

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – MONDAY, NOVEMBER 8, 2021**  
**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.

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, NOVEMBER 8, 2021.

**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 OCTOBER 19, 2021 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. 2021-2442-ZC**

Existing Zoning:	A-6 (Multiple Family Residential District)
Proposed Zoning:	A-5 (Two Family Residential District)
Location:	Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.
Acres:	27.85 acres
Petitioner:	St. Tammany Parish Government
Owner:	Multiple Owners
Council District:	13

**POSTPONED FROM OCTOBER 19, 2021 MEETING**

**2. 2021-2272-ZC**

Existing Zoning:	NC-4 (Neighborhood Institutional District) and PF-2 (Public Facilities District)
Proposed Zoning:	MD-1 (Medical Facilities District)
Location:	Parcel located on the east side of Highway 1085 and south of Bricker Road; Covington, S46, T7S, R11E, Ward 1, District 1.
Acres	15.46 acres
Petitioner:	All State Financial Company
Owner:	All State Financial Company
Council District:	1

**AGENDA**  
**ST TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – MONDAY, NOVEMBER 8, 2021**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

3.     **2021-2528-ZC**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    PF-1 (Public Facilities District)  
Location:            Parcel located on the west side of Allen Road, north of Voters Road;  
                              Slidell, S13, T9S, R14E, Ward 8, District 14.  
  
Acres                 1.01 acres  
Petitioner:          Dominick J Bruno  
Owner:               Glynne M Jones, Milton T. Fogg Jr., Charles E Fogg  
Council District     14
4.     **2021-2548-ZC**  
Existing Zoning:     A-4 (Single-Family Residential District)  
Proposed Zoning:    A-4 (Single-Family Residential District) and MHO (Manufactured  
                              Housing Overlay)  
Location:            Parcel located on the east side of Rose Street, being lots 33, 35 & 37,  
                              Square 1, West Abita Springs Subdivision, S36, T6S, R11E, Ward 10,  
                              District 6.  
  
Acres                 .17 acres  
Petitioner:          Adrian Laurent  
Owner:               Adrian J. and Della Laurent  
Council District:     6
5.     **2021-2557-ZC**  
Existing Zoning:     A-1A (Suburban District)  
Proposed Zoning:    NC-6 (Public, Cultural and Recreational District)  
Location:            Parcel located on the south side of US Highway 190, east of Lemieux  
                              Boulevard, west of Bremerman Road; Lacombe, S48, T8S, R12E, Ward  
                              4, District 7.  
  
Acres                 2.15 acres  
Petitioner:          Howard Methvin Jr.  
Owner:               Craig Maloney and Sandra Dongieux  
Council District     7
6.     **2021-2558-ZC**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    A-4 (Single-Family Residential District)  
Location:            Parcel located on the north side of Harry Lemons Road, east of LA  
                              Highway 59, Mandeville, S1, T8S, R11E, Ward 4, District 5.  
  
Acres                 .854 acres  
Petitioner:          Shepherd G Breaux  
Owner:               Elizabeth L Clark Wall  
Council District:     5
7.     **2021-2562-ZC**  
Existing Zoning:     A-2 Suburban District  
Proposed Zoning:    A-2 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location:            Parcel located on the southeast corner of Elaine Lane and Christa Lane;  
                              being 15398 Elaine Lane; Covington, S13 & S24, T6S, R10E, Ward 3,  
                              District 3.  
  
Acres:     1.37 acres  
Petitioner:        Michael White and Amanda Keyes  
Owner:             Michael White and Amanda Keyes  
Council District:   3

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. – TUESDAY, OCTOBER 19, 2021**

(RESCHEDULED SEPTEMBER MEETING)

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo

Absent: Fitzmorris

Staff Present: Helen Lambert, Erin Cook, Henri Lucio, Leslie DeLatte, Emily Couvillion and Drew Joiner.

**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 Crawford

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Willie

**APPROVAL OF THE OCTOBER 5, 2021 MINUTES**

Willie made a motion to approve, second by Crawford

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford and Truxillo

NAY:

ABSTAIN:

## **POSTPONING OF CASES:**

### **6. 2021-2354-ZC**

Existing Zoning: TND-2 (Traditional Neighborhood Development Zoning District)  
Proposed Zoning: A-4A (Single-Family Residential District)  
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11  
Acres: 275.33 acres  
Petitioner: George Kurz  
Owner: Honeybee Holdings, LLC  
Council District: 11

POSTPONED FROM JUNE 1, 2021 MEETING

Jeff Schoen came to the podium

Crawford made a motion to postpone to December, second by Barcelona

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo

NAY:

ABSTAIN:

### **7. 2021-2355-ZC**

Existing Zoning: A-4A (Single-Family Residential District)  
Proposed Zoning: A-4A (Single-Family Residential District) and PUD (Planned Unit Development District)  
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11  
Acres: 275.33 acres  
Petitioner: George Kurz  
Owner: Honeybee Holdings, LLC  
Council District: 11

POSTPONED FROM JUNE 1, 2021 MEETING

Seeger made a motion to Postpone to December, second by Crawford

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo

NAY:

ABSTAIN:

### **8. 2021-2442-ZC**

Existing Zoning: A-6 (Multiple Family Residential District)  
Proposed Zoning: A-5 (Two Family Residential District)  
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.  
Acres: 27.85 acres  
Petitioner: St. Tammany Parish Government  
Owner: Multiple Owners

Council District: 13  
POSTPONED FROM AUGUST 3, 2021 MEETING

Randolph made a motion to postpone for one month, second by Crawford

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo

NAY:

ABSTAIN:

**3. 2021-2271-ZC**

Existing Zoning: PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District), and A-6 (Multiple Family Residential District)  
Proposed Zoning: PBC-1 (Planned Business Campus)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 20.44 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

Paul Mayronne came to the podium

Bobby Truitt, Dwight Doskey, Arnold Kirschman and Ralph Buchanan spoke in opposition of this request

Truxillo made a motion to table, second by Willie

YEA: Ress, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo

NAY: Seeger

ABSTAIN: McInnis

**1. 2021-2268-ZC**

Existing Zoning: PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Location: Parcel located on the east side of Louisiana Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 18.66 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

Paul Mayronne came to the podium

Ross Levee' spoke in favor of this request

Booby Truitt, Randy Harris, Dwight Doskey, William and Donna Spatz, Don Alette, Cecilia Gagliano, Chuck Winingar, Rutn Walfufo, John Knight, Nancy Wagner and Linda Bomburdier spoke in opposition of

this request

Truxillo made a motion to approve, second by Willie

This motion failed

This case carries as denied

YEA: Seeger, Willie, Doherty, Barcelona. and Truxillo

NAY: Ress, Crawford and Randolph

ABSTAIN: McInnis

**2. 2021-2270-ZC**

Existing Zoning: A-6 (Multiple Family Residential District)

Proposed Zoning: PBC-1 (Planned Business Campus)

Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

Acres: 14.87 acres

Petitioner: All State Financial Company

Owner: All State Financial Company

Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

Truxillo made a motion to approve, second by Barcelona

YEA: Willie, Doherty, Barcelona, and Truxillo

NAY: Seeger, Ress, Crawford and Randolph

ABSTAIN: McInnis

**4. 2021-2273-ZC**

Existing Zoning: A-2 (Suburban District)

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

Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

Acres: 30.78 acres

Petitioner: All State Financial Company

Owner: All State Financial Company

Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

Truxillo made a motion to approve, second by Willie

YEA: Willie, Doherty, Barcelona, and Truxillo

NAY: Seeger, Ress, Crawford and Randolph

ABSTAIN: McInnis

**1. 2021-2274-ZC**

Existing Zoning: PBC-1 (Planned Business Campus) and A-4 (Single-Family Residential District)

Proposed Zoning: PBC-1 (Planned Business Campus), A-4 (Single-Family Residential District), and PUD (Planned Unit Development District)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 160.44  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

Truxillo made a motion to approve, second by Barcelona

YEA: Willie, Barcelona, and Truxillo

NAY: Seeger, Ress, Doherty, Crawford and Randolph

ABSTAIN: McInnis

This motion failed

**1. 2021-2271-ZC**

Existing Zoning: PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District), and A-6 (Multiple Family Residential District)  
Proposed Zoning: PBC-1 (Planned Business Campus)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 20.44 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

Truxillo made a motion to approve, second by Seeger

YEA: Seeger, Willie, Doherty, Barcelona, and Truxillo

NAY: Ress, Crawford and Randolph

ABSTAIN: McInnis

This motion failed

**1. 2021-2451-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: I-2 (Industrial District)  
Location: Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14  
Acres: 6.69 acres  
Petitioner: Michael Breeding  
Owner: Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer  
Council District: 14

POSTPONED FROM AUGUST 3, 2021 MEETING

Michael Breeding came to the podium  
Karl Jolly spoke in opposition to this request  
Randolph made a motion to approve as amended, second by Barcelona

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo  
NAY:  
ABSTAIN:

**2. 2021-2466-ZC**

Existing Zoning:	A-1A Suburban District and RO Rural Overlay
Proposed Zoning:	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Location:	Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2
Acres:	2 acres
Petitioner:	Dale Jenkins
Owner:	Brenda Core Jenkins
Council District:	2

Seeger made a motion to approve, second by Truxillo

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo  
NAY:  
ABSTAIN:

**3. 2021-2482-ZC**

Existing Zoning:	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Proposed Zoning:	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Location:	Parcel located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington, S30, T4S, R11E; Ward 2, District 3
Acres:	1.65 acres
Petitioner:	Aimee Perry
Owner:	Matthew Perry
Council District:	3

Aimee Perry came to the podium  
Seeger made a motion to approve, second by Randolph

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo  
NAY:  
ABSTAIN:



**4. 2021-2483-ZC**

Existing Zoning: A-2 Suburban District  
Proposed Zoning: A-2 Suburban District and MHO Manufactured Housing Overlay  
Location: Parcel located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River; S27, T7S, R14E; Ward 6, District 11  
  
Acres: 0.787 acres  
Petitioner: William McConnell  
Owner: William McConnell  
Council District: 11

Truxillo made a motion to approve, second by Ress

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo

NAY:

ABSTAIN:

**1. 2021-2484-ZC**

Existing Zoning: A-1 Suburban District and RO Rural Overlay  
Proposed Zoning: NC-1 Professional Office District and RO Rural Overlay  
Location: Parcel located on the west side of LA Highway 25, north of Thompson Road, being 78361 Hwy 25; Folsom; S36, T5S, R10E; Ward 2, District 3  
  
Acres: 0.918 acres  
Petitioner: Jeremy Graham  
Owner: Graham Business Properties, LLC – Jeremy Graham  
Council District: 3

Paul Mayronne came to the podium

Willie made motion to approve, second by Crawford

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo

NAY:

ABSTAIN:

**2. 2021-2488-ZC**

Existing Zoning: A-1A Suburban District  
Proposed Zoning: I-1 Industrial District  
Location: Parcel located on the south side of Louisiana Highway 435, west of Woodland Road, east of Merrimeade Lane; Abita Springs; S17, T6S, R13E; Ward 6, District 6  
  
Acres: 397.37 acres  
Petitioner: Garrett Acquistapace  
Owner: The Wildwood Trust - David Acquistapace  
Council District: 6

Garrett Acquistapace and Attorney Rick Richardson came to the podium

David Folsie, David Lamulle, Brian Richardson, Keith Brown, Rick Baumgartner, Jeanne Buffott and Fae Hamby spoke in opposition to this request

Barcelona made a motion to approve, second by Truxillo

YEA: Doherty, Barcelona and Truxillo

NAY: Seeger, Ress, McInnis, Willie, Crawford and Randolph

ABSTAIN:

This motion failed

**3. 2021-2489-ZC**

Existing Zoning:	A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay
Proposed Zoning:	I-1 Industrial District
Location:	Parcel located on the east side of Louisiana Highway 21, north of Louisiana Highway 41, and south of the Bogue Chitto River; Bush; S42, S43, and S44, T5S, R13E; Ward 5, District 6
Acres:	631.86 acres
Petitioner:	Garrett Acquistapace
Owner:	Bogue Chitto Timber, LLC and Lacombe Properties, LLC - David Acquistapace
Council District:	6

Barcelona made a motion to approve, second by Seeger

YEA: Seeger, Doherty, Barcelona and Truxillo

NAY: Ress, McInnis, Willie, Crawford and Randolph

ABSTAIN:

This motion failed

**4. 2021-2498-ZC**

Existing Zoning:	A-4 Single-Family Residential District and MD-1 Medical Residential District
Proposed Zoning:	A-4A Single-Family Residential District
Location:	Parcel located on the west side of Airport Road, across from Chateau Drive; Slidell; S19, T8S, R14E; Ward 9, District 11
Acres:	22.50 acres
Petitioner:	Core Development and Construction, LLC - Ryan Power
Owner:	Kim S. Le Bourgeois
Council District:	11

Jeff Schoen came to the podium

Eric Sacks, Cliff Laigast and Jimmy Herod spoke against this request

Seeger made a motion to approve, second by Truxillo

YEA: Seeger, Ress, McInnis, Willie, Doherty, Barcelona and Truxillo

NAY: Crawford and Randolph

ABSTAIN:

The motion to approve carries

**5. 2021-2499-ZC**

Existing Zoning:	A-1 Suburban District
Proposed Zoning:	A-1 Suburban District and MHO Manufactured Housing Overlay
Location:	Parcel located on the east side of Camus Lane being Lot 22B-2A, Handsome Meadow Farms, 84540 Camus Lane; Covington; S32, T4S, R11E; Ward 2, District 3
Acres:	10 acres
Petitioner:	Josh and Francis McDowell
Owner:	Josh and Francis McDowell
Council District:	3
Owner:	The Wildwood Trust - David Acquistapace
Council District:	6

Willie made a motion to deny, second by Randolph

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

NAY:

ABSTAIN:

The motion to deny carries

**1. 2021-2500-ZC**

Existing Zoning:	I-1 Industrial District
Proposed Zoning:	I-2 Industrial District
Location:	Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7
Acres:	124 acres
Petitioner:	Copart of Louisiana, INC – Matt Strother
Owner:	Sod Farm, LLC
Council District:	7

Paul Mayronne came to the podium

Crawford made a motion to approve, second by Randolph

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

NAY:

ABSTAIN:

The motion to approve carries

**2. 2021-2501-ZC**

Existing Zoning: A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
Proposed Zoning: A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
Location: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3  
Acres: 6.10 acres  
Petitioner: Anthony and Kristen Toomer  
Owner: Anthony and Kristen Toomer  
Council District: 3

Lyle Toomer Jr. came to the podium

Russell Jenkins spoke in opposition of this request

Randolph made a motion to approve, second by Ress

YEA: Ress, Doherty, Randolph and Truxillo

NAY: Seeger, McInnis, Willie, Barcelona and Crawford

ABSTAIN:

This motion to approve failed

**3. ZC01-03-028**

Major Amendment to the PUD (Planned Unit Development Overlay)  
Location: Parcel located at the northwest intersection of Interstate 12 and Louisiana Highway 1088; Mandeville; S33, T7S, R12E; Ward 4, Districts 5 & 7  
Acres: 161.115 acres  
Petitioner: Azby Fund and Crosby Development, LLC  
Owner: Azby Fund and Crosby Development, LLC  
Council District: 5 and 7

Paul Mayronne, John Crosby and Chris Massengil came to the podium

Crawford made a motion to approve as amended, second by Randolph

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

NAY:

ABSTAIN:

The motion to approve carries

**4. 2021-2448-ZC**

Existing Zoning: A-2 Suburban District and A-3 Suburban District  
Proposed Zoning: A-3 Suburban District

Location:	Parcel located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive; Mandeville; S35 and S36, T7S, R11E; Ward 4, District 5
Acres:	1.35 acres
Petitioner:	Patricia and John Stoddard
Owner:	Patricia and John Stoddard
Council District:	5

Patricia and John Stoddard came to the podium  
Robert Troncoso spoke in favor of this request  
Ress made a motion to approve, second by Truxillo

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

The motion to approve carries

#### **NEW BUSINESS**

#### **OLD BUSINESS**

#### **ADJOURNMENT**

ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2442-ZC  
**Posted:** October 28, 2021

**Meeting Date:** November 8, 2021  
**Prior Determination:** August 3, 2021 - Postponed Until September 7, 2021  
**Prior Determination:** September 7, 2021 - Postponed (Hurricane IDA)  
**Prior Determination:** October 19, 2021 - Postponed Until November 8, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** St. Tammany Parish Government  
**OWNER:** Multiple Owners  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-5 Two-Family Residential District  
**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.  
**SIZE:** 27.83 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	Grand Lagoon Waterbody	N/A
South	Residential	A-4A Single-Family Residential District
East	Lake Pontchartrain	N/A
West	Residential	A-4A Single-Family Residential District

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-6 Multiple Family Residential District to A-5 Two-Family Residential District. The site is located on the north side of Lakeview Drive, east of US Highway 11; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site consists of 27.83 acres located along the north side of Lakeview Drive and is currently developed with a mix of single-family, two-family, and multi-family residential dwellings. The north side of Lakeview Drive was rezoned to A-6 Multiple Family Residential District through the 2009-2010 Parish-wide Comprehensive Rezoning process. The A-6 Multi Family District does not allow for the construction of single-family residential dwellings.

Multiple rezoning requests to accommodate the construction of single-family dwellings along the northern portion of Lakeview Drive have been submitted over the years. As such, the current request is to rezone all properties along the northern portion of Lakeview Drive from A-6 Multiple-Family Residential District to A-5 Two Family Residential District, which allows single-family dwellings as a permitted use. A change in zoning will allow the existing single-family dwellings to come into compliance with the correct zoning classification as well as allow for the future development of single-family residential dwellings along Lakeview Drive.

	Zoning	Max Density	Permitted Uses
Existing	A-6 Multi-Family Residential District	One unit per 4,000 sq. ft. of property	Multiple-family dwellings, townhouses, condominiums, and nursing homes
Proposed	A-5 Two Family Residential District	Eight dwelling units per acre	One single-family dwelling; Two Family dwellings

Case No.: 2021-2442-ZC

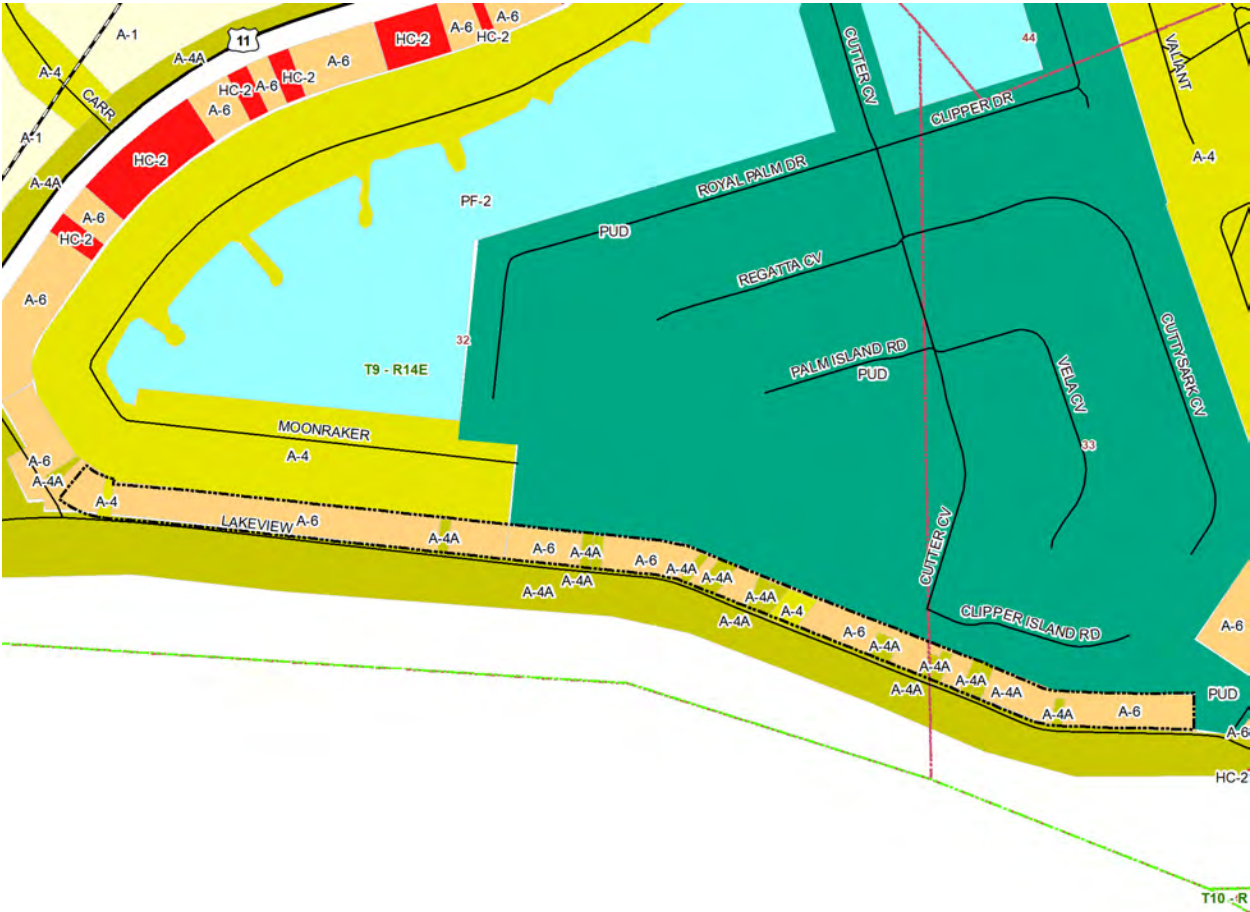
PETITIONER: St. Tammany Parish Government

OWNER: Multiple Owners

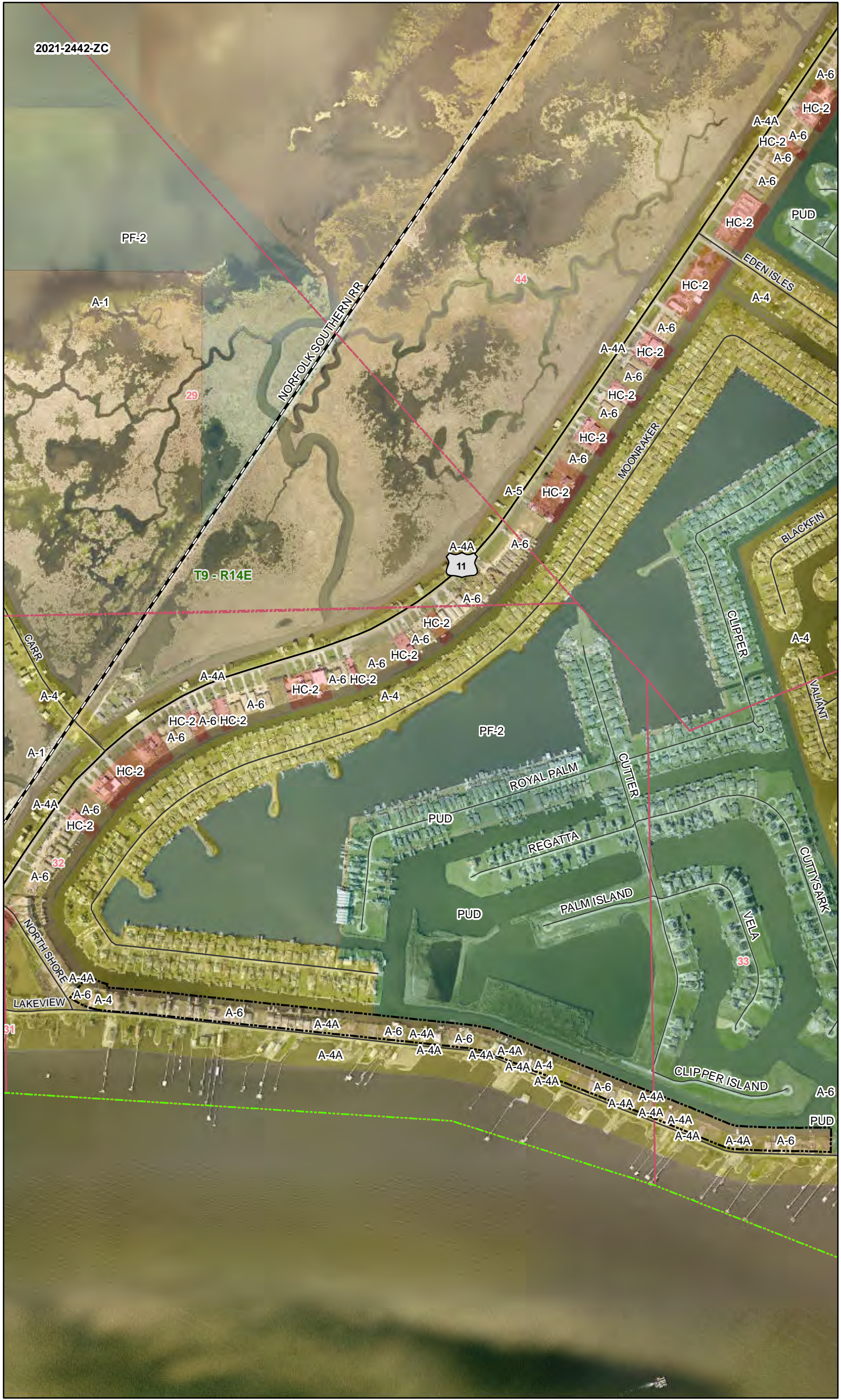
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.

SIZE: 27.83 acres









ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2272-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** All State Financial Company  
**OWNER:** All State Financial Company  
**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District  
**LOCATION:** Parcel located on the east side of Highway 1085 and south of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
**SIZE:** 15.46 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	NC-4 Neighborhood Institutional District A-6 Multiple-Family Residential District
South	Civic	PF-1 Public Facilities District
East	Undeveloped	PF-2 Public Facilities District
West	Commercial	NC-4 Neighborhood Institutional District MD-2 Medical Clinic District CBF-1 Community-Based Facilities District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District. The site is located on the east side of Highway 1085 and south of Bricker Road; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with a mix of uses at varying densities, and conservation areas.

The majority of the subject property is currently zoned NC-4. The purpose of NC-4 Neighborhood Institutional District is to allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings. The northern portion of the subject site, which for the most part contains an area of the Timber Branch flood plain is zoned PF-2 Public Facilities. The purpose of PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education or outdoor activities.

The requested zoning change to MD-1 Medical Facilities District will allow for the location of medical uses designated for long-term care and housing of individuals with ongoing medical conditions such as nursing homes and assisted living facilities. The site is abutting the Timber Branch waterway and large parcels of undeveloped land that are zoned NC-4 and A-4 Single Family Residential to the north. The site is adjacent to medical uses that are zoned MD-2 to the west and institutional uses that are zoned PF-1 & CBF-1 Community Based Facilities to the south.

Considering the location of the site along a major collector roadway, the low intensity of allowable uses under the MD-1 zoning district and the variety of abutting zoning classifications and uses, staff has determined the requested MD-1 Medical Facilities District will not create an increase in the intensity of uses or traffic in the immediate area.

**Case No.:** 2021-2272-ZC

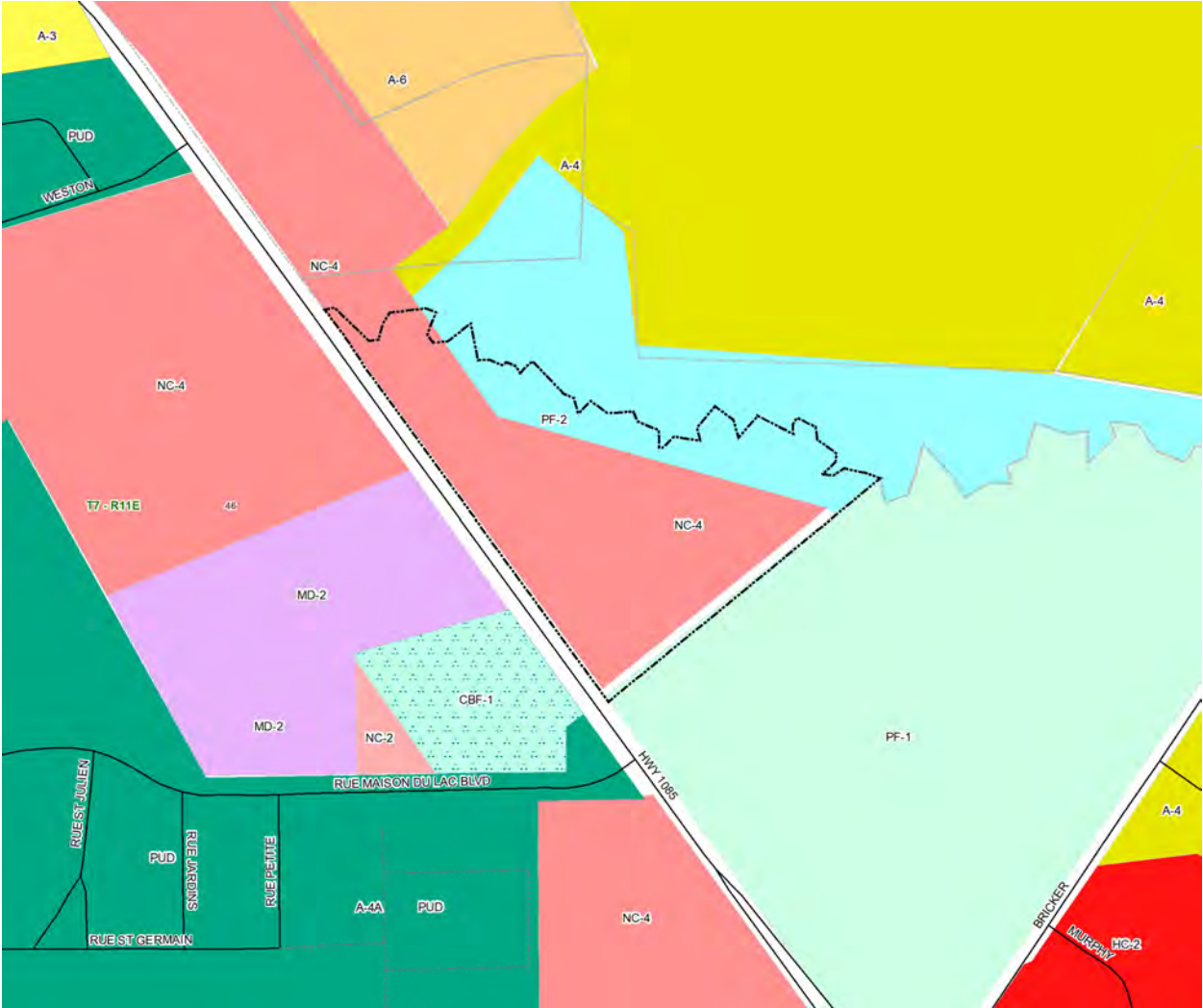
**PETITIONER:** All State Financial Company

**OWNER:** All State Financial Company

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District

**LOCATION:** Parcel located on the east side of Highway 1085 and south of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

**SIZE:** 15.46 acres







A-6

A-4

NC-4

46

PF-2

T7 - R11E

NC-4

2021-2272-ZC

NC-4

MD-2

CBF-1

MD-2

NC-2

PF-1

RUE MAISON DU LAC

PUD

RUE PETITE

RUE DES ROSIERS

PUD

NC-4

RUE ST GERMAIN

RUE MARCELLE

A-4A

RUE CHAMONIX

MD-3

HC-2

HC-2

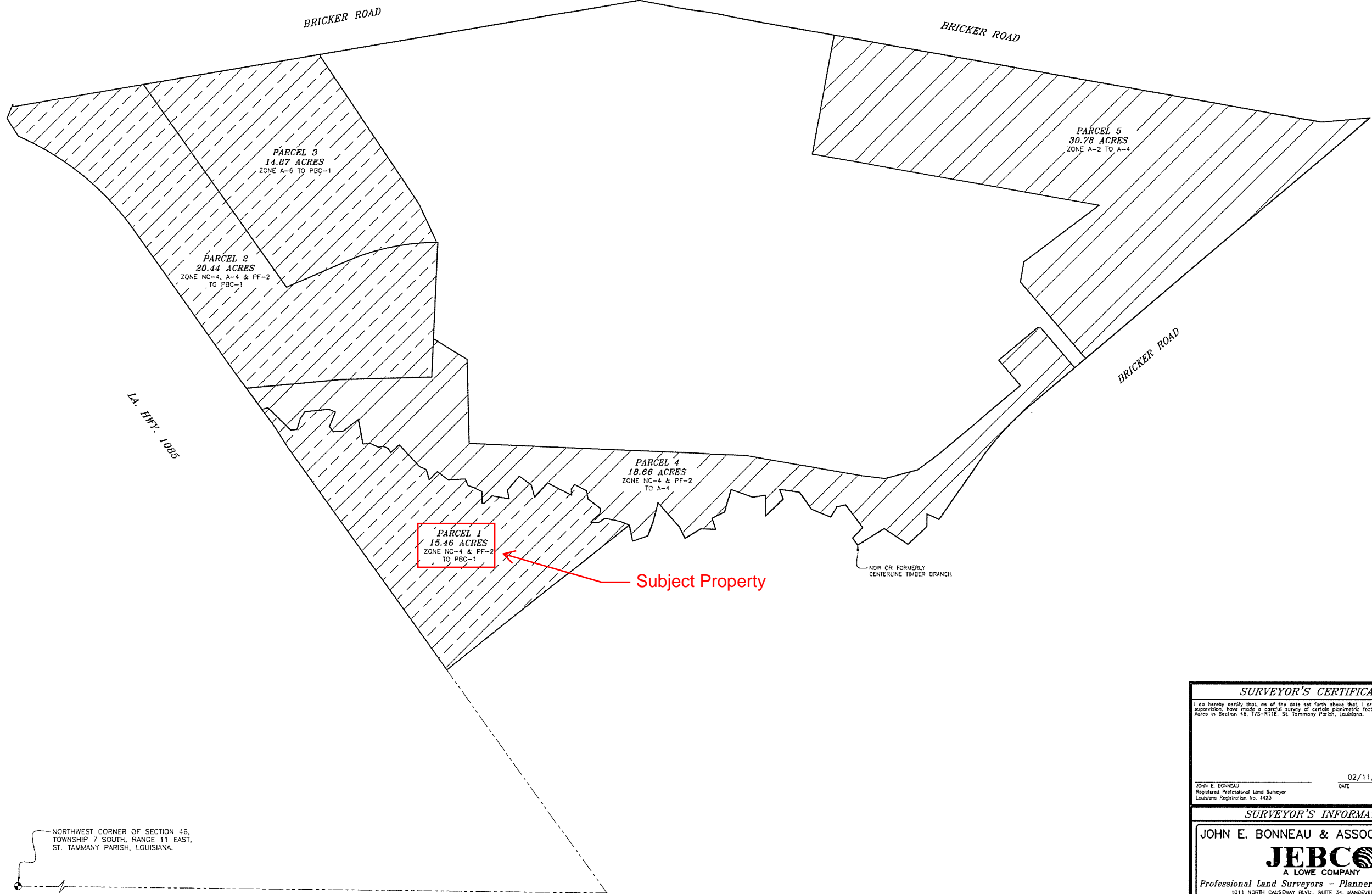


2021-2272-ZC



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DRAWN BY	SPH
DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095



**SURVEYOR'S CERTIFICATION**

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to 196.340 Acres in Section 46, T7S-R11E, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU  
Registered Professional Land Surveyor  
Louisiana Registration No. 4423

02/11/21  
DATE

**SURVEYOR'S INFORMATION**

JOHN E. BONNEAU & ASSOCIATES, INC.

**JEB**  
A LOWE COMPANY

Professional Land Surveyors - Planners - Consultants

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

Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES  
SITUATED IN SECTION 46, T7S-R11E,  
ST. TAMMANY PARISH, LOUISIANA.

ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2528-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Dominick J Bruno

**OWNER:** Glynne M Jones, Milton T. Fogg Jr., Charles E Fogg

**REQUESTED CHANGE:** From A-3 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the west side of Allen Road, north of Voters Road; Slidell; S13, T9S, R14E; Ward 8, District 14

**SIZE:** 1.01 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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to PF-1 Public Facilities District. The site is located on the west side of Allen Road, north of Voters Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned property was released from the existing moratorium that was established by Ordinance C.S. 18-3912 which limited the issuance of permits for resubdivision, rezoning, and/or building permits on October 7, 2021 (Resolution No. C-6522).

The subject site is flanked on all sides by property that is zoned A-3 Suburban District and is diagonally opposite from an existing church that is zoned CBF-1 Community Based Facilities. A change in zoning will allow for the location of governmental and institutional uses characteristically provided for public benefit.

The reason for the request is for the construction of a new fire station.







2021-2528-ZC

TINA MARIE

A-3

13

T9 - R14E  
District 14

8

MORRISON

VOTERS

ALLEN

A-3

CBF-1

A-1

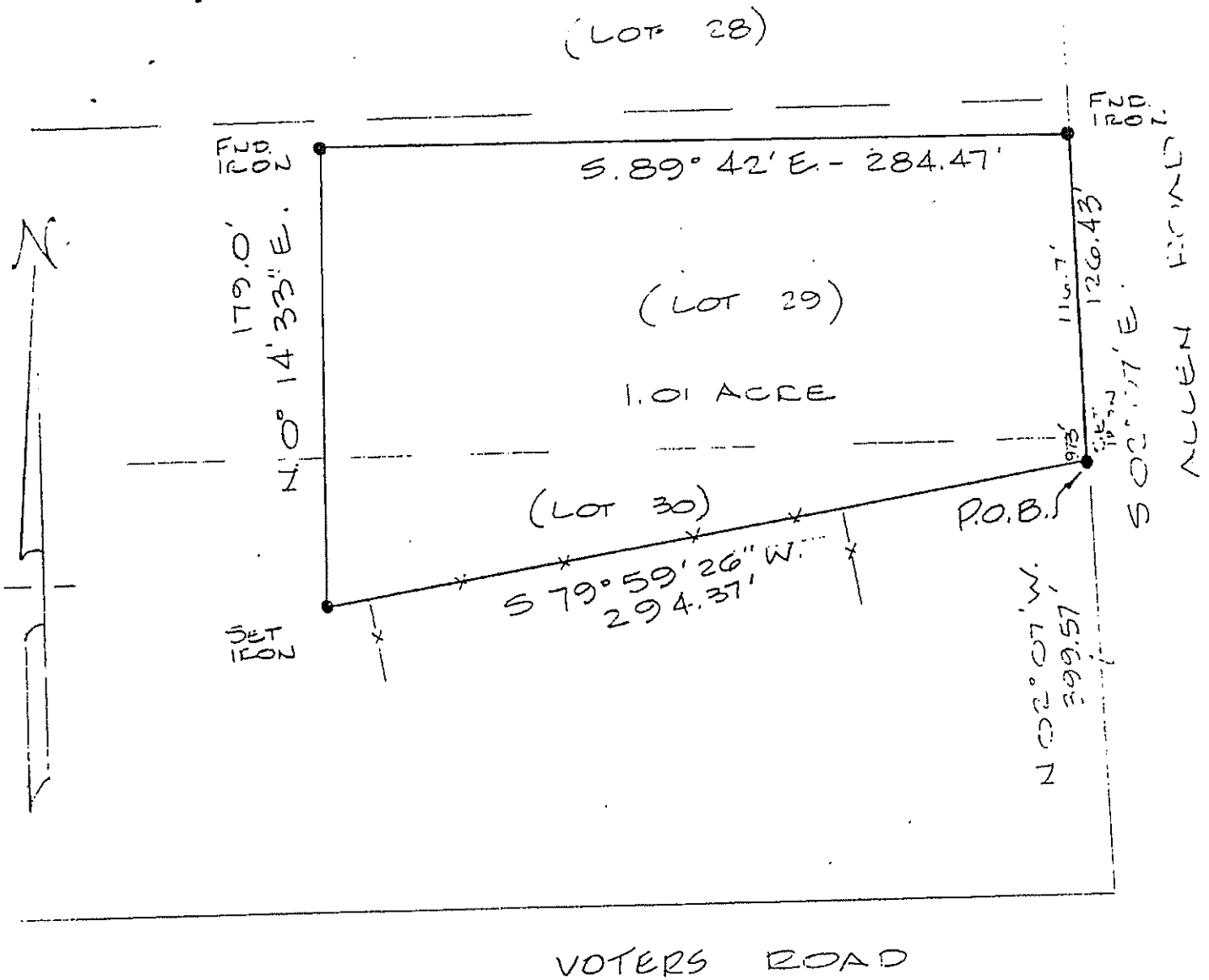
CLAIRISE

24

BROOKTER

A-4





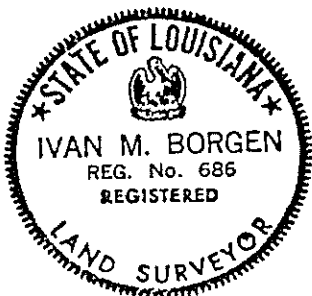
2021-2528-ZC

PART OF  
Lots 29 & 30 in WITTEBORG FARMS S/D

in  
SEC 13 - T. 9 S. - R. 14 E.  
St. Tammany Parish, Louisiana

for

KIP S. FOGG



Survey Number: 38901  
Date: APR - 25, 1984  
Revision:

This Survey is Certified  
True and Correct by

Ivan M. Borgen  
No. 686



ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2548-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Adrian Laurent

**OWNER:** Adrian J. and Della Laurent

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

**LOCATION:** Parcel located on the east side of Rose Street, being lots 33, 35 & 37, Square 1, West Abita Springs Subdivision, S36, T6S, R11E, Ward 10, District 6.

**SIZE:** .17 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-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District MHO Manufactured Housing Overlay
West	Residential	A-4 Single-Family Residential 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-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east side of Rose Street, being lots 33, 35 & 37, Square 1, West Abita Springs Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The entire West Abita Springs subdivision and the abutting Abita Nursery subdivision is zoned A-4 Single-Family Residential District. The subject site is abutting property that has been rezoned to A-4 Single-Family and MHO Manufactured Housing Overlay. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the electrical connection of an existing manufactured home.

**Case No.:** 2021-2548-ZC

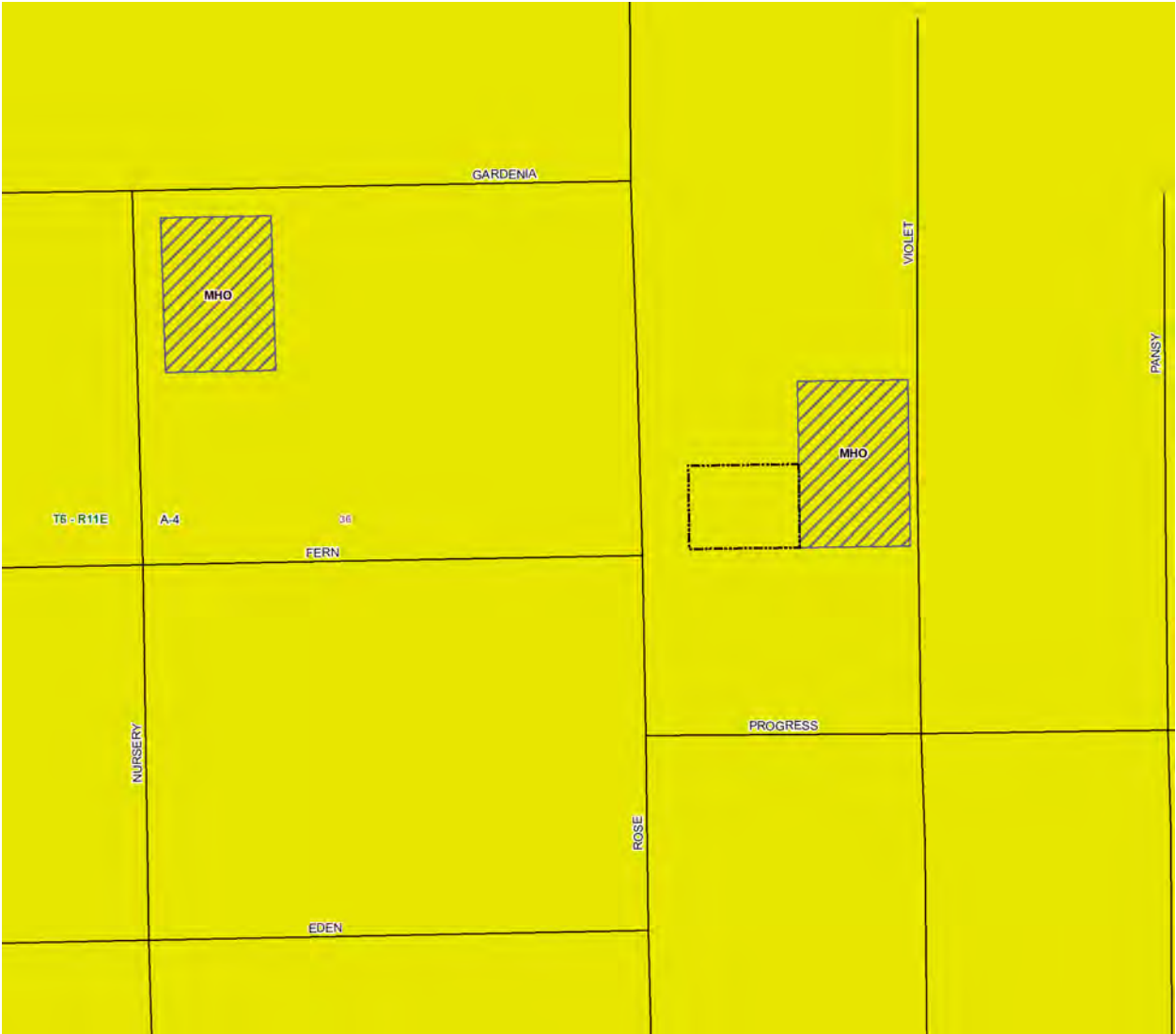
**PETITIONER:** Adrian Laurent

**OWNER:** Adrian J. and Della Laurent

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

**LOCATION:** Parcel located on the east side of Rose Street, being lots 33, 35 & 37, Square 1, West Abita Springs Subdivision, S36, T6S, R11E, Ward 10, District 6.

**SIZE:** .17 acres

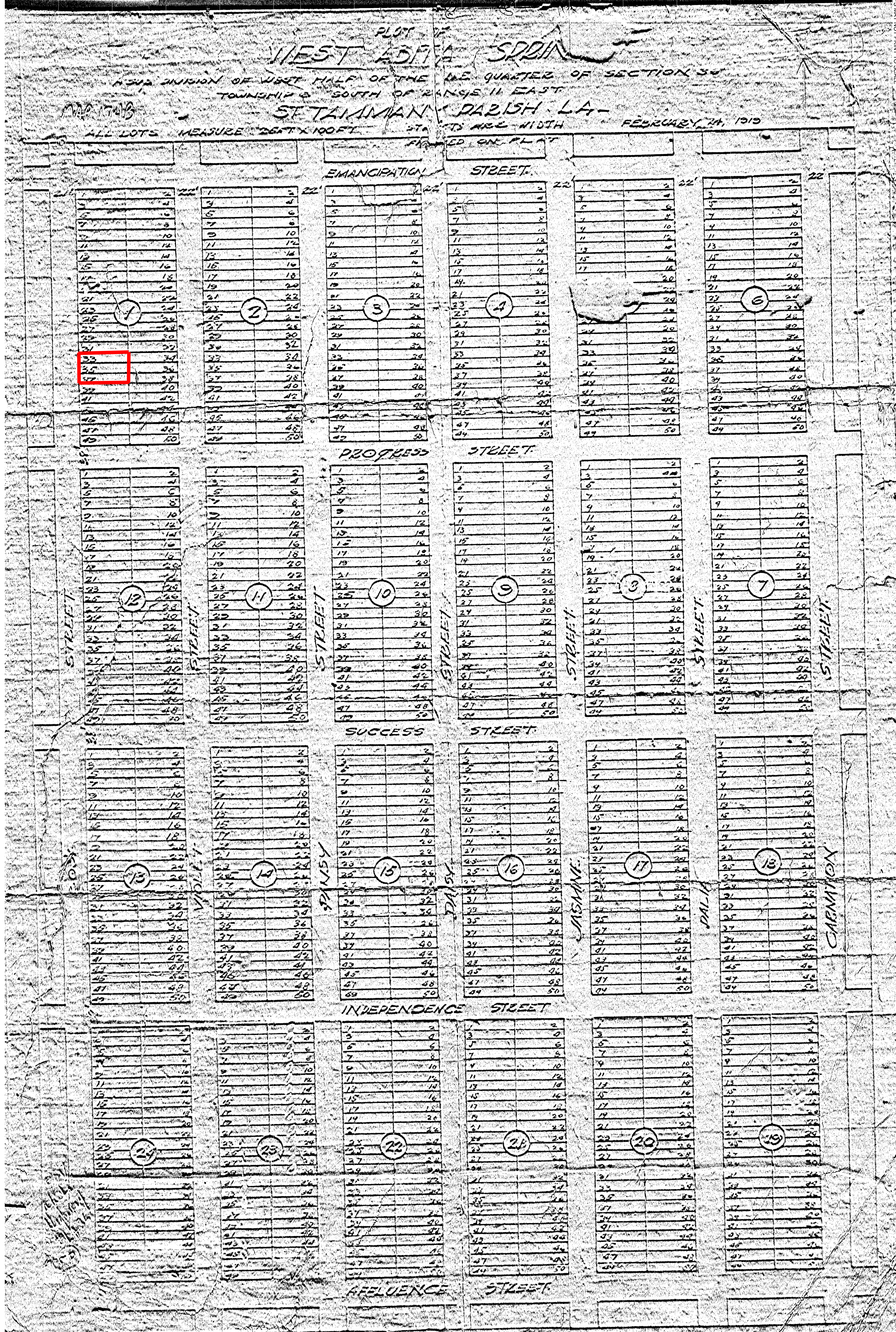








MAP  
174B





ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2557-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Howard Methvin Jr.  
**OWNER:** Craig Maloney and Sandra Dongieux  
**REQUESTED CHANGE:** From A-1A Suburban District to NC-6 Public, Cultural and Recreational District  
**LOCATION:** Parcel located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe, S48, T8S, R12E, Ward 4, District 7.  
**SIZE:** 2.15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** US Highway

**Road Surface:** 2 Lane, Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District HC-2 Highway Commercial District
South	Undeveloped	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Residential	HC-2 Highway Commercial 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-1A Suburban District to NC-6 Public, Cultural and Recreational District. The site is located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe. 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is located along US Highway 190, which is zoned to accommodate existing commercial and residential uses. The site is adjacent to property that is zoned HC-2 Highway Commercial District to the west and the north, and is surrounded on all other sides by residential uses and zoning classifications. A change in zoning will allow for the location of public, cultural, and recreational facilities along a state highway.

Zoning		Max Height	Landscaping Requirements	Allowable Uses
Existing	A-1A Suburban District	35 feet	N/A	One single-family dwelling per every three acres; Private garages and accessory structures; Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area; Community central water treatment, well, and storage facilities; Household agriculture
Proposed	NC-6 Public, Cultural, and Recreational District	35 feet	In accordance with Landscape and Tree Preservation Regulations in Chapter 130, Article VI, Division 2 and In accordance with the Tammany Trace Overlay Per Sec. 130-1815	All uses permitted within the NC-1, NC-2, NC-3, NC-4, and NC-5 zoning classifications; Golf courses and practice ranges; Community centers; Parks and playgrounds; Sports or gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational vehicle parks

**Case No.:** 2021-2557-ZC

**PETITIONER:** Howard Methvin Jr.

**OWNER:** Craig Maloney and Sandra Dongieux

**REQUESTED CHANGE:** From A-1A Suburban District to NC-6 Public, Cultural and Recreational District

**LOCATION:** Parcel located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe, S48, T8S, R12E, Ward 4, District 7.

**SIZE:** 2.15 acres





2021-2557-ZC

HC-2

GULLORY

A-2

HC-2

190

SNOW

A-4

HC-2

HC-2

T8 - R12E 4  
District 7

48

A-1A

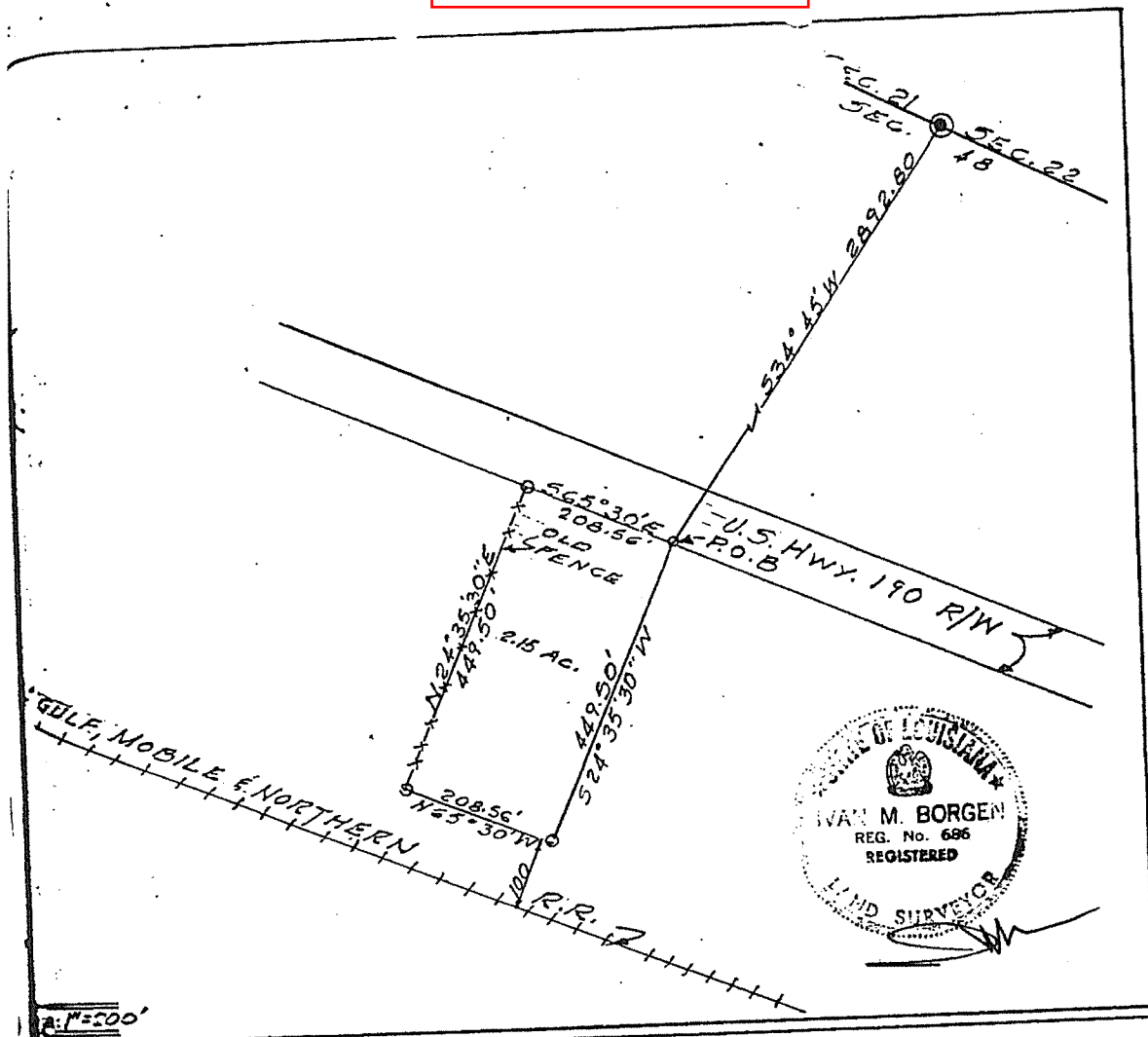
MILLER

TAMMANY TRACE

A-1A

MCCALLUM





Survey Map

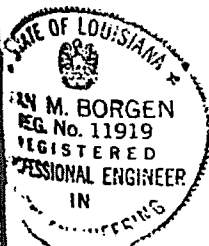
of

Lot \_\_\_\_\_ in A PARCEL OF LAND IN SEC. 48, T85-R12E  
in

St. Tammany Parish, Louisiana

for

ANTHONY G. D'ANTONIO



Survey Number: 22971  
Date: DEC. 26, 1979  
Revision:  
DRAWN BY: J.N.C.  
CHK'D. BY:

This Survey is Certified  
True and Correct by

Ivan M. Borgen  
No. 686



ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2558-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Shepherd G Breaux

**OWNER:** Elizabeth L Clark Wall

**REQUESTED CHANGE:** From A-3 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the north side of Harry Lemons Road, east of LA Highway 59, Mandeville, S1, T8S, R11E, Ward 4, District 5

**SIZE:** .854 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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Commercial	NC-4 Neighborhood Institutional 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-3 Suburban District to A-4 Single-Family Residential District. The site is located on the north side of Harry Lemons Road, east of LA Highway 59, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is flanked by property that is zoned A-3 Suburban District to the north, east, and south and property that is zoned NC-4 Neighborhood Institutional District to the west along Harry Lemons Road.

The purpose of the existing A-3 Suburban District is to provide a single-family residential environment on half-acre lot sizes. The purpose of the requested A-4 Suburban District is to provide single-family residential dwellings on quarter-acre lot sizes. Although a change in zoning will increase the allowable density along the eastern portion of Harry Lemons Road, staff has determined that the requested A-4 zoning classification may act as an appropriate buffer between the existing commercial and residential uses.

	<b>Zoning</b>	<b>Max Density</b>	<b>Min Lot Width</b>
<b>Existing</b>	A-3 Suburban District	Two units per acre	100 ft.
<b>Proposed</b>	A-4 Suburban District	Four units per acre	90 ft.

The purpose of the request is to accommodate a future minor subdivision.

**Case No.:** 2021-2558-ZC

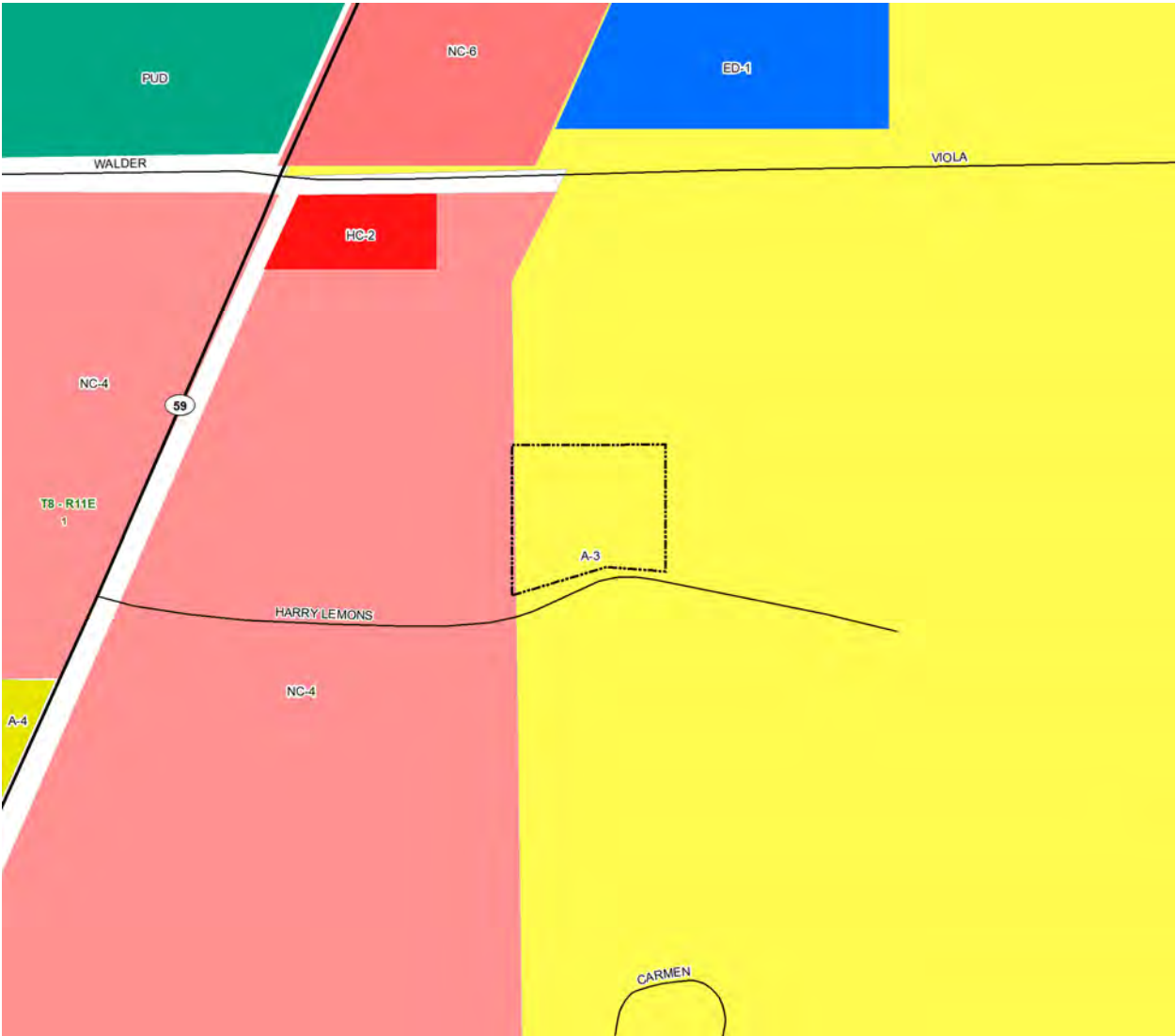
**PETITIONER:** Shepherd G Breaux

**OWNER:** Elizabeth L Clark Wall

**REQUESTED CHANGE:** From A-3 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the north side of Harry Lemons Road, east of LA Highway 59, Mandeville, S1, T8S, R11E, Ward 4, District 5

**SIZE:** .854 acres





PUD

59

NC-6

ED-1

WALDER

VIOLA

HC-2

NC-4

T8 - R11E

1

A-3

HARRY LEMONS

NC-4

HC-1

HC-1

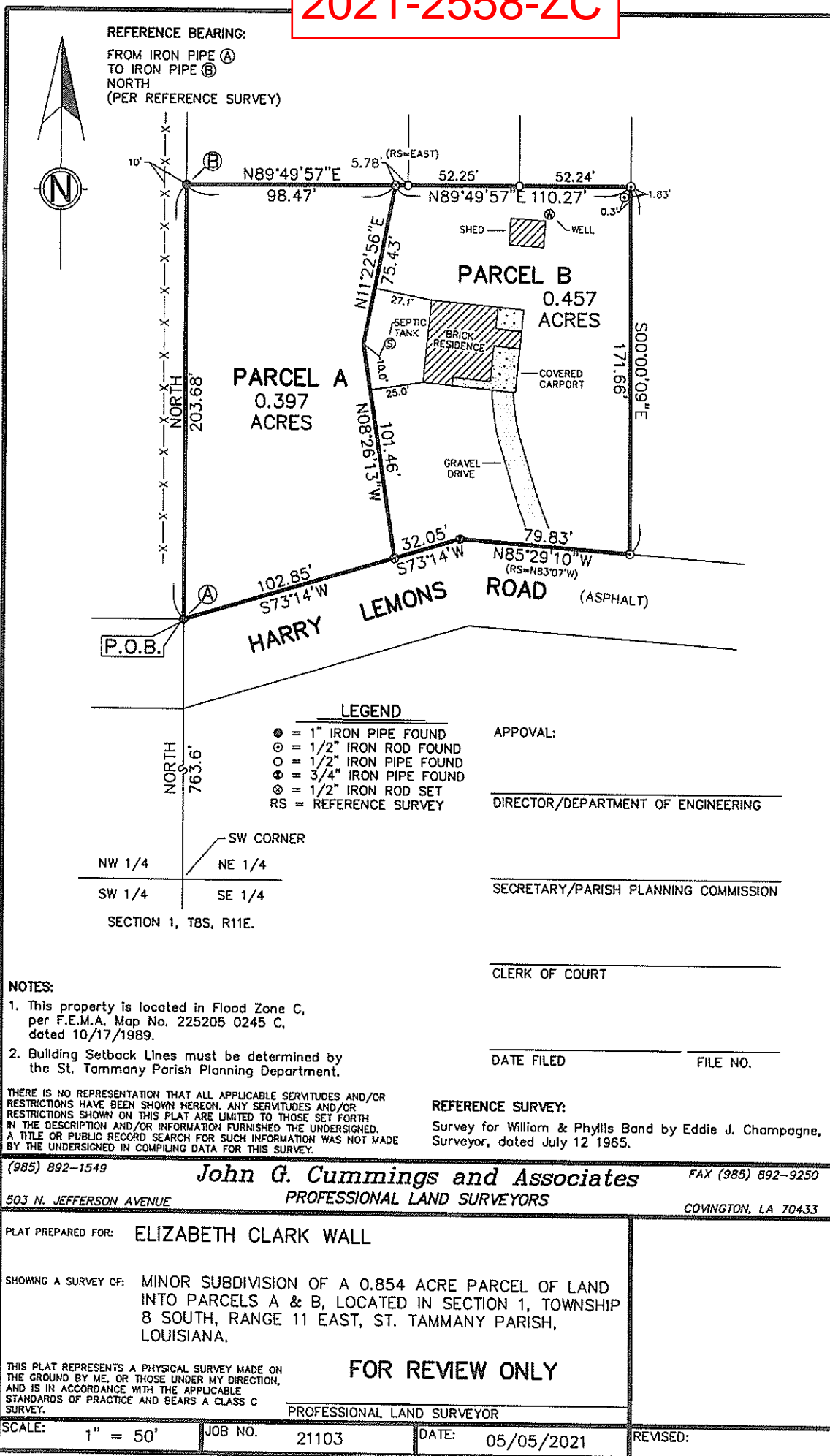
A-4

WALLIS

ASHLEY

MC HUGH





ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2562-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Michael White and Amanda Keyes

**OWNER:** Michael White and Amanda Keyes

**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 Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington, S13 & S24, T6S, R10E, Ward 3, District 3

**SIZE:** 1.37 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane, Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	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 Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington. 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The entire Ramsey Estates subdivision is zoned A-2 Suburban District. The subject site is across the street from property that has been rezoned to A-2 Suburban District and MHO Manufactured Housing Overlay. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the placement of a new manufactured home.

**Case No.:** 2021-2562-ZC

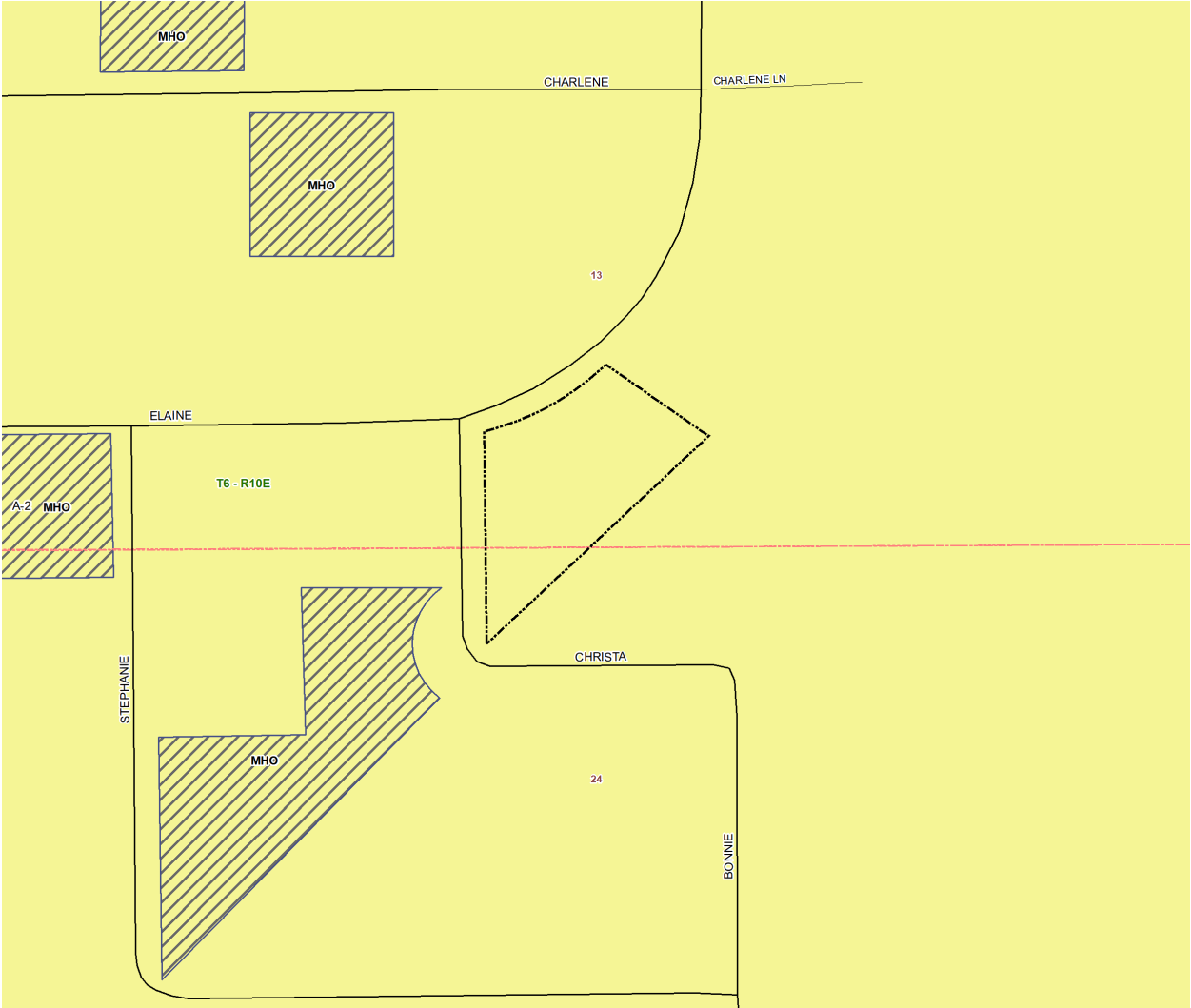
**PETITIONER:** Michael White and Amanda Keyes

**OWNER:** Michael White and Amanda Keyes

**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 Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington, S13 & S24, T6S, R10E, Ward 3, District 3

**SIZE:** 1.27 acres





2021-2562-ZC

MHO

ELAINE

CHARLENE

CHARLENE

13

MHO

T6 - R10E

A-2

MHO

CHRISTA

BONNIE

24

STEPHANIE

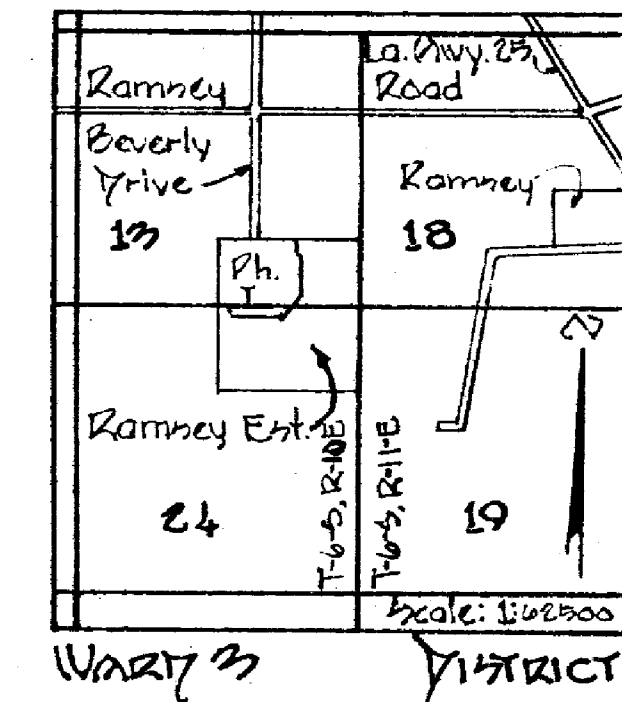
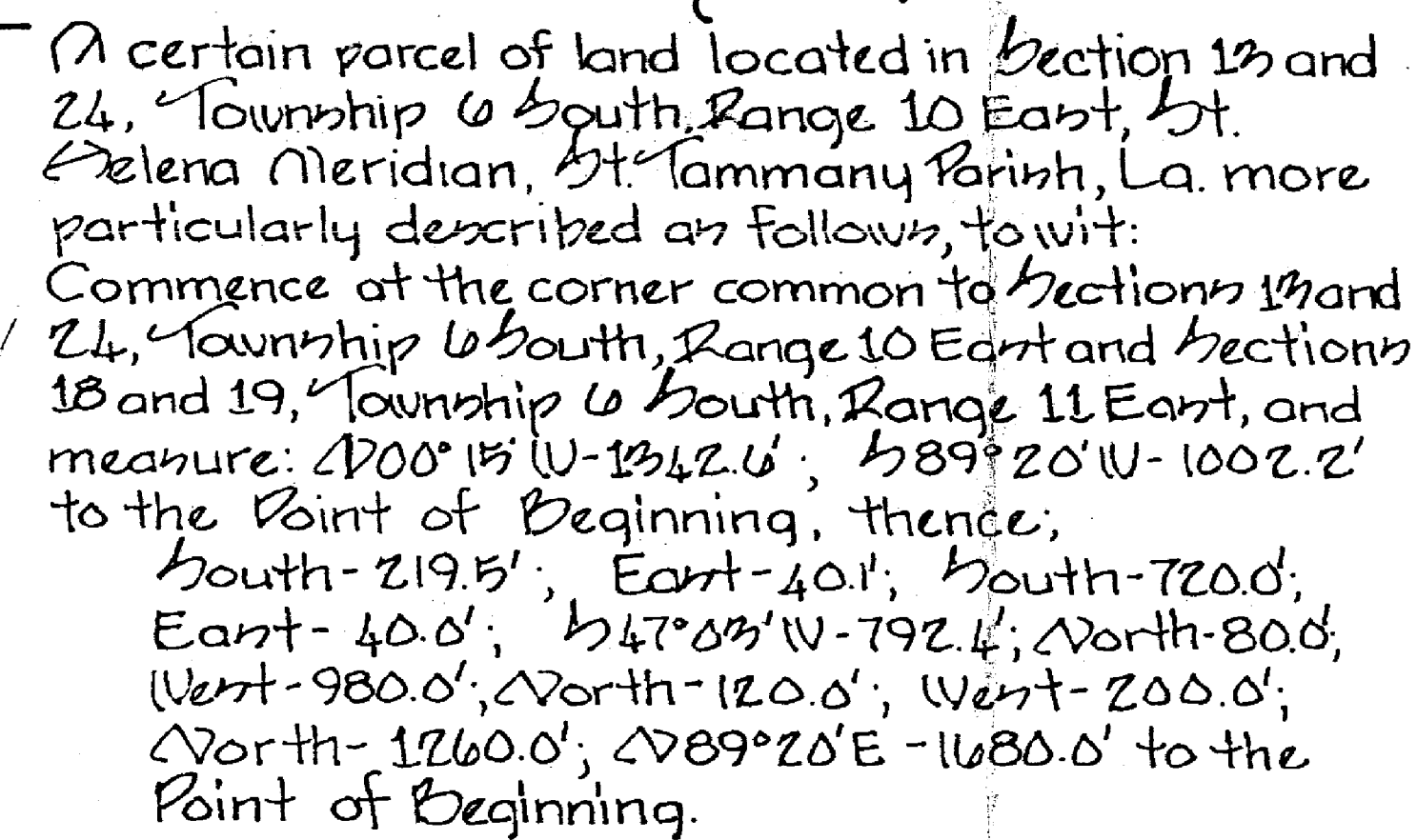
A-2 MHO



LOCATED IN SECTIONS 13 AND 24,  
TOWNSHIP 6 NORTH, RANGE 10 EAST

# PROPERTY DESCRIPTIONS

## RECORDING SIGNATURES



## Subject Property

**FINALIZED**  
**PLAT**

## RESTRICTIVE COVENANTS

1. Each lot will have not more than one dwelling.
  2. No lot shall be further subdivided for sale unless a central sewer system is installed; subject to the approval of St. Tammany Parish Planning Commission.
  3. No building shall be located nearer than 50 feet of the front, or 40 feet of the rear nor 10 feet of the internal lot lines.
- Construction of any nature is prohibited in Parish drainage or street easements.
- 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. Driveway culvert size required shall be 15' in diameter.
  7. Mobile homes or house trailers may be placed on lots.
  8. No dwelling may be occupied before sewer and water systems have been installed.
  9. Other restrictive covenants may run with titles.

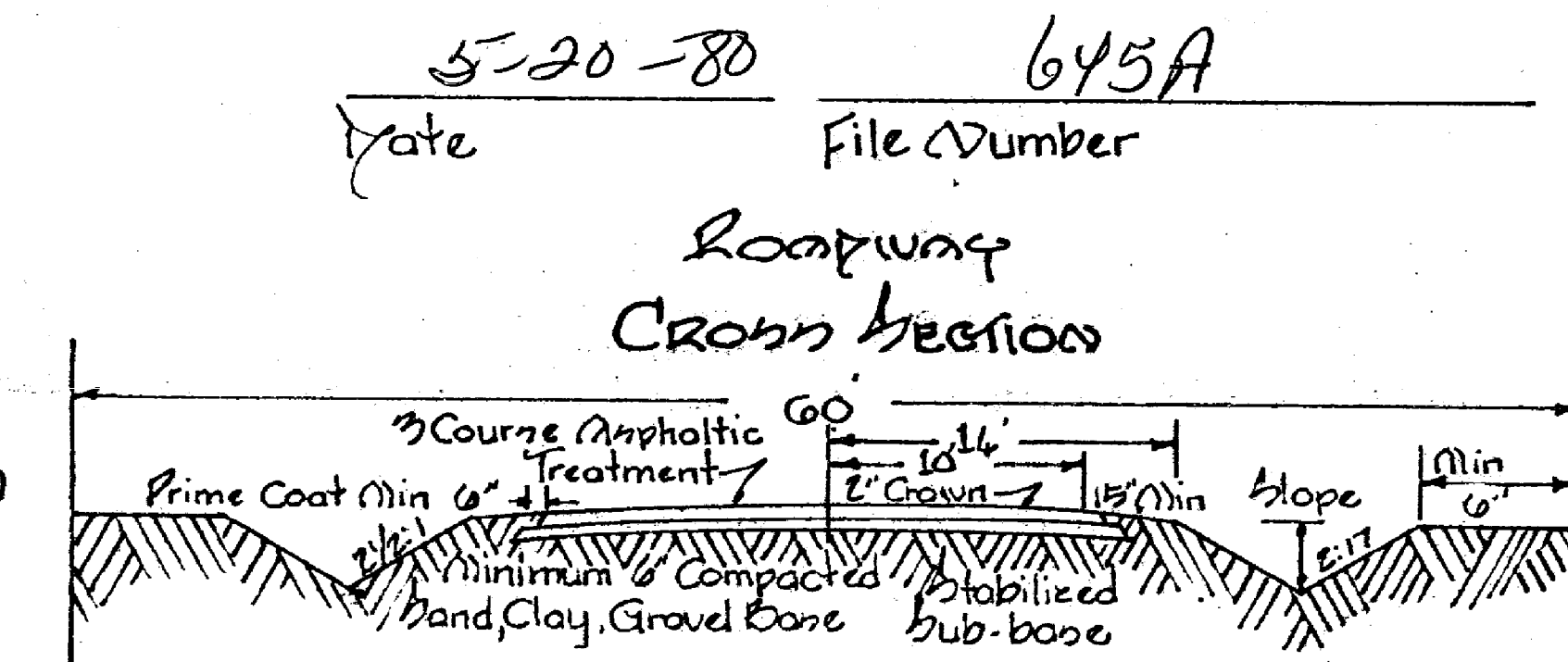
# ENGINEER'S CERTIFICATE

This plan is certified to conform to the provisions of the State of La. R533-5031, and the laws and ordinances of the Parish of St. Tammany, with waivers.

*Ned Wilson*

Dedications  
I hereby dedicate to the Parish of  
St. Tammany through its Police  
Jury, the streets delineated on  
this plan as public thoroughfares.

Zoning	Rural
Acreage	52.0
Number of Lots	45
Number of Blocks	7
Maximum Block Length	1200'
Lot Frontage	200'
Lot Depth	200'
Front Setback	50'
Side Setback	10'
Rear Setback	40'
Width of Streets	60
Type Road Surface	Asphaltic
Type Sewerage System	Individual
Ultimate Surface Water Disposal	Chefuncte River
Length of Streets	68000'



Map Prepared By  
NED R. WILSON & ASSOCIATES  
Rt. 6 Box 409  
Mandeville, Louisiana

Mandeville                      Blidell                      Franklinton

Date: October 1, 1979

Revised:

Scale:  $1'' = 200'$

bc.