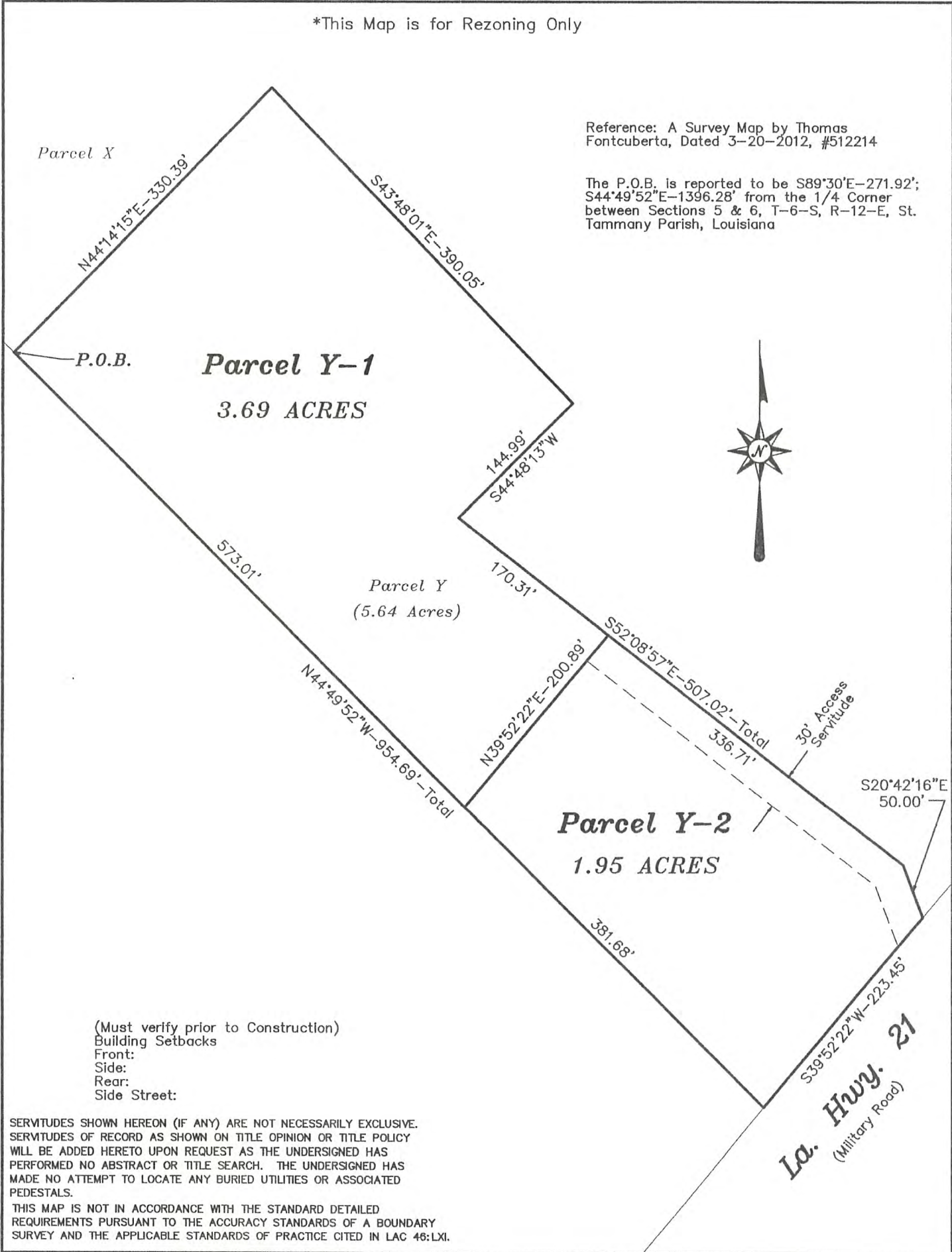
REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to NC-2 Indoor Retail and Service District

LOCATION: Parcel located on the north side of Louisiana Highway 21, west of Garden Drive; Covington

SIZE: 1.95 acres







MAP PREPARED FOR **BRANDI ANCAR**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 5, T-6-S, R-12-E, 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

(985) 892-6277 office (985) 898-0355 fax

landsurveyingllc@gmail.com

CERTIFIED CORRECT

Bruce M. Butler, III

BRUCE M. BUTLER, III

LOUISIANA PROFESSIONAL LAND SURVEYOR

LICENSE NO. 4804

8-19-2020

SCALE:	1"= 110'	DATE:	8-7-2020	NUMBER:	19972
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ZONING STAFF REPORT

Date: 9/25/2020

Case No.: 2020-2019-ZC

Posted: 9/25/2020

Meeting Date: October 6, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Watercross Development, LLC

OWNER: Watercross Development, LLC

REQUESTED CHANGE: From PBC-1 Planned Business Campus to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of Westshore Drive, north of Pinnacle Parkway; Covington

SIZE: 45.78 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	PUD Planned Unit Development
South	I-12	N/A
East	Residential	Covington City Limits
West	Commercial	HC-3 Highway Commercial

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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 PBC-1 Planned Business Campus to HC-3 Highway Commercial District. The site is located on the east side of Westshore Drive, north of Pinnacle Parkway, Covington. The 2025 Future Land Use Plan designates the site to be developed with uses that achieve conservation through both private and public sector initiatives.

The purpose of the PBC-1 zoning designation is to provide for the location of office uses in a campus-type setting. The purpose of the HC-3 Highway Commercial District is to accommodate large scale, heavy commercial uses. The subject site is located east of the existing Colonial Pinnacle Nord Du Lac Regional Business Center, which is developed with commercial and retail uses of various types and densities. Staff has determined that the petitioned HC-3 Highway Commercial District will allow for uses that are appropriate to the area and as such, is not opposed to the request.

Case No.: 2020-2019-ZC

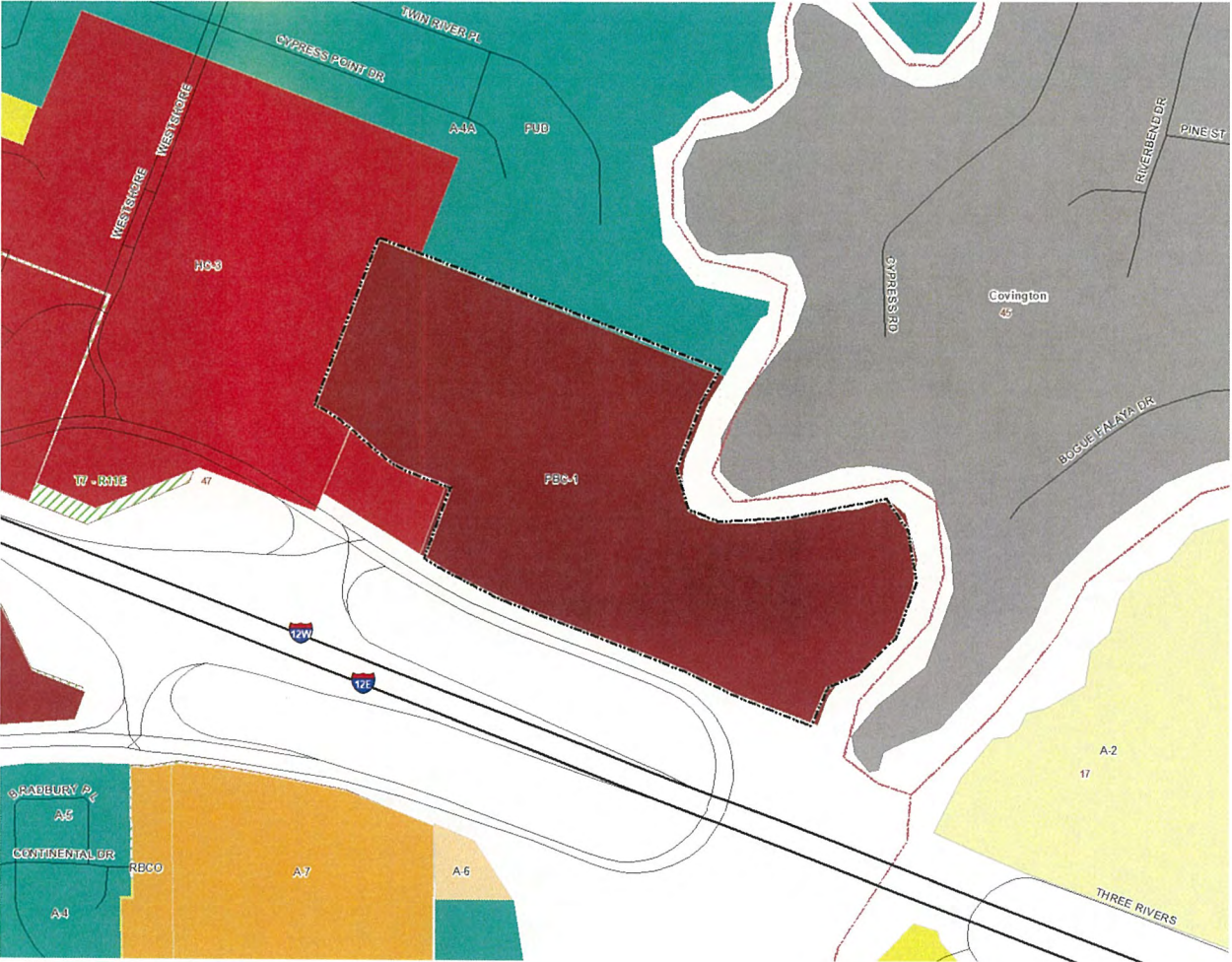
PETITIONER: Watercross Development, LLC

OWNER: Watercross Development, LLC

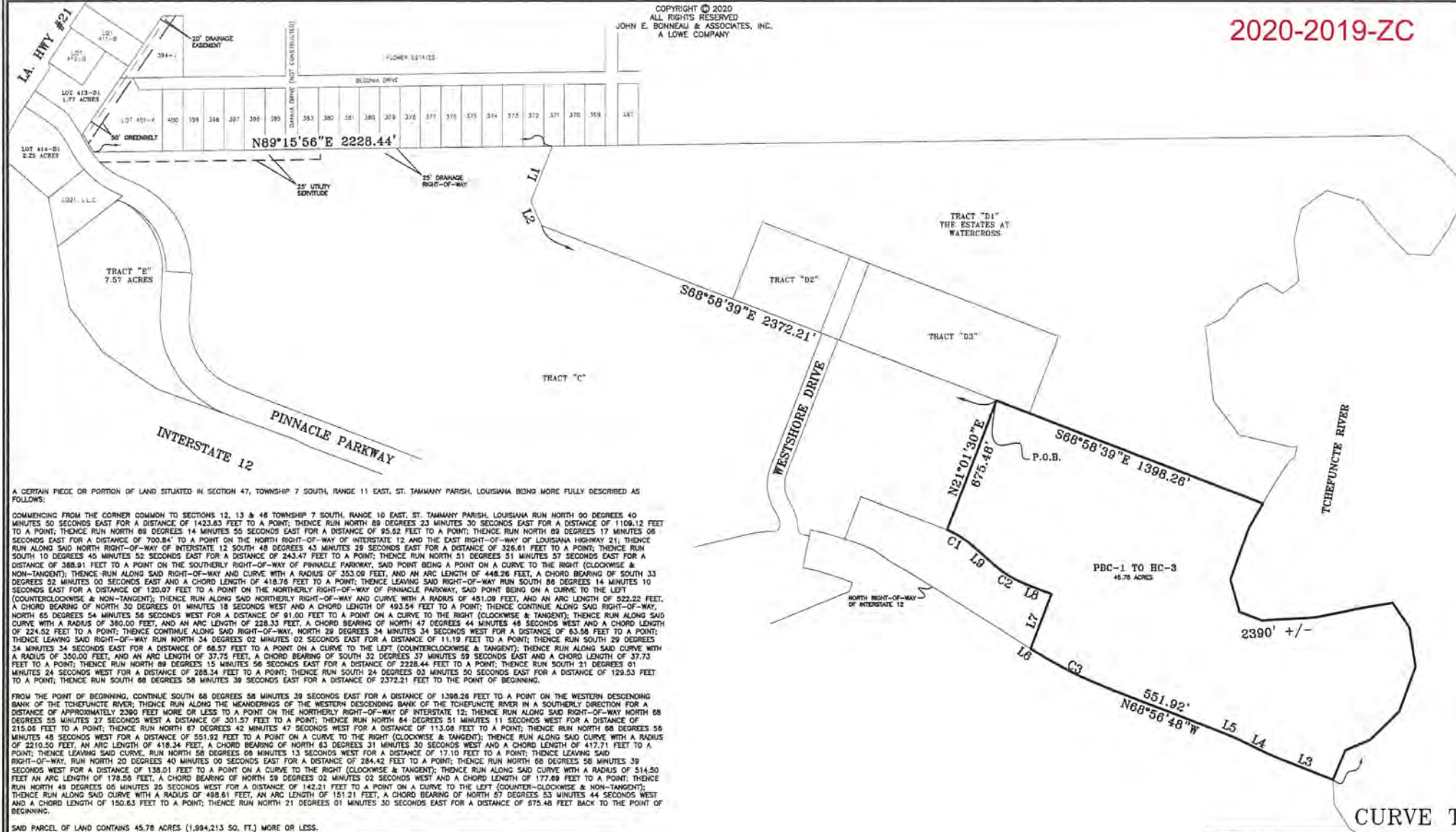
REQUESTED CHANGE: From PBC-1 Planned Business Campus to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of Westshore Drive, north of Pinnacle Parkway; Covington

SIZE: 45.78 acres







A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.08 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 88 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 16 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 85 DEGREES 54 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 81.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.98 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 1388.26 FEET TO A POINT ON THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER; THENCE RUN ALONG THE MEANDERINGS OF THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER IN A SOUTHERLY DIRECTION FOR A DISTANCE OF APPROXIMATELY 2380 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 88 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 301.57 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 51 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 215.08 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 42 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 113.08 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 551.92 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 2210.50 FEET, AN ARC LENGTH OF 418.34 FEET, A CHORD BEARING OF NORTH 63 DEGREES 31 MINUTES 30 SECONDS WEST AND A CHORD LENGTH OF 417.71 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 58 DEGREES 08 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 17.10 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 20 DEGREES 40 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 284.42 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 138.01 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 514.50 FEET AN ARC LENGTH OF 178.58 FEET, A CHORD BEARING OF NORTH 59 DEGREES 02 MINUTES 02 SECONDS WEST AND A CHORD LENGTH OF 177.69 FEET TO A POINT; THENCE RUN NORTH 48 DEGREES 05 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 142.21 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 498.61 FEET, AN ARC LENGTH OF 151.21 FEET, A CHORD BEARING OF NORTH 67 DEGREES 53 MINUTES 44 SECONDS WEST AND A CHORD LENGTH OF 150.63 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 875.48 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 45.78 ACRES (1,994,213 SQ. FT.) MORE OR LESS.

A RE-ZONING MAP OF
A 45.78 ACRE PARCEL OF LAND
situated in
SECTION 47, T-7-S, R-11-E
St. Tammany Parish, Louisiana
for
WATERCROSS DEVELOPMENT, L.L.C.

Survey No. 2014025 L Drawn by: SPH Scale: 1" = 500'
Date: AUGUST 13, 2020 Revised: 08/17/20(OFFICE)

JOHN E. BONNEAU & ASSOCIATES, INC.

JEBCO
A LOWE COMPANY
Professional Land Surveyors
Planners and Consultants

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

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	CH = N57°53'44"W	R = 498.61'	A = 151.21'	CL = 150.63'
C2	CH = N59°02'02"W	R = 514.50'	A = 178.58'	CL = 177.69'
C3	CH = N63°31'30"W	R = 2210.50'	A = 418.34'	CL = 417.71'

REFERENCE SURVEY:
A survey by this firm with survey no. 20054778 dated October 31, 2007, last revised February 20, 2008.

BASIS FOR BEARINGS:
The Reference Survey.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S21°01'24"W	288.34'
L2	S24°03'50"E	129.53'
L3	N68°55'27"W	301.57'
L4	N64°51'11"W	215.06'
L5	N67°42'47"W	113.08'
L6	N58°06'13"W	17.10'
L7	N20°40'00"E	284.42'
L8	N68°58'39"W	138.01'
L9	N49°05'25"W	142.21'

CURVE TABLE

This Survey is Certified
True and Correct By

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

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2020-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Taylor Norman

OWNER: Taylor Norman and Kendall Bunns

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington

SIZE: .52 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	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped Land	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in sight design and density.

The objective of the requested overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as a manufactured home on the property is consistent with the site’s residential comprehensive plan designation.

Case No.: 2020-2020-ZC

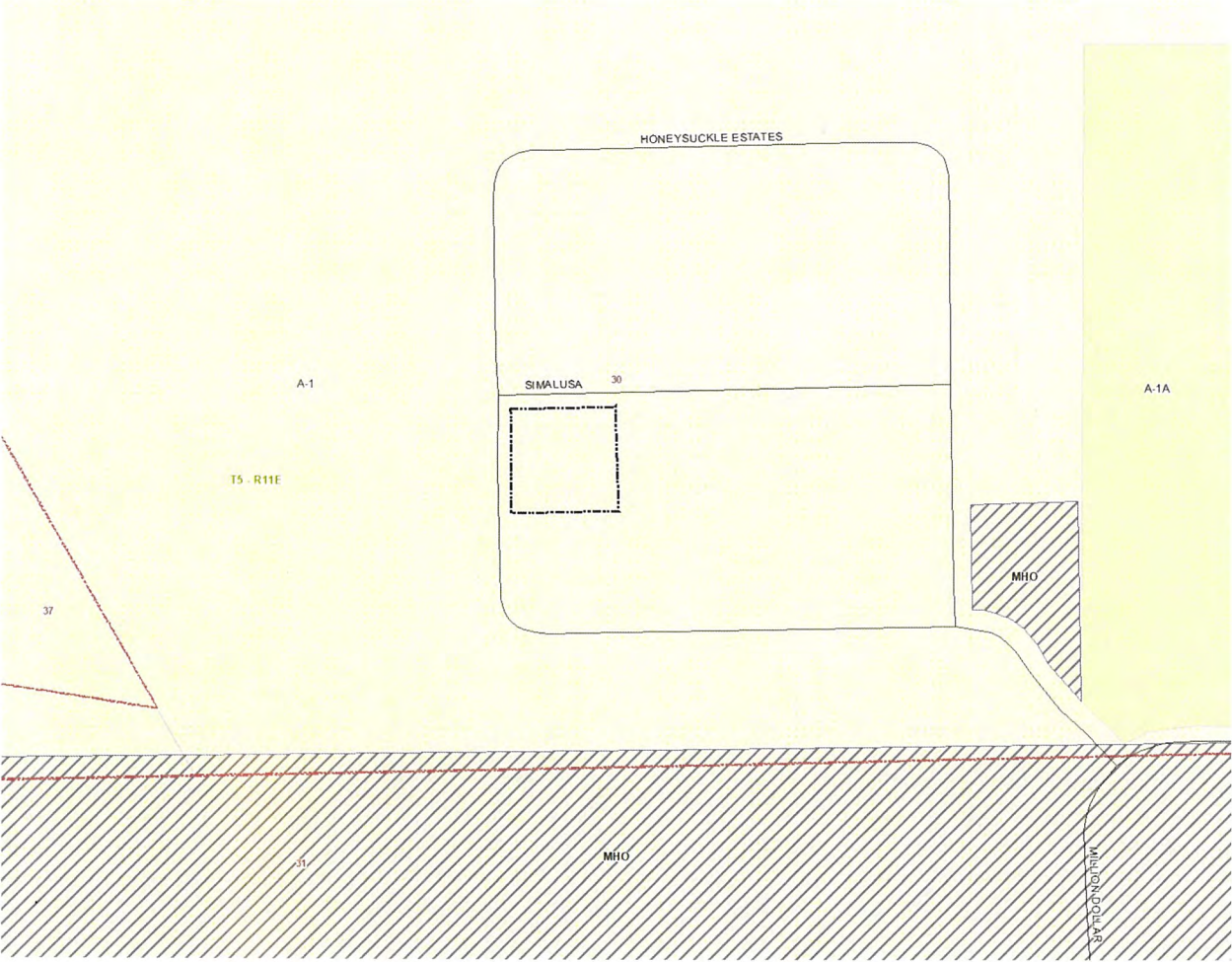
PETITIONER: Taylor Norman

OWNER: Taylor Norman and Kendall Bunns

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington

SIZE: .52 acres





HONEYSUCKLE ESTATES

S U B D I V I S I O N
P H A S E I S O N E

LOCATED IN SECTION 30 TOWNSHIP 5 SOUTH RANGE 11 EAST ST TAMMANY
PARISH, LOUISIANA

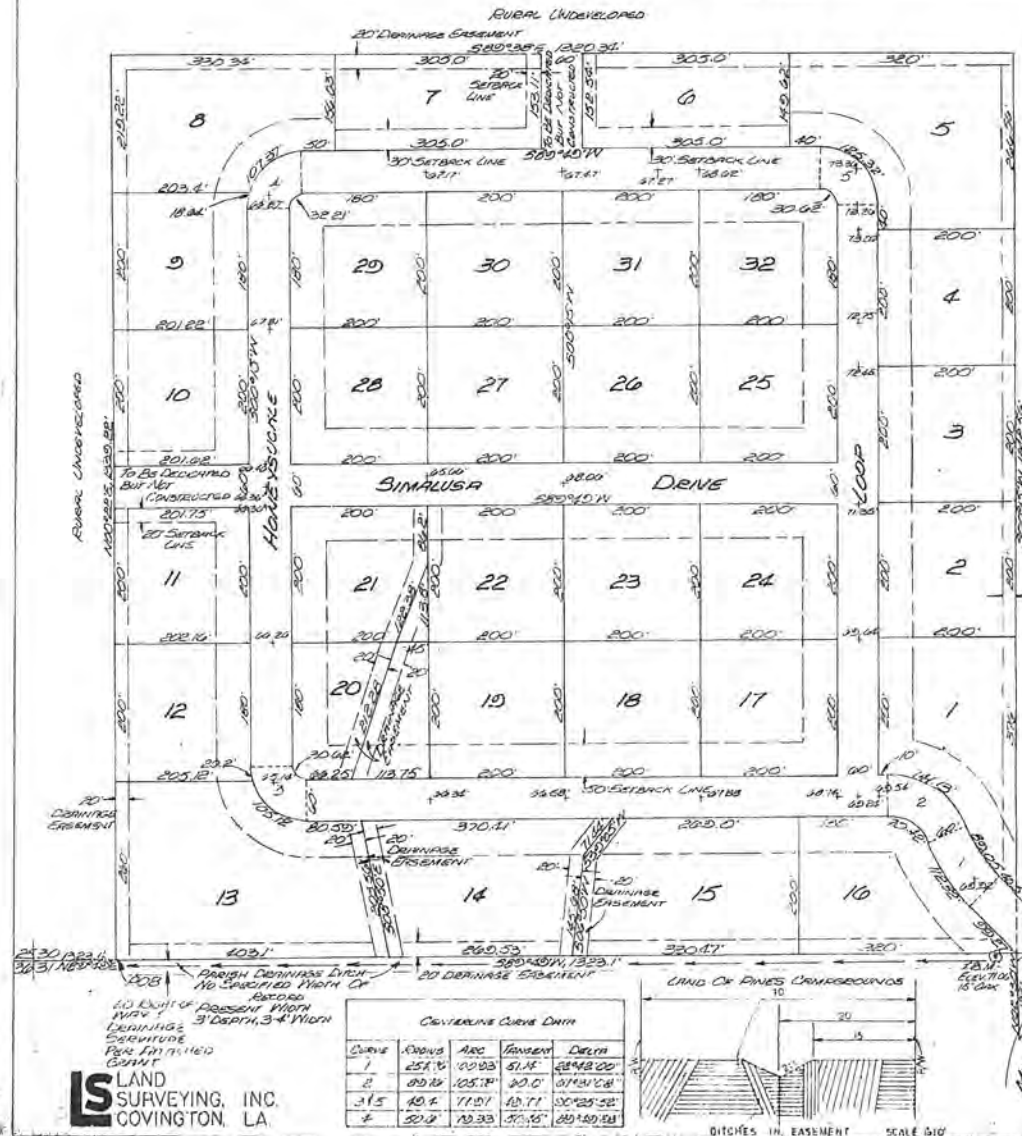
WARD 2 DISTRICT 4

OWNER-DEVELOPER

BARNEY CORE, JACK MENDHEIM, FELDER FITZMORRIS
P.O. BOX 547
FOLSOM, LA 70437

2020-2020-ZC

PARISH RESTRICTIVE COVENANTS

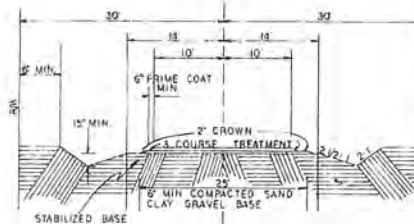


BOUNDARY DESCRIPTION

FROM THE SECTION CORNER COMMON TO
SECTIONS 25, 20, 31, 32, 15S, 61E, OF
TAMMANY PARISH, CO. RUN N80°40'E,
1329.1' TO THE POINT OF BEGINNING, FROM
THE POINT OF BEGINNING RUN N00°00'E,
1339.22', S85°18'E, 1320.24', S00°15'W,
1842.33', S45°22'E, 110.22', N00°05'E, 358',
S45°08'W, 129.12', N02°30'W, 123.0',
S00°40'W, 1229.1' BACK TO THE POINT
OF BEGINNING.



VICINITY MAP



TYPICAL CROSS SECTION
THRU ROADS

SCALE 1/4" = 1'

FRONT SETBACK LINES 30' OR AS SPECIFIED ON PLAT
INTERIOR SETBACK LINES 30'
REAR SETBACK LINES SHALL NOT EXCEED 20% OF THE DEPTH
OF THE LOT

THIS AREA IS SUBJECT TO INUNDATION ACCORDING TO
DEPT. OF HOUSING AND URBAN DEVELOPMENT FEDERAL
FLOODING, ADD. CONC. 2

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED.
3. FRONT BUILDING SETBACK WILL BE 50 FT OR AS SPECIFIED ON PLAT. THE SIDE BUILDING SETBACK WILL NOT BE LESS THAN 20 FT FROM THE SIDE PROPERTY LINE. REAR SET ITEM 10.
4. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED IN THIS SUBDIVISION WILL BE 8.2 FT ABOVE MEAN SEA LEVEL.
7. MOBILE HOMES WILL BE PERMITTED ON LOTS AS RESIDENCES.
8. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH AND PLANNING COMMISSION.
9. STCULVERT SIZE FOR EACH LOT.
10. REAR SETBACKS WILL NOT EXCEED 20% OF THE DEPTH OF THE LOT.

DEDICATION

I HEREBY DEDICATE TO THE PARISH OF ST TAMMANY THROUGH THE PARISH COUNCIL OF SAID PARISH THE STREETS DELINEATED ON THIS PLAN AS PUBLIC THOROUGHFARES.

40.65 AC AREA
32 NO. OF LOTS
5280' LENGTH OF STS
200' X 200' INDIVIDUAL SEWERAGE SYSTEM
3 COURSE ROAD SURFACING
60' STREET WIDTH
R-RURAL ZONING

CERTIFICATION

THIS MAP IS CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Barney Core
LA REGISTERED LAND SURVEYOR

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA, RS 338.5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST TAMMANY.

Barney Core
LA REGISTERED LAND SURVEYOR

FOR BARNEY CORE, JACK MENDHEIM, FELDER FITZMORRIS

Barney Core
PRESIDENT

Barney Core
SECRETARY

TREASURER
APPROVAL
Barney Core
PRESIDENT ST TAMMANY PARISH

Barney Core
CHAIRMAN SUBDIVISION REG COMMITTEE

Barney Core
PARISH ENGINEER

Barney Core
CHAIRMAN PARISH PLANNING COMMISSION

Barney Core
DATE FILED 12-26-91 FILE NO. 193-B

Barney Core
CLERK OF COURT

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CLERK OF COURT

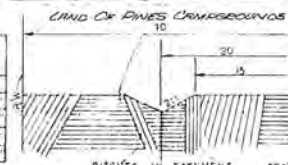
Barney Core
CLERK OF COURT

Barney Core
CLERK OF COURT

Barney Core
CLERK OF COURT

LAND SURVEYING, INC.
COVINGTON, LA

CURVE	POINTS	ARC	TANGENT	CHORD
1	251.76	10.93	51.15	44.48
2	60.15	125.17	20.0	111.15
3	40.4	77.01	10.71	50.125
4	20.4	10.33	5.15	20.140



DITCHES IN EASEMENT SCALE 1/4" = 1'

HONEYSUCKLE ESTATES PHASE ONE		
SCALE 1/4" = 1'	DRAWN BY PRO	REVISOR
DATE MAY 22, 1992		
		106th HQ

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2021-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Brad Drury
OWNER: Lagrange Legacy, LLC
REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District
LOCATION: Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville
SIZE: 53.864 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane, Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District. The site is located at the end of Jessikat Lane, north of Vista Street, Madisonville. The 2025 Future Land Use Plan designates the site to be developed new residential uses on undeveloped tracts within existing residential districts.

The subject property abuts A-3 Suburban District to the west and south, A-4 Single-Family Residential District to the east, and HC-2 Highway Commercial district to the north. The existing A-3 Suburban District zoning designation allows two residential unit per acre. The requested A-4 Single-Family Residential District allows four residential units per acre. Staff is not opposed to the request as the site abuts existing residential development to the east, south, and west, and will correct what is currently split zoned development site. Additionally, the requested density is compatible with the existing zoning designations in the area.

Case No.: 2020-2021-ZC

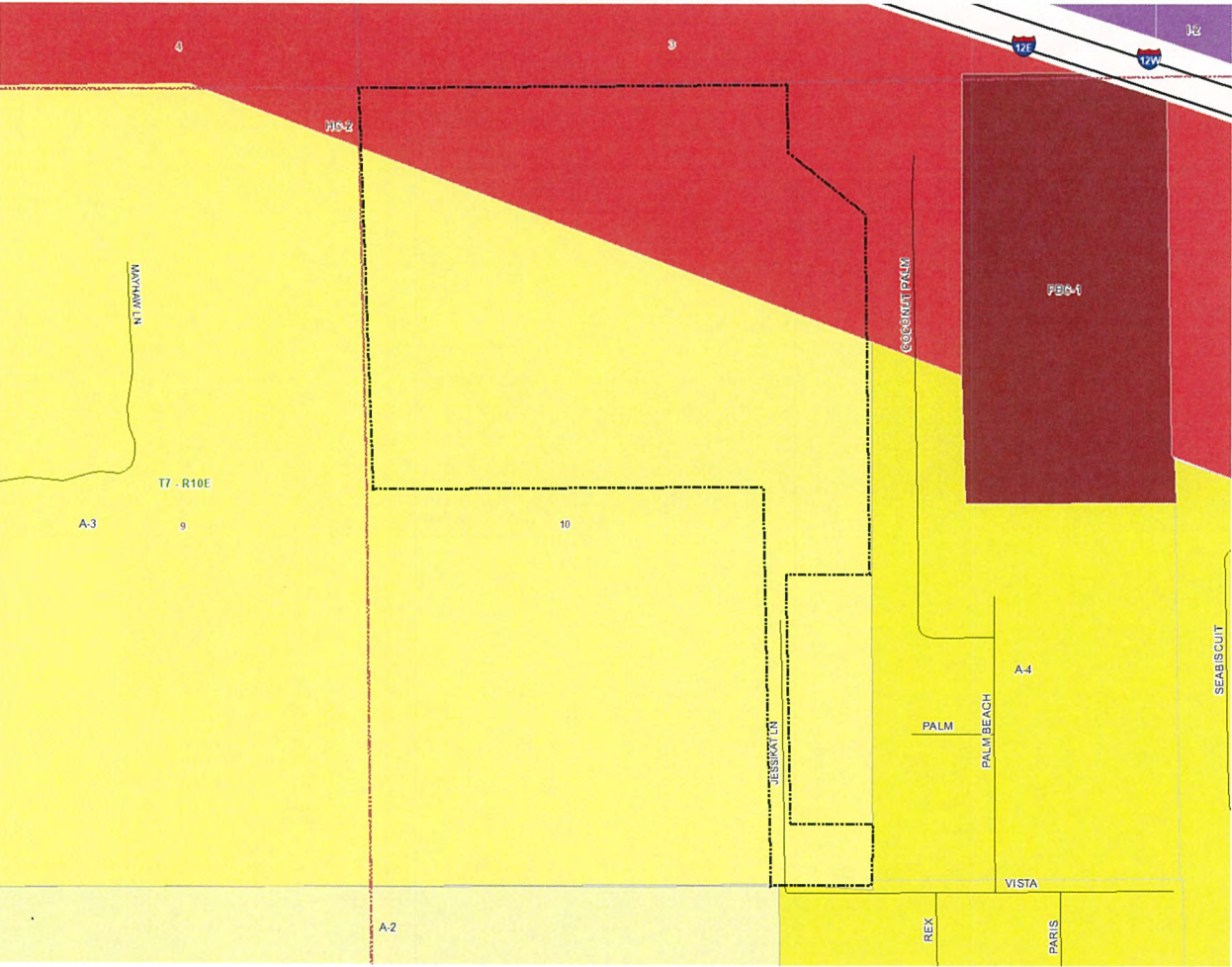
PETITIONER: Brad Drury

OWNER: Lagrange Legacy, LLC

REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District

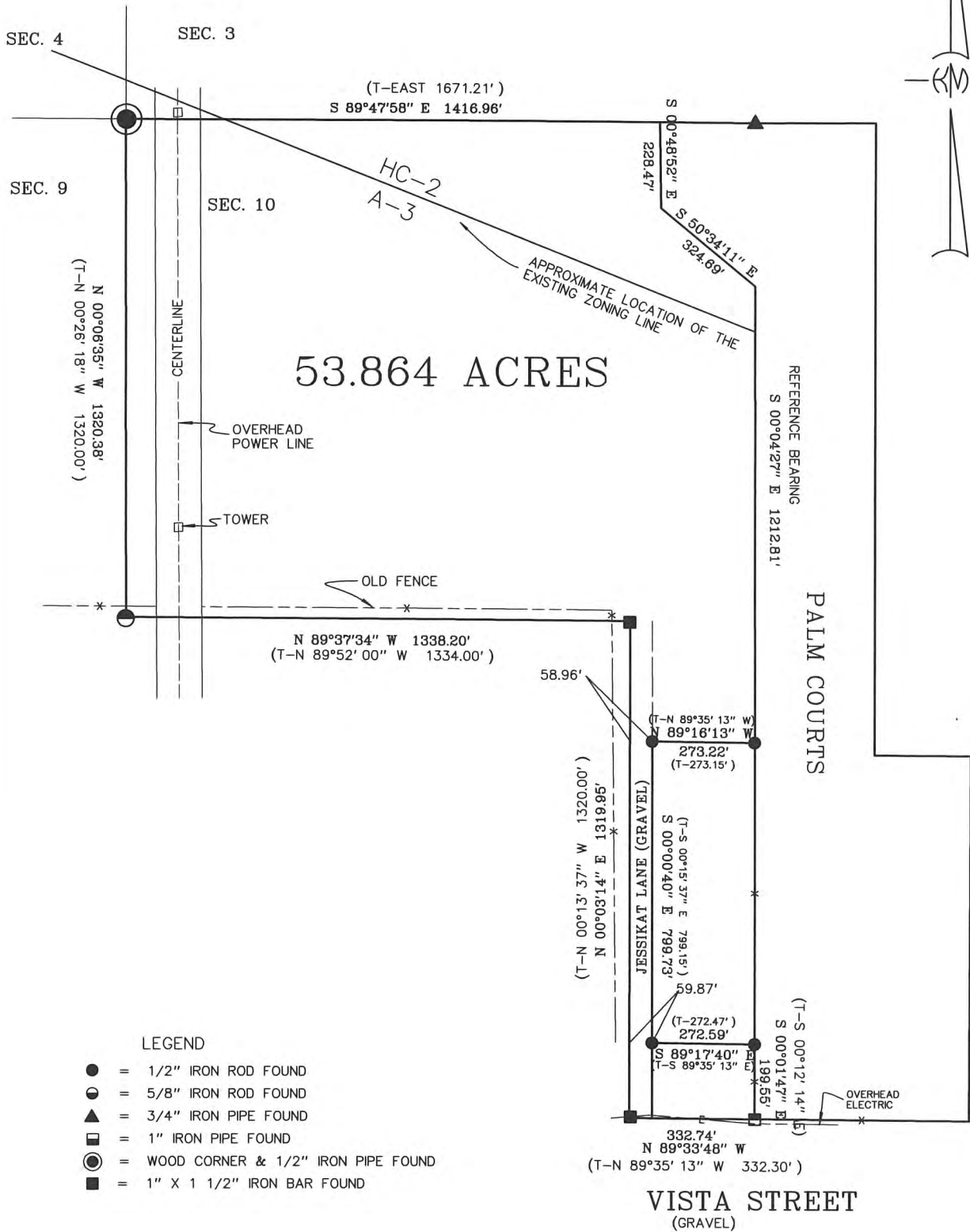
LOCATION: Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville

SIZE: 53.864 acres





2020-2021-ZC



LEGEND

- = 1/2" IRON ROD FOUND
- = 5/8" IRON ROD FOUND
- ▲ = 3/4" IRON PIPE FOUND
- = 1" IRON PIPE FOUND
- ⊙ = WOOD CORNER & 1/2" IRON PIPE FOUND
- = 1" X 1 1/2" IRON BAR FOUND

SKETCH OF ZONING CHANGE

53.864 ACRES
SECTION 10, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

BRAD DRURY

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

SCALE:	1" = 300'	DATE:	08-17-2020
DRAWN:	DRJ	JOB NO.:	05-503
REVISED:			

ZONING STAFF REPORT

Date: September 25, 2020

Case No.: 2020-2024-ZC

Posted: September 25, 2020

Meeting Date: October 6, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jason Van Haelen

OWNER: M3 Squared Properties

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

LOCATION: Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington

SIZE: 8.98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1A Suburban District and RO Rural Overlay
South	Residential	A-1A Suburban District and RO Rural Overlay
East	Residential	A-1A Suburban District and RO Rural Overlay
West	Commercial and Undeveloped	A-1A Suburban District, HC-2 Highway Commercial, HC-1 Highway Commercial, and RO Rural Overlay

EXISTING LAND USE:

Existing development: Residential

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay. The site is located on the south side of Brunning Road, east of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be developed new residential and agricultural uses.

The subject site is flanked by property that is zoned A-1A Suburban District on all sides and various levels of Highway Commercial zoning designations to the west. While a change in residential zoning designations will increase the density levels allowable on the subject property, it will also act as a buffer between existing highway commercial uses and residentially zoned property. As such, staff is not opposed to this request.

Case No.: 2020-2024-ZC

PETITIONER: Jason Van Haelen

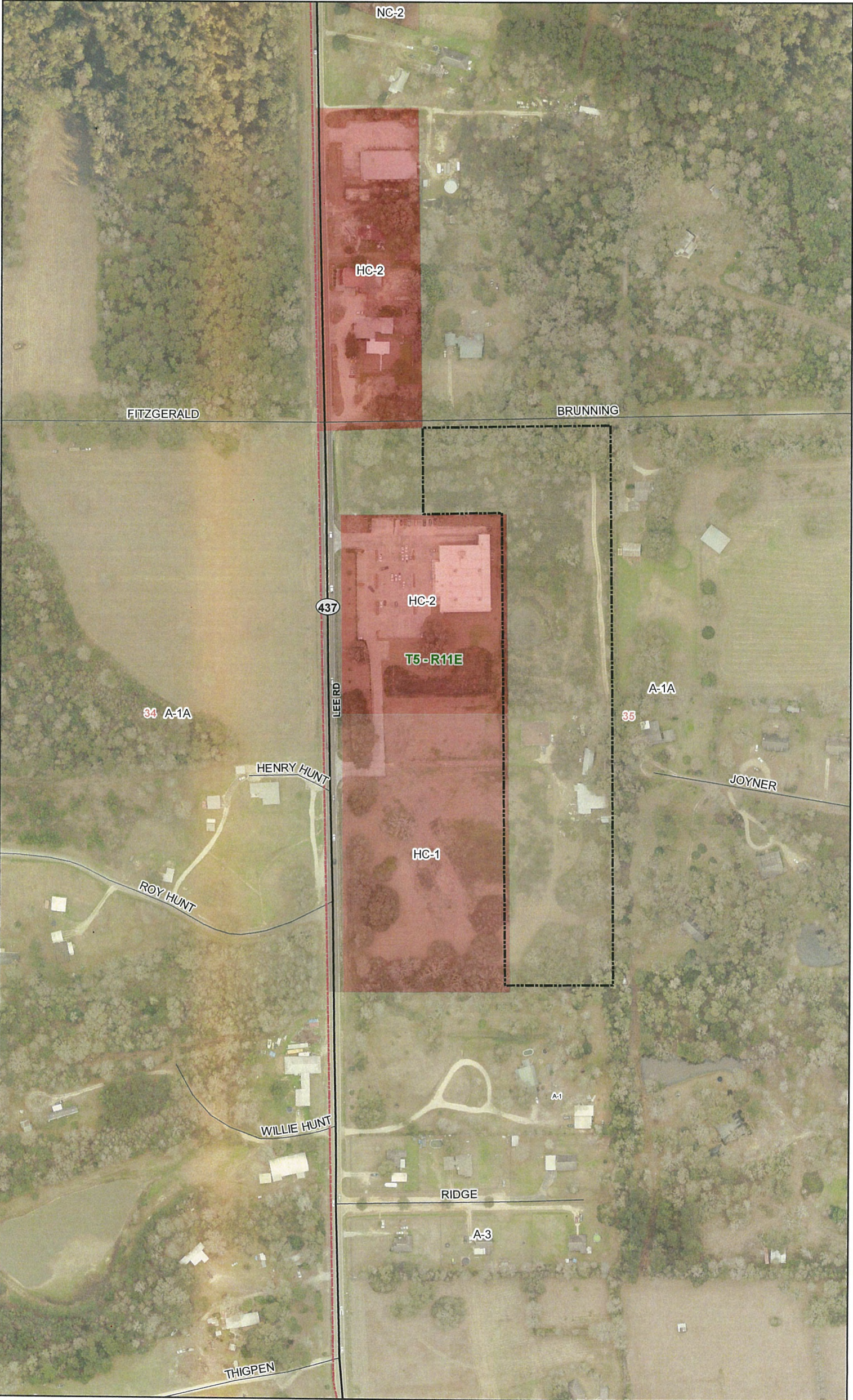
OWNER: M3 Squared Properties

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

LOCATION: Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington

SIZE: 8.98 acres





A-2

SCALE: 1:10


ACCESS
CONSTRUCTION MANAGEMENT SERVICES, INC.

DESIGN BUILD CONTRACTORS
2511 SMITH ROAD
OTTUMMA, IL 62556
(815) 437-8900

COMMERCIAL LICENSE \$20000
RESIDENTIAL LICENSE \$8000

VICINITY MAP

BRUNNING ROAD

LOT 2
1.08 AC.
224.1' (left), 226.3' (right), 207.0' (bottom)

LOT 3
1.02 AC.
260.0' (right), 168.0' (bottom)

LOT 4
5.83 AC.
968.6' (top), 1136.6' (bottom), 260.0' (right)

EXISTING GRAVEL ROAD (R20.0')

EXISTING HOUSE

EXISTING DOLLAR GENERAL

LOT 1
1.08 AC.
226.3' (right), 207.0' (bottom)

1.0 AC. COMMERCIAL
210.40' (left), 210.43' (right), 207.0' (bottom)

400.0' (bottom boundary)

TYPICAL GRAVEL CROSS SECTION

NOTES:

- ALL LOTS WILL HAVE SEPARATE SEPTIC AND WATER SYSTEMS.
- LOTS 1 & 2 WILL ONLY BE ACCESSIBLE FROM

[illegible]

NOTES:

1. ALL LOTS WILL HAVE SEPERATE SEPTIC AND WATER SYSTEMS.
2. LOTS 1 & 2 WILL ONLY BE ACCESSIBLE FROM BRUNNING RD.
3. LOTS 3 & 4 WILL ONLY BE ACCESSIBLE FROM THE GRAVEL ROAD.

DIXIE RANCH
SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

DATE _____
JOB NO _____
DRAWN BY _____
CHECKED BY _____

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2025-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jason Van Haelen
OWNER: M3 Squared Properties
REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay to HC-1 Highway Commercial District
LOCATION: Parcel located on the corner of Brunning Road and of LA Highway 437; Covington
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District and RO Rural Overlay to HC-1 Highway Commercial District. The site is located on the south side of Brunning Road, east of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be developed new residential and agricultural uses.

The subject site abuts HC-2 Highway Commercial District zoning to the north and south. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses along major collectors and arterials within the Parish. Staff has determined that the requested HC-1 Highway Commercial District zoning designation is appropriate for the subject property and as such, is not opposed to the request.

Case No.: 2020-2025-ZC

PETITIONER: Jason Van Haelen

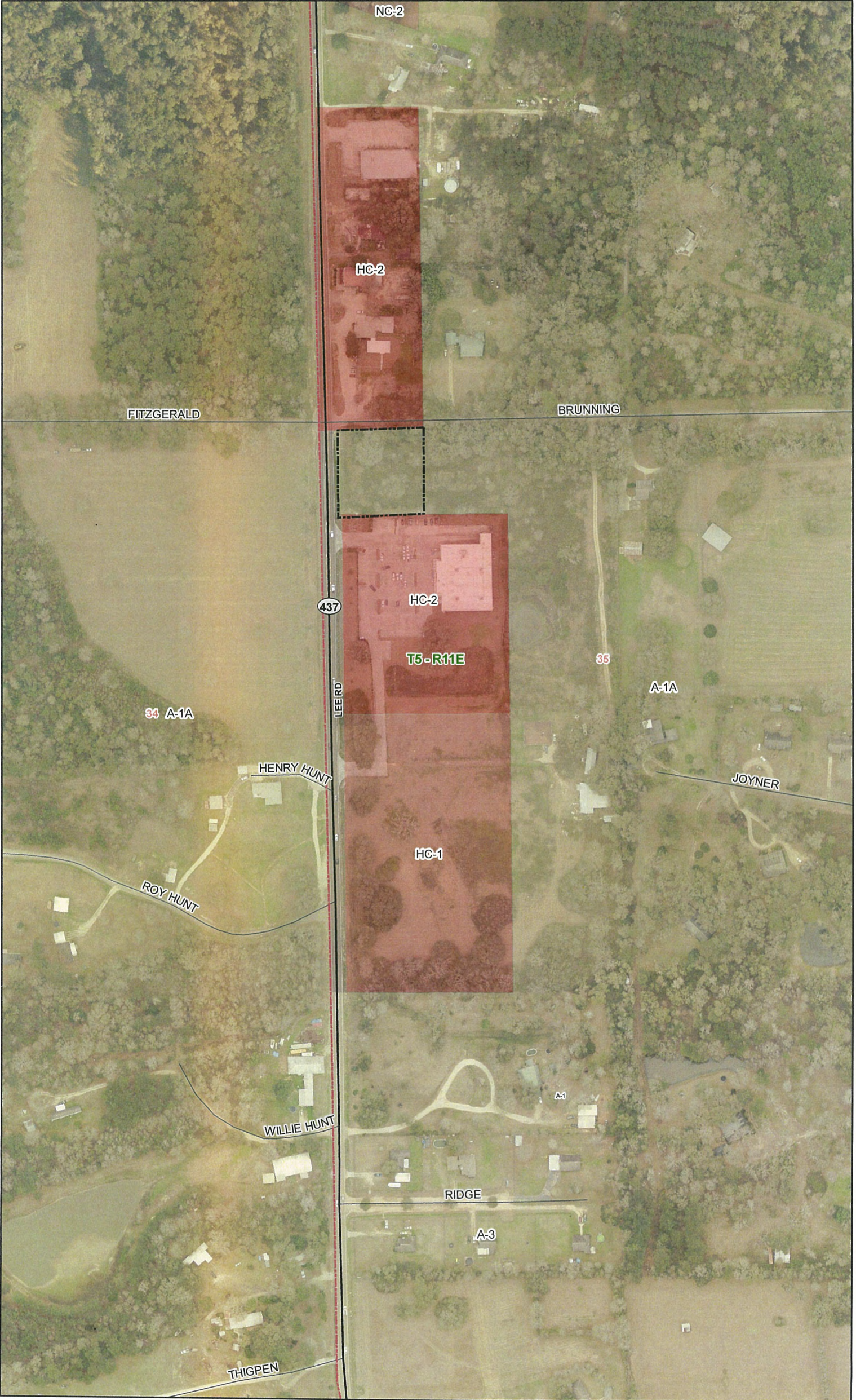
OWNER: M3 Squared Properties

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

LOCATION: Parcel located on the corner of Brunning Road and of LA Highway 437; Covington

SIZE: 1 acre





2020-2025-ZC

