

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 12TH, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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, December 12, 2023.

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE NOVEMBER 14, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION REVIEW

1- REV23-12-007

The revocation of an unopened portion of Pellegrin Drive, located west of River Road, north of Branch Crossing Drive, Ward 3, District 2.

Applicant: Brittney Robert

Parish Council District Representative: Hon. David R. Fitzgerald

MINOR SUBDIVISION REVIEW

2- 2023-3612-MSP

Minor subdivision of Tract B-1 into Tracts B-1-A, B-1-B & B-1-C

Owner & Representative: Swett Living Trust – Philip J. Swett III & Linda A. Swett and Rosemary S. Swett

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of U.S Highway 190 Bypass, west of Barrington Drive, Covington, Louisiana. Ward 3, District 3

3- 2023-3623-MSP

Minor subdivision of Lots 3 & 4 into Lots 4A, 4B, 4C, 4D & 4E

Owner & Representative: Vick M. & Susan Lee Corso

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

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east side of Jacob Road, south of Brownswich Road, Slidell, Louisiana. Ward 8, District 9

4- 2023-3625-MSP

Minor subdivision of a portion of Square 264 and a portion of revoked Labarre Street Right-of-Way, Town of Mandeville into Lots K1, K2, K3, K4 & K5

Owner & Representative: Ronald H. King

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is on the east side of Carroll Street, Mandeville, Louisiana. Ward 4 District 10

5- 2023-3628-MSP

Minor subdivision of Parcel A into Parcel A-1, A-2, A-3, A-4 & A-5

Owner & Representative: Colby Crowe

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located at the northeast corner of Pine Street Extension and Smith Road, Pearl River, Louisiana. Ward 8, District 11

6- 2023-3635-MSP

Minor subdivision of 7.474 acres into Lots A, B, C, D & E

Owner & Representative: Centerfire, LLC – John T. Campo, Jr.

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

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

General Location: The property is located on the south side of Brewster Road, west of Fairfield Oaks Drive, east of LA Highway 1077, Covington, Louisiana. Ward 1, District 4

RESUBDIVISION REVIEW**7- 2023-3632-MRP**

Resubdivision of Lots 1 to 43 into Lots 1A through 43A, Clipper Estates, Phase 6

Owners: Clipper Noteholder LLC – Troy Duhon

Representatives: Ken Levy

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

Parish Council District Representative: Hon. Jake A. Airey

General Location : Parcels located on the north, south & west sides of Palm Island Road, west of Cutter Cove, Slidell, LA, Ward 9, District 13

8- 2023-3637-MRP

Resubdivision of Parcels 13-1-A, 13-2-B & 13-4 into Parcels 13-1-A-B, 13-1-A-2, 13-2-B-1, 13-4-1 & 13-1-A-1, Oak Harbor Commercial Parcel

Owners: Rouse Holdings, LLC – J. Tyler Marquette

Representatives: Gulf States Services - Mike Saucier

Surveyor: Duplantis Design Group – Dennis L. Gowin

Parish Council District Representative: Hon. Jerry Binder

General Location : Parcel located on the east and south sides of Oak Harbor Boulevard, west of Interstate 10, Slidell, LA, Ward 9, District 12

OLD BUSINESS

9- Request to Enter the Parish Right-of-Way at the median of the intersection of Warner Lane and LA Highway 59 for the purpose of relocating a monument sign for Parish Concrete, LLC (Resolution No. 18-090/Council Series No. C-6059).

Debtor: P&W Industries, L.L.C./Parish Concrete, L.L.C.

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located north of Warner Lane, east of LA Highway 59, north of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

Developer requesting an extension of time to provide required documentation and complete the work

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, NOVEMBER 14, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Ress, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Absent: Truxillo

Staff: Helen Lambert, Ross Liner, Leslie Delatte, Theodore Reynolds, Maria Robert, and Emily Couvillion

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION – Seeger

PLEDGE OF ALLEGIANCE – Crawford

ELECTION OF OFFICER

Crawford made a motion to nominate Seeger for Vice Chairman, second by Narcisse

Yea: Ress, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: Seeger

APPROVAL OF THE OCTOBER 11, 2023 MEETING MINUTES

Crawford moved to accept as written, second by Narcisse

Yea: Seeger, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: Ress

REQUEST FOR POSTPONEMENTS

REVOCATION

ENTER THE PARISH RIGHT-OF-WAY

1- Request to Enter the Parish Right-of-Way for the 6th Street (Tammany Hills Subdivision)

APPROVED

Developer/Owner: All State Financial Company

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located south of Harrison Avenue, north of Emerald Forest Boulevard, Covington, Louisiana. Ward 3, District 2

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING
NOVEMBER 14, 2023**

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

Ress made a motion to approve, second by Horne

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: McInnis

MINOR SUBDIVISION REVIEW

2- 2023-3458-MSP APPROVED

Minor subdivision of Parcel A into Parcels A-1, A-2, A-3 & A-4

Owner: Peter Penton and Cynthia Rizk Penton

Representative: Sieverding Construction, LLC – Mark Sieverding

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the west side of Krentel Road, west of LA Highway 434, and north of Interstate 12, Lacombe, Louisiana, Ward 7, District 7

POSTPONED INDEFINITELY FROM SEPTEMBER 12, 2023 MEETING

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

Narcisse made a motion to approve, second by Crawford

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

3- 2023-3582-MSP AKPPROVED WITH WAIVER

Minor subdivision of Tract 2B1 into Tracts 2B1-A, 2B1-B, 2B1-C, 2B1-D, 2B1-E

Owner & Representative: Terry & Patty Fernandez

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Brewster Road, east of LA Highway 1077, Madisonville, Louisiana, Ward 1, District 1

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

McInnis made a motion to approve with the waiver, second by Seeger

Opposition: N/A

Other: Mike Shay had questions and then said he is in favor of this request

Yea: Seeger, Ress, McInnis, Doherty, Horne, Gaines, Crawford and Hernandez

Nay: Narcisse and Troncoso

Abstain: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING
NOVEMBER 14, 2023**

4- 2023-3599-MSP APPROVED WITH WAIVER

Minor subdivision of Parcel D1A-4-B into Parcels D1A-4-B1 & D1A-4-B2

Owner & Representative: 3Z'S Building Company, LLC – Rosario Zuppardo

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 21, north of Ochsner Blvd, Covington, Louisiana, Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Eddie Powell representing Kyle & Associates

McInnis made a motion to approve with the waiver, second by Gaines

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

5- 2023-3601-MSP APPAROVED WITH WAIVER

Minor subdivision of 4.314 acres into Lots 1 & 2

Owner & Representative: Executive Holdings, LLC – Corey J. Smith

Surveyor: Red Chute Land Surveying, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the southwest side of LA Highway 41, south of LA Highway 36, Pearl River, Louisiana, Ward 6, District 11

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

Crawford made a motion to approve with the waiver, second by Troncoso

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

6- 2023-3610-MRP APPROVED

Resubdivision of Lot 30-A into Lots 30-A-1 & 30-B-1, Northpointe Business Park, Phase 3

Owners & Representatives: Northpointe Business Park, LLC – Christopher Lopez

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: Parcel located on the north side of LA Highway 1085 and on the east side of Winward Drive, Covington, LA, Ward 1, District 3

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING
NOVEMBER 14, 2023**

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

Gaines made a motion to approve, second by Seeger

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: McInnis

Abstain: N/A

7- 2023-3597-MRP APPROVED

Resubdivision of Lots 33, 34 & 35 into Lots 33A, 34A & 35A, Oaklawn Trace, Phase 2

Owners & Representatives: DSLD Homes, LLC - Lee Foster

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Arthur Laughlin

General Location : Parcel located on the west side of Rowley Drive, south of US Highway 190, Lacombe, LA, Ward 7, District 11

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

Crawford made a motion to approve, second by Troncoso

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

8- 2023-3557-FP APPROVED

Alexander Ridge, Phase 4A

Developer/Owner: Savannahs Community, LLC/Military Road Land Co., LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the east side of LA Highway 1081, north of Thibodeaux Road, Covington, Louisiana. Ward 3 District 2

POSTPONED AT THE OCTOBER 11, 2023 MEETING

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

Horne made a motion to approve, second by Seeger

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING
NOVEMBER 14, 2023**

9- 2023-3555-FP APPROVED

Lakeshore Villages, Phase 11

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

POSTPONED AT THE OCTOBER 11, 2023 MEETING

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

Seeger made a motion to approve with staff inspection, second by Gaines

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso and Hernandez

Nay: McInnis

Abstain: N/A

TEXT CHANGE

2023-3560 POSTPONED

10- Ordinance Calendar No. 7381 - Ordinance to amend St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 125 – Subdivision Regulations, Art. IV – Standards of Design, Sec. 125-92 – Greenspace Requirements, to add a 50 foot no cut roadway buffer and tree preservation requirements for all major subdivisions.

Many verbiage changes were discussed

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

Crawford made a motion to approve with recommendations; there was no second

Seeger then made a motion to approve with modifications, second by Gaines

Ress then made a motion to postpone for 2 months, second by Seeger

Yea: Seeger, Ress, McInnis, Horne, Gaines, Crawford, Narcisse, and Troncoso

Nay: Doherty and Hernandez

Abstain: N/A

OLD BUSINESS

NEW BUSINESS Helen Lambert reminded Planning members to come to Development Dept and do the Cyber and Sexual Harassment training for the year

ADJOURNMENT Gaines made a motion to adjourn

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of December 5, 2023)

CASE NO.: REV23-12-007

NAME OF STREET OR ROAD: Unopened portion of Pellegrin Drive.

NAME OF SUBDIVISION: N/A

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located west of River Road and north of Branch Crossing Drive, Ward 3, District 2.

SURROUNDING ZONING: A-2 Suburban District

PETITIONER/REPRESENTATIVE: Freda Cretin/Brittney Robert

STAFF COMMENTARY:

Department of Planning & Development Comments:

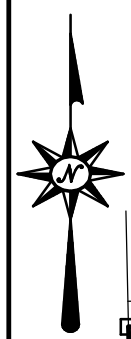
The applicant is requesting to revoke an unopened portion of Pellegrin Drive, in order to assimilate this property into the adjacent properties. There are several parcels located to the north, south and west of the unopened portion of right of way, being proposed for revocation. Staff has concerns regarding the potential of the surrounding properties becoming land locked.

Recommendation:

More information is needed regarding the future development plans for the properties owned by the petitioner that are adjacent to area being proposed for revocation. Prior to making a recommendation, Staff will need the petitioner to submit a preliminary minor resubdivision document that shows that the revocation of the unopened portion of Pellegrin Drive will not cause any of the adjacent properties to become land locked. Therefore, Staff recommends that the revocation request be tabled until the January 9, 2024 Planning Commission meeting.

REV23-12-007

21 25834 24846 30648 T6-R11E 32795 24623 25783 24846 24700 23868 45 22552 21741 27219 30727 27159 30238 32417 30761 33122 28419 22815 22816 22817 22818 22819 22820 22821 22822 22823 22824 22825 22826 22827 22828 22829 22830 22831 22832 22833 22834 22835 22836 22837 22838 22839 22840 22841 22842 22843 22844 22845 22846 22847 22848 22849 22850 22851 22852 22853 22854 22855 22856 22857 22858 22859 22860 22861 22862 22863 22864 22865 22866 22867 22868 22869 22870 22871 22872 22873 22874 22875 22876 22877 22878 22879 22880 22881 22882 22883 22884 22885 22886 22887 22888 22889 22890 22891 22892 22893 22894 22895 22896 22897 22898 22899 22900 22901 22902 22903 22904 22905 22906 22907 22908 22909 22910 22911 22912 22913 22914 22915 22916 22917 22918 22919 22920 22921 22922 22923 22924 22925 22926 22927 22928 22929 22930 22931 22932 22933 22934 22935 22936 22937 22938 22939 22940 22941 22942 22943 22944 22945 22946 22947 22948 22949 22950 22951 22952 22953 22954 22955 22956 22957 22958 22959 22960 22961 22962 22963 22964 22965 22966 22967 22968 22969 22970 22971 22972 22973 22974 22975 22976 22977 22978 22979 22980 22981 22982 22983 22984 22985 22986 22987 22988 22989 22990 22991 22992 22993 22994 22995 22996 22997 22998 22999 23000 23001 23002 23003 23004 23005 23006 23007 23008 23009 23010 23011 23012 23013 23014 23015 23016 23017 23018 23019 23020 23021 23022 23023 23024 23025 23026 23027 23028 23029 23030 23031 23032 23033 23034 23035 23036 23037 23038 23039 23040 23041 23042 23043 23044 23045 23046 23047 23048 23049 23050 23051 23052 23053 23054 23055 23056 23057 23058 23059 23060 23061 23062 23063 23064 23065 23066 23067 23068 23069 23070 23071 23072 23073 23074 23075 23076 23077 23078 23079 23080 23081 23082 23083 23084 23085 23086 23087 23088 23089 23090 23091 23092 23093 23094 23095 23096 23097 23098 23099 23100 23101 23102 23103 23104 23105 23106 23107 23108 23109 23110 23111 23112 23113 23114 23115 23116 23117 23118 23119 23120 23121 23122 23123 23124 23125 23126 23127 23128 23129 23130 23131 23132 23133 23134 23135 23136 23137 23138 23139 23140 23141 23142 23143 23144 23145 23146 23147 23148 23149 23150 23151 23152 23153 23154 23155 23156 23157 23158 23159 23160 23161 23162 23163 23164 23165 23166 23167 23168 23169 23170 23171 23172 23173 23174 23175 23176 23177 23178 23179 23180 23181 23182 23183 23184 23185 23186 23187 23188 23189 23190 23191 23192 23193 23194 23195 23196 23197 23198 23199 23200 23201 23202 23203 23204 23205 23206 23207 23208 23209 23210 23211 23212 23213 23214 23215 23216 23217 23218 23219 23220 23221 23222 23223 23224 23225 23226 23227 23228 23229 23230 23231 23232 23233 23234 23235 23236 23237 23238 23239 23240 23241 23242 23243 23244 23245 23246 23247 23248 23249 23250 23251 23252 23253 23254 23255 23256 23257 23258 23259 23260 23261 23262 23263 23264 23265 23266 23267 23268 23269 23270 23271 23272 23273 23274 23275 23276 23277 23278 23279 23280 23281 23282 23283 23284 23285 23286 23287 23288 23289 23290 23291 23292 23293 23294 23295 23296 23297 23298 23299 23300 23301 23302 23303 23304 23305 23306 23307 23308 23309 23310 23311 23312 23313 23314 23315 23316 23317 23318 23319 23320 23321 23322 23323 23324 23325 23326 23327 23328 23329 23330 23331 23332 23333 23334 23335 23336 23337 23338 23339 23340 23341 23342 23343 23344 23345 23346 23347 23348 23349 23350 23351 23352 23353 23354 23355 23356 23357 23358 23359 23360 23361 23362 23363 23364 23365 23366 23367 23368 23369 23370 23371 23372 23373 23374 23375 23376 23377 23378 23379 23380 23381 23382 23383 23384 23385 23386 23387 23388 23389 23390 23391 23392 23393 23394 23395 23396 23397 23398 23399 23400 23401 23402 23403 23404 23405 23406 23407 23408 23409 23410 23411 23412 23413 23414 23415 23416 23417 23418 23419 23420 23421 23422 23423 23424 23425 23426 23427 23428 23429 23430 23431 23432 23433 23434 23435 23436 23437 23438 23439 23440 23441 23442 23443 23444 23445 23446 23447 23448 23449 23450 23451 23452 23453 23454 2345



A MINOR SUBDIVISION OF AN 0.990, 0.890, 1.69 & 24.64 ACRE PARCEL OF LAND, INTO PARCELS A & B, SITUATED IN SECTION 21, T-6-S, R-11-E, ST. TAMMANY PARISH, LA.

PRELIMINARY DOCUMENT

40' Strip dedicated to St. Tammany Parish for Public Rd.
40' R/W in COB 270/223 Clerk of Courts Office

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference:
1) A Survey Plat by Thomas Fontcuberta, Dated 2-15-2006, revised 3-2-2006, No. 463870, for Fredaco, LLC
2) Survey Plats by Herbert Sanders attached to Instrument No. 448902, Clerk of Courts Office
3) A Survey Plat by Jeron Fitzmorris, Dated 8-13-2007, No. 13265, for Stephen Savoy

Reference calls, improvements, fencing & utilities are not shown

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

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

PRELIMINARY DOCUMENT

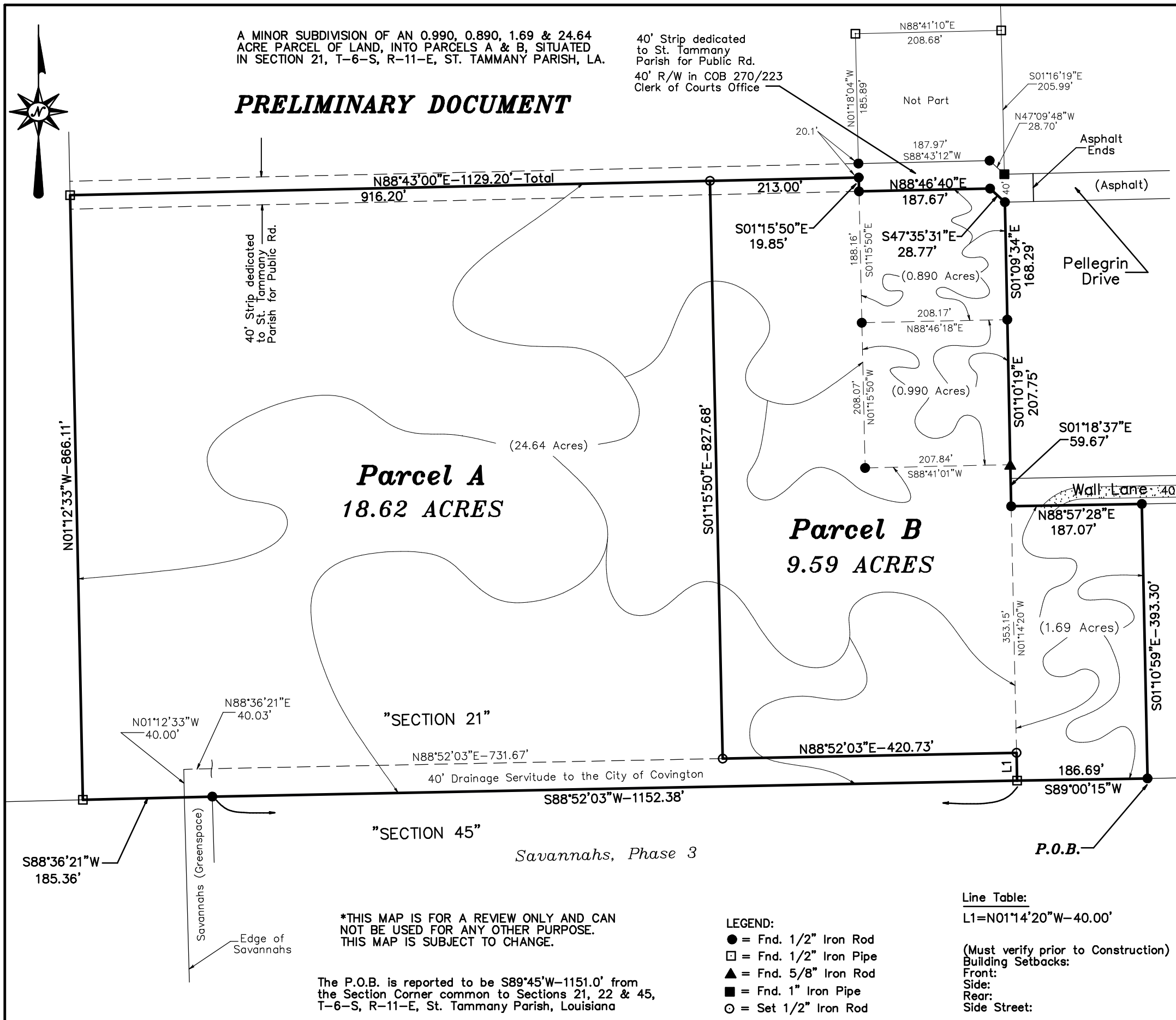
BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

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

MAP PREPARED FOR

FREDACO, LLC & STEPHEN R. SAVOY

SCALE: 1"= 150'		DRAWN BY JWG
DATE: 7-31-2023		
Located in Section 21, T6S-R11E, St. Tammany Parish, La.		
		SURVEY NUMBER 21397



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MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2023-3612-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: December 12, 2023

Posted: December 1, 2023

Location: The property is located on the north side of U.S Highway 190 Bypass, west of Barrington Drive, Covington, Louisiana. Ward 3, District 3

Owners & Representative: Swett Living Trust – Philip J. Swett III & Linda A. Swett and Rosemary S. Swett

Engineer/Surveyor: Land Surveying, LLC

Type of Development: Commercial



Current Zoning

HC-2 Highway Commercial District

Total Acres

12.03 acres

of Lots/Parcels

Minor subdivision of a 12.03 Tract into Tracts B-1-A, B-1-B, and B-1-C

Surrounding Land Uses:

Commercial and Residential

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing Tract B-1 into proposed Tract B-1-A being 3.97 acres, B-1-B being 4.02 acres, and B-1-C being 4.04 acres. The minor subdivision request requires a public hearing due to:

- Per Sec. 125-188(d)(3), when the minor subdivision of an original parcel of property has received prior minor subdivision approval, no further subdivision of the original parcel or any of the lots created by the minor subdivision of the original parcel will be allowed unless approved by the Planning Commission. Tract B-1 was originally created through the minor subdivision process in 2015 (Map File No. 5328D), therefore requiring a public hearing for the current request.



PLANNING STAFF REPORT
2023-3612-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

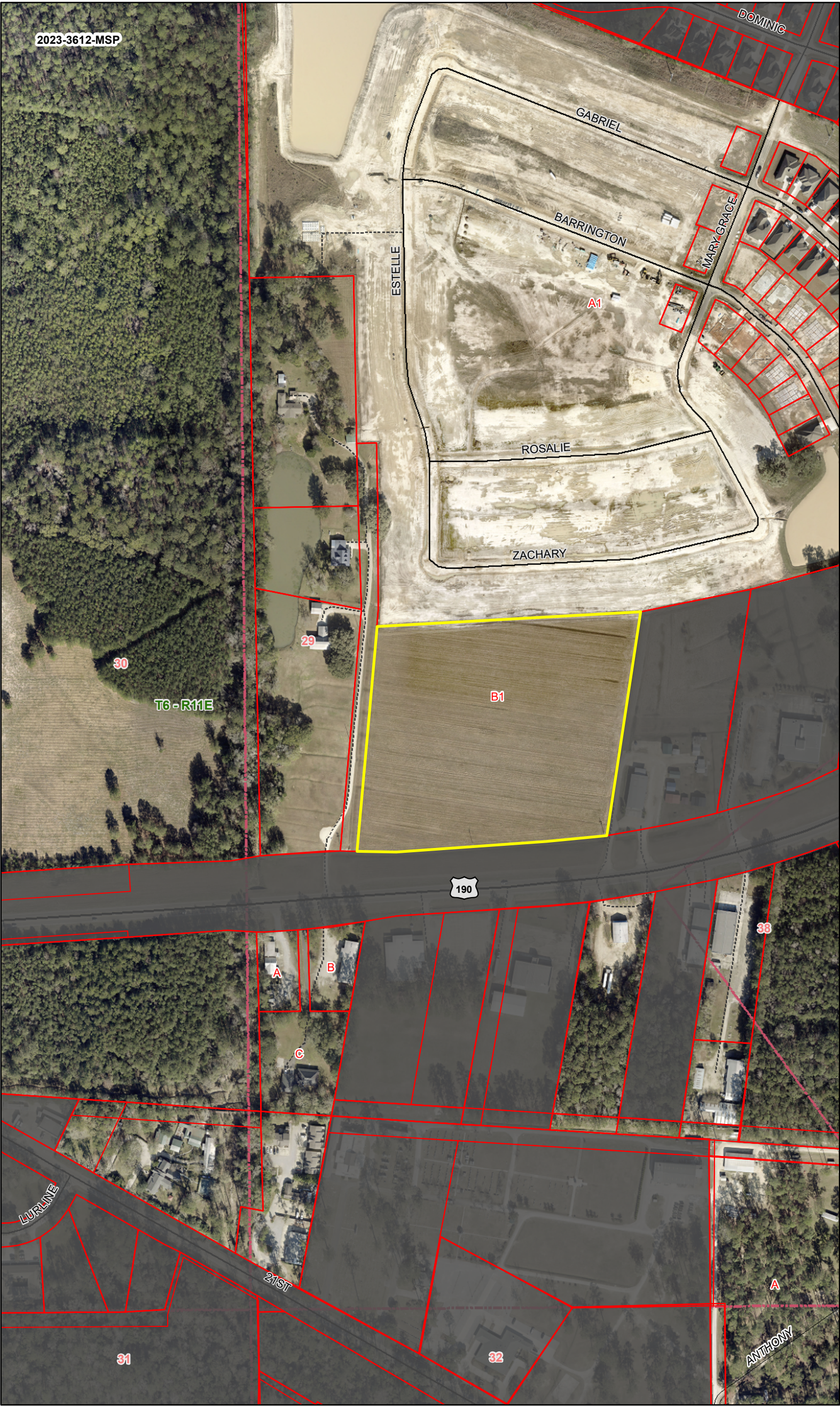
The request shall be subject to the above and below comments:

1. As per 911 Communication District, survey should read as follow: Ronald Reagan Hwy, AKA US Hwy 190.

New Directions 2040

Commercial areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms



Minor Subdivision of Tract B-1 into Tracts B-1-A, B-1-B
& B-1-C Swett Family Subdivision in Section 29 Township
6 South, Range 11 East, St. Tammany Parish, Louisiana

Filed For Record:

Director, Dept. of Engineering

Chairman, Dept. of Planning

Secretary, Dept. of Planning

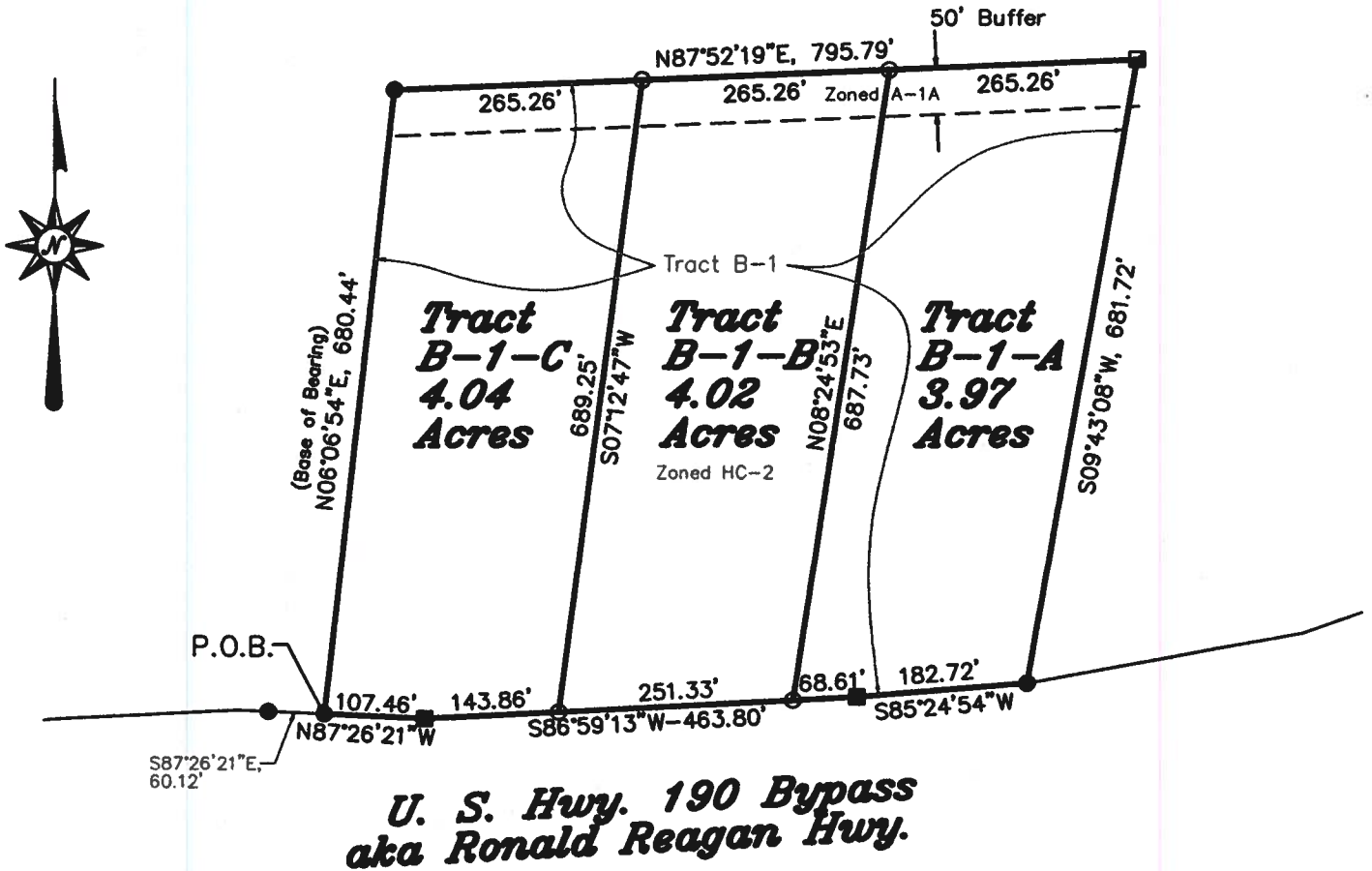
Clerk of Court

Date Filed Map File No.

This property is located in Flood Zone C,
as per FEMA Firm, Comm. Panel No.
225205 0230 C, map dated 10-17-1989

Reference:

1. Survey prepared by Land Surveying, Inc.
dated 1-15-2009 Survey No. 13855
(Base of Bearing)
2. Resubdivision by Randall W. Brown &
Associates Inc. being Map File No. 53280
filed in Clerk of Court office, St. Tammany
Parish, Louisiana
3. Survey prepared by Land Surveying, LLC
dated 6-5-2017 revised 12-5-2018 Survey
No. 18115



P.O.B. is N49°01'E, 152.1'; N14°05'E,
540.3'; N85°28'W, 235.7'; N01°01'E,
728.1'; N81°14'E, 7.91'; N86°57'E,
200.00'; S87°20'E, 33.64'; S87°26'21"E,
60.12' from the Section Corner between
Sections 29, 30, 31 & 32 Township 6
South, Range 11 East, St. Tammany
Parish, Louisiana

LEGEND:

- = 1/2" Rebar Found
- = 5/8" Rebar Found
- = Hwy. Monument Found
- = 1/2" Rebar Set

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

MAP PREPARED FOR

**Philip J. Swett III, Rosemary Smith &
Samuel E. Swett**

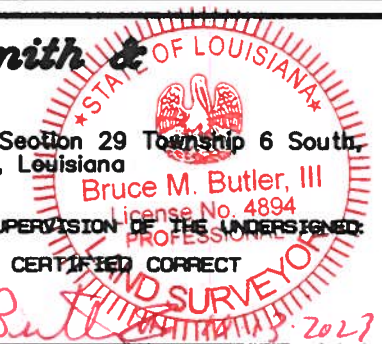
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Swett Family Subdivision located in Section 29 Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



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

SCALE: 1" = 200'

DATE: 10-10-2023

NUMBER: 21425

APPROVED:

Ron Keller
SECRETARY PARISH PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
CLERK OF COURT

1-20-2015 53280
DATE FILED FILE NO.

— FENCE LINE
— OVERHEAD ELECTRIC LINE
P UTILITY POLE
O DENOTES CONCRETE MONUMENT
● DENOTES 1/2" IRON ROD FIND
UNLESS OTHERWISE NOTED
O DENOTES 1/2" IRON PIPE TO BE SET
UPON RECORDATION

REF.1: Survey by Bruce Butler, PLS
Map File #: S218-B
Date Filed: 11-19-2013
REF.2: Resub by Randall W. Brown
Map File #: S299C
Date Filed: 9-25-2014

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described (S, NOT) located in a special flood hazard area,
it is located in Flood Zone C.

FROM Panel 2252050230C Rev. 10-17-89

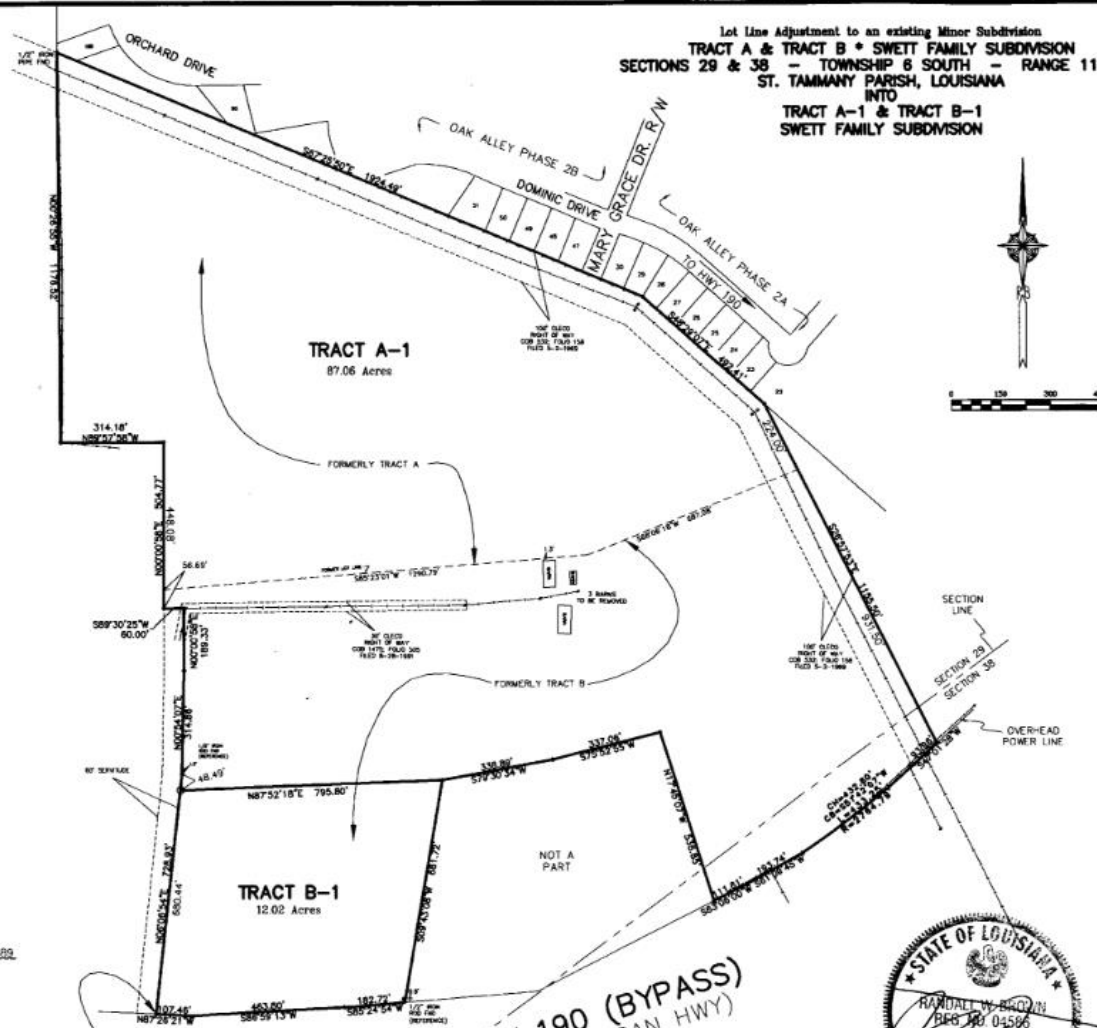
SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

THE REPRESENTED AND RESTRICTED SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION FURNISHED UP AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE ORDINANCES AND RESTRICTIONS ARE SHOWN HEREIN. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS SURVEY.

THIS POINT IS DESCRIBED AS BEING N49°01'E, 152.1'; THENCE
N14°05'E, 540.3'; THENCE N85°28'W, 235.7'; THENCE N01°01'E,
728.12'; THENCE N81°14'E, 7.81'; THENCE N86°57'E, 200.00';
THENCE S87°20'E, 33.64'; THENCE S87°26'21"E, 60.12' FROM
THE SECTION CORNER BETWEEN SECTIONS 29, 30, 31 AND 32,
TOWNSHIP 6 SOUTH, RANGE 11 EAST.

Lot Line Adjustment to an existing Minor Subdivision
TRACT A & TRACT B * SWETT FAMILY SUBDIVISION
SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

TRACT A-1 & TRACT B-1
SWETT FAMILY SUBDIVISION



U.S. HWY 190 (BYPASS)
(RONALD REAGAN HWY)



RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
888 W. CLERMONT AVENUE, SUITE 100, LAFAYETTE, LA 70503
(504) 481-1000 • FAX (504) 481-1009

LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION
TRACT A & TRACT B * SWETT FAMILY SUBDIVISION
SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
TRACT A-1 & TRACT B-1

REvised DATE

DRAWN BY

CHECKED BY

DATE

SCALE

1"=330'±

SURVEY No.

141792

SHEET

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PLANNING STAFF REPORT
2023-3623-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: December 12, 2023

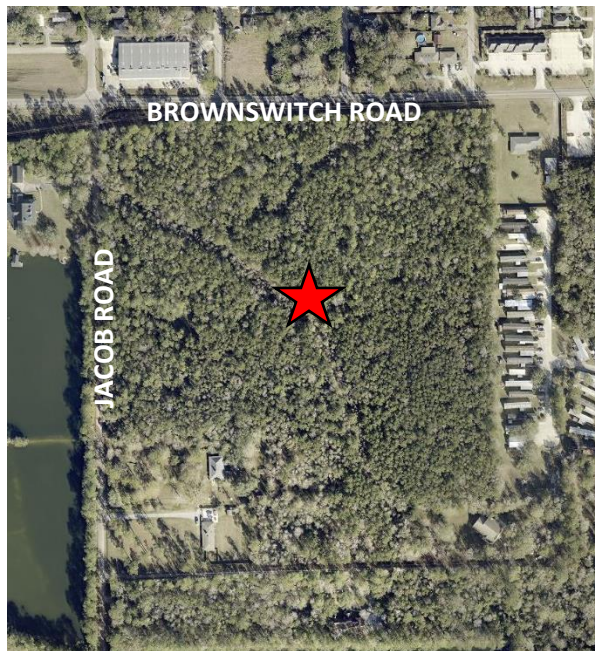
Posted: December 1, 2023

Location: The property is located on the east side of Jacob Road, south of Brownsitch Road, Slidell, Louisiana. Ward 8, District 9

Owners & Representative: Vick M. & Susan Lee Corso

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

Type of Development: Residential



Current Zoning

NC-4 Neighborhood Institutional

Total Acres

10 acres

of Lots/Parcels

Minor subdivision of Lots 3 and 4 into
Lots 4A, 4B, 4C, 4D, and 4E

Surrounding Land Uses:

Undeveloped and Residential

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing Lot 3 and Lot 4 into proposed Lots 4A (2.305 acres), 4B (2.469 acres), 4C (1.822 acres), 4D (1.786 acres), and 4E (1.618 acres). The minor subdivision request requires a public hearing due to:

- Per Sec. 125-188(d)(3), when the minor subdivision of an original parcel of property has received prior minor subdivision approval, no further subdivision of the original parcel or any of the lots created by the minor subdivision of the original parcel will be allowed unless approved by the Planning Commission. Lots 3 and 4 were originally created through the minor subdivision process in 2022 (Map File No. 6157C; Case Number 2023-3009-MSA), therefore requiring a public hearing for the current request.

Planning Commission
December 12, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3623-MSP



PLANNING STAFF REPORT
2023-3623-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- Per Sec. 125-188(b)(2)(c), when a single parcel to be subdivided is located south of the urban growth boundary line, all lots must have public road frontage. As shown on the attached survey, proposed Lots 4B, 4C, 4D, and 4E are proposed to be accessed from a 35' private access servitude, thus requiring approval from the Planning Commission.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "St. Rock Avenue" has been submitted and approved by St. Tammany Parish Communication District.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on Lots 4B, 4C, 4D & 4E instead of prior to plats being recorded. Add the following note to the survey: **BUILDING PERMITS CANNOT BE FILED ON LOTS 4B, 4C, 4D & 4E UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.**

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

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

1. Approval of the proposed name for the access as "St. Rock Avenue".
2. Remove name of the access shown on the survey as "Corso Court" and replace with "St. Rock Avenue".
3. Street sign shall be installed after completion of the construction of the access road.
4. Submit plans of proposed private drive to the Department of Engineering for review and approval.
5. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.



PLANNING STAFF REPORT
2023-3623-MSP

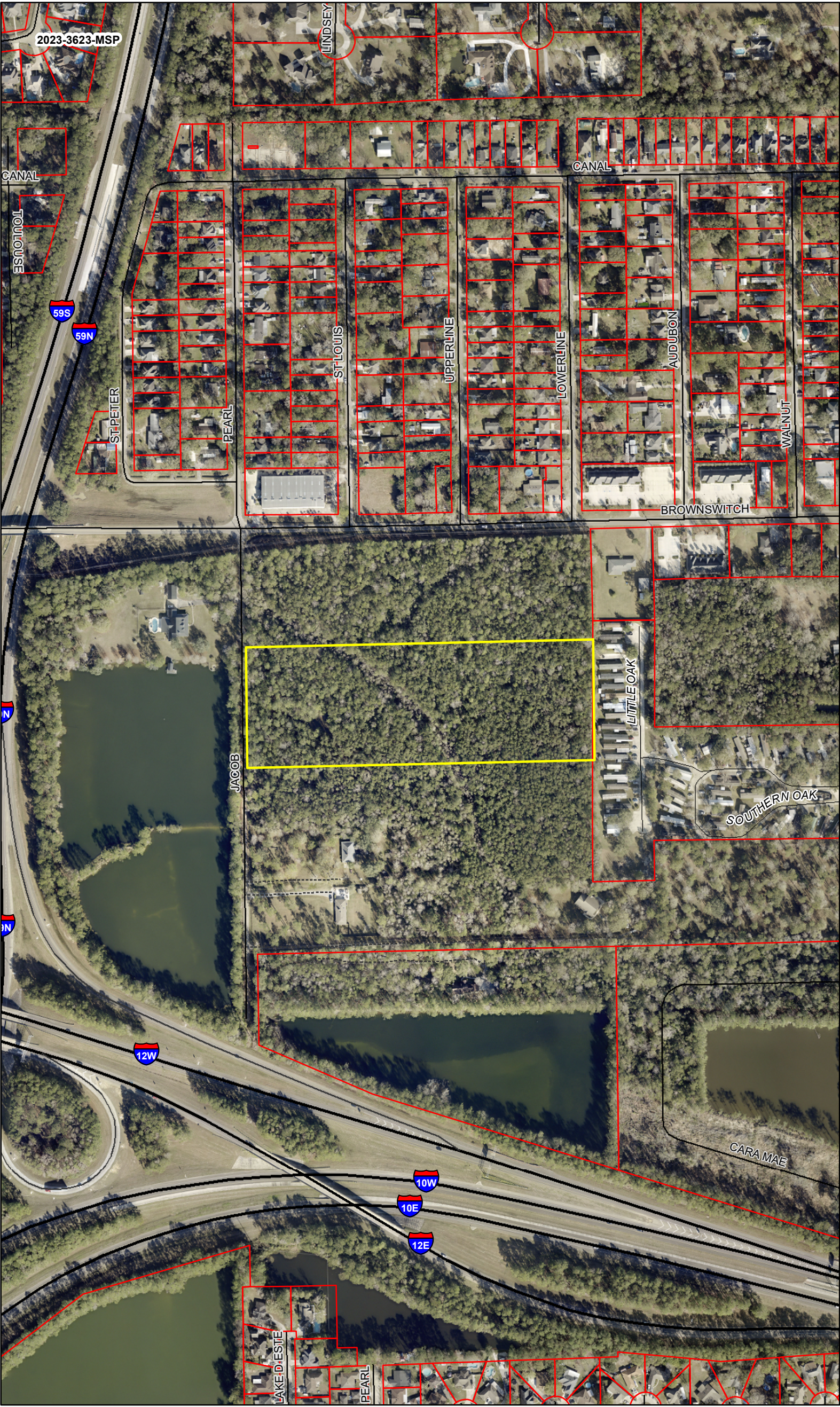
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.



2023-3623-MSP

CANAL

TOLLOUSE

59S

59N

ST PETER

PEARL

LINDSEY

ST LOUIS

UPPERLINE

LOWERLINE

AUDUBON

WALNUT

BROWNSWITCH

JACOB

LITTLE OAK

SOUTHERN OAK

12W

10W

10E

12E

CARA MAE

LAKE D'ESTE

PEARL



SECTION 36, T-8-S, R-14-E

SECTION 31, T-8-S, R-15-E

APPROVED:

CHAIRMAN OF THE PLANNING COMMISSION DATE

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

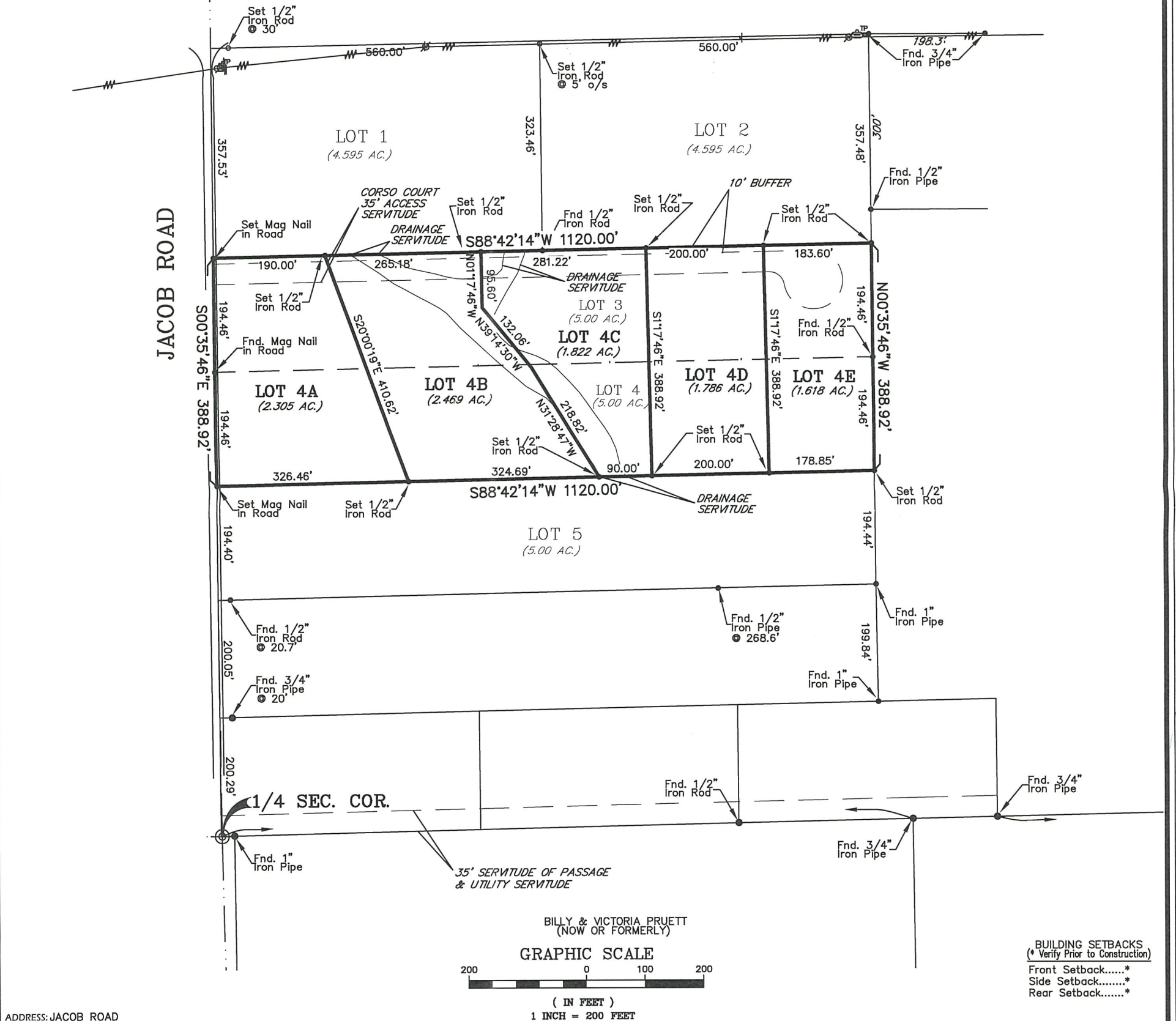
TOTAL AREA: 435,600 SQ. FT. OR 10.000 ACRES

REFERENCES:

- 1.) A SURVEY BY JOSEPH PUGH DATED 12/31/42.
- 2.) A SURVEY BY JOHN SOLLBERGER DATED 8/31/60, SURVEY NO. 2862.
- 3.) A SURVEY BY THIS FIRM DATED 5/20/02, SURVEY NO. 1021387-1, 2 & 3.
- 4.) A SURVEY BY THIS FIRM DATED 9/6/96, SURVEY NO. 961755.
- 5.) A SURVEY BY IVAN BORGES DATED 5/2/85, SURVEY NO. 42,918.
- 6.) A SURVEY BY C. STUART SIMMONS DATED 5/15/64, STATE PROJECT NO. 740-00-43.

BROWNSWITCH ROAD

JACOB ROAD



ADDRESS: JACOB ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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.

F.I.R.M. No. 225205 0440 D
F.I.R.M. Date 4/21/99
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20220554

DATE:
10/19/2023

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:
JDL

CHECKED BY:
SBF

SCALE:
1" = 200'

REVISED: 5/3/23 MOVED ACCESS SERV. 10' NORTH

**A MINOR SUBDIVISION MAP OF LOTS 3 & 4
INTO LOTS 4A, 4B, 4C, 4D & 4E,
SITUATED IN SECTION 31, T-8-S, R-15-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: VICK CORSO

SEAN M. BURKES
LA REG. No. 27642



SECTION 36, T-8-S, R-14-E

SECTION 31, T-8-S, R-15-E

APPROVED:

SECRETARY OF PLANNING COMMISSION

DATE

DIRECTOR OF ENGINEERING

DATE

CLERK OF COURT

Monique I Bringol, Deputy Clerk

09-07-2022

6157C

DATE FILED

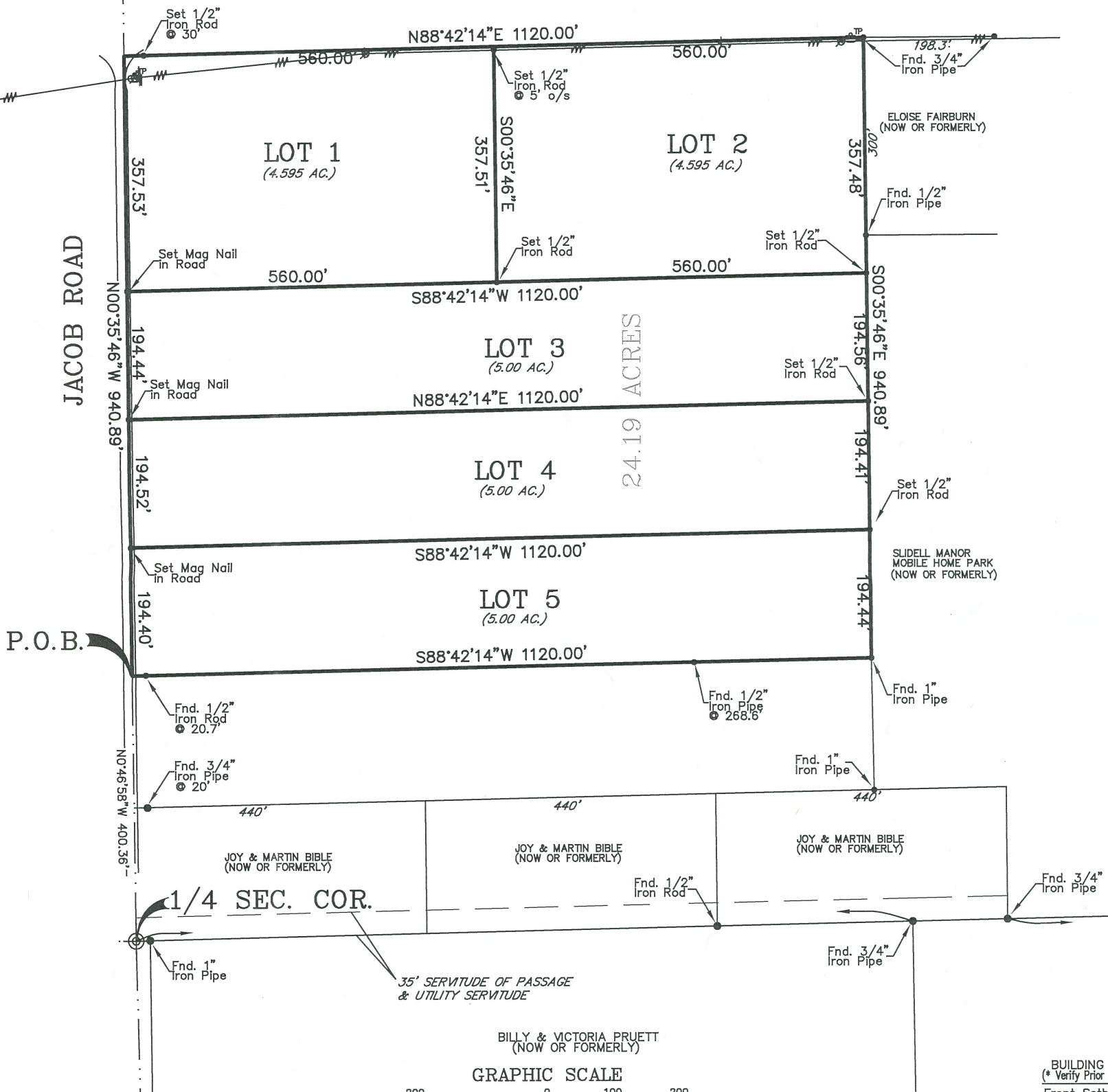
FILE NO.

TOTAL AREA: 1,053,716 SQ. FT. OR 24.19 ACRES

REFERENCES:

- 1.) A SURVEY BY JOSEPH PUGH DATED 12/31/42.
- 2.) A SURVEY BY JOHN SOLLBERGER DATED 8/31/60, SURVEY NO. 2862.
- 3.) A SURVEY BY THIS FIRM DATED 5/20/02, SURVEY NO. 1021387-1, 2 & 3.
- 4.) A SURVEY BY THIS FIRM DATED 9/6/96, SURVEY NO. 961755.
- 5.) A SURVEY BY IVAN BORDEN DATED 5/2/85, SURVEY NO. 42,918.
- 6.) A SURVEY BY C. STUART SIMMONS DATED 5/15/64, STATE PROJECT NO. 740-00-43.

BROWNSWITCH ROAD



P.O.B.

GRAPHIC SCALE

(IN FEET)

1 INCH = 200 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: JACOB ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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.

F.I.R.M. No. 225205 0440 D
F.I.R.M. Date 4/21/99
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20220073

DATE:
7/25/22

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:
JDL

CHECKED BY:
RMK

SCALE:
1" = 200'

REVISED: 8/25/22 PER PARISH

A MINOR SUBDIVISION MAP OF A 24.19 ACRE PARCEL OF LAND INTO LOTS 1-5 SITUATED IN SECTION 31, T-8-S, R-15-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: GLEN ORAMOUS

SEAN M. BURKES
LA REG. No. 4785



PLANNING STAFF REPORT
2023-3625-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: December 12, 2023

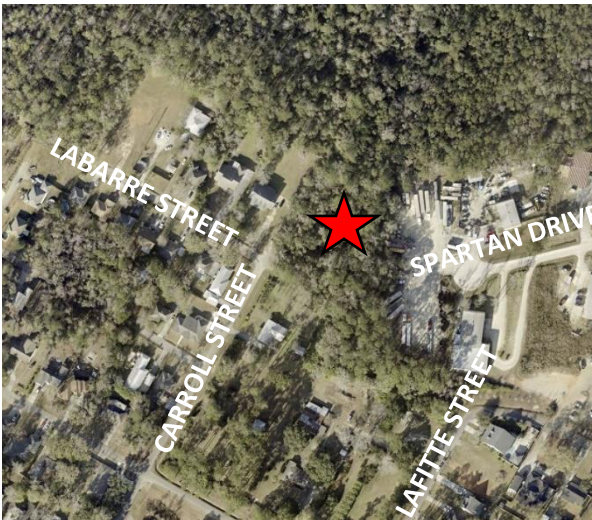
Posted: December 1, 2023

Location: The property is on the east side of Carroll Street, Mandeville, Louisiana. Ward 4, District 10

Owners & Representative: Ronald H. King

Engineer/Surveyor: Randall W. Brown & Associates, Inc.

Type of Development: Residential



Current Zoning

A-4 Single Family Residential District

Total Acres

1.856 acres

of Lots/Parcels

Minor subdivision of a portion of Square 264 and a portion of the Revoked Labarre Street Right-of-Way into Lots K1, K2, K3, K4, & K5

Surrounding Land Uses:

Residential and Commercial

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure a portion of Square 264 and a portion of the revoked Labarre Street Right-of-Way into proposed Lot K1 (20,650 sq. ft.), K2 (15,253 sq. ft.), K3 (16,200 sq. ft.), K4 (14,965 sq. ft.), and K5 (13,802 sq. ft.). The minor subdivision request requires a public hearing due to:

- Per Sec. 125-188(b)(2)(c), when a single parcel to be subdivided is located south of the urban growth boundary line, all lots must have public road frontage. As shown on the attached survey, Lots K2, K3, K4, and K5 are proposed to be accessed from a 35' private access servitude, requiring approval from the Planning Commission.
- Per Sec. 125-188(b)(2)(e), all lots created shall meet the minimum lot size and dimension standards for the zoning district in which they are located, or a minimum of one acre in size, whichever constitutes the greater area. As shown on the attached survey, proposed Lots K1, K2, K3, K4, and K5 are proposed to be less than 1 acre in size, thus requiring a waiver from the Planning Commission.

Planning Commission
December 12, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3625-MSP



PLANNING STAFF REPORT
2023-3625-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on Lots 4B, 4C, 4D, & 4E instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON LOTS 4B, 4C, 4D, & 4E UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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

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

1. Approval of the proposed name for the 35 ft. private access servitude.
2. Street sign shall be installed after completion of the construction of the access road.
3. Increase the size of the proposed cul-de sac/turnaround or provide a "T" turn around.
4. Submit plans of proposed private drive to the Department of Engineering for review and approval.
5. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.



PLANNING STAFF REPORT
2023-3625-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

New Directions 2040

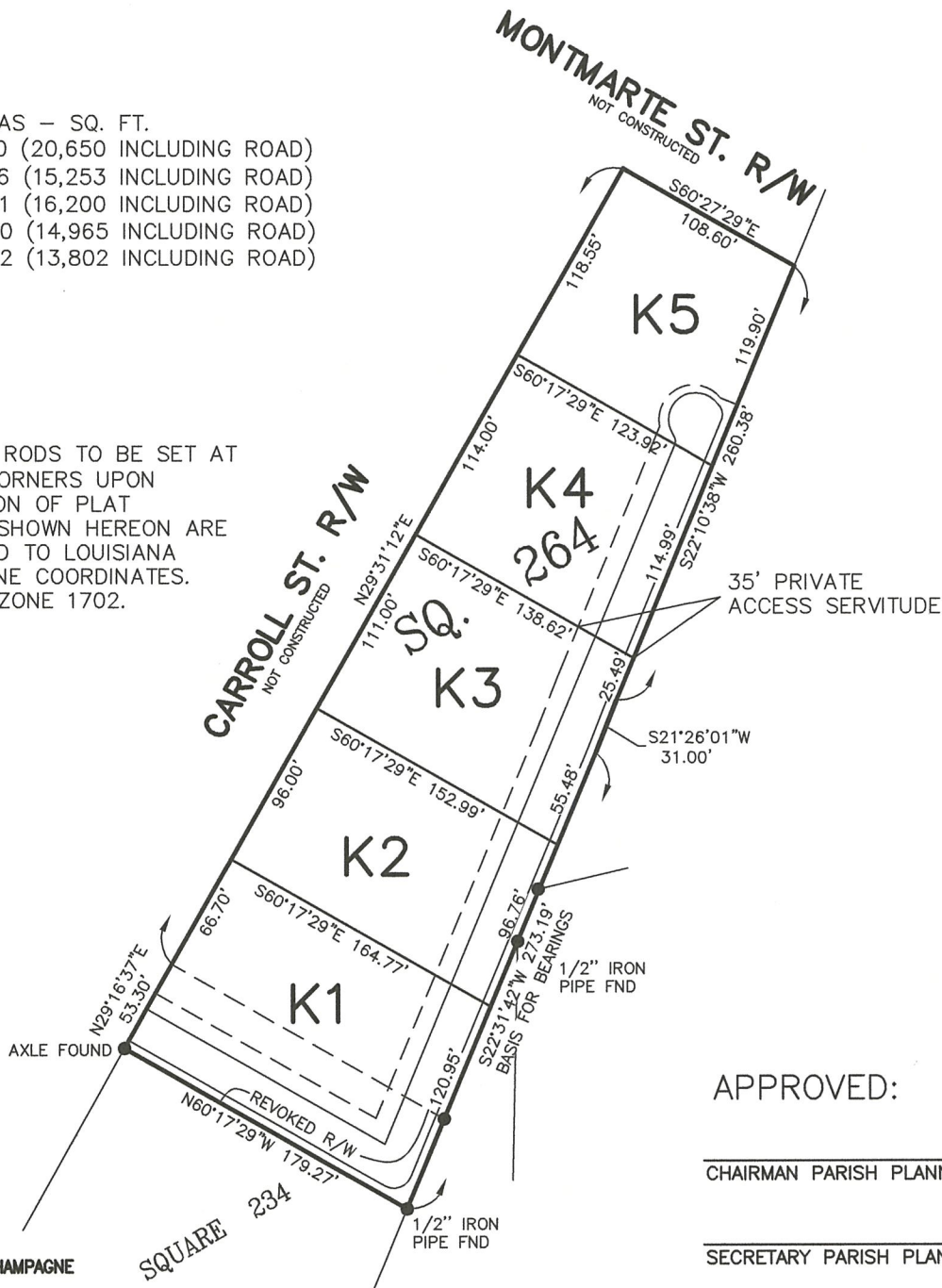
Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.



LOT AREAS - SQ. FT.
K1: 11,450 (20,650 INCLUDING ROAD)
K2: 11,866 (15,253 INCLUDING ROAD)
K3: 12,281 (16,200 INCLUDING ROAD)
K4: 10,940 (14,965 INCLUDING ROAD)
K5: 12,542 (13,802 INCLUDING ROAD)

NOTES:

- 1/2" IRON RODS TO BE SET AT ALL NEW CORNERS UPON RECORDATION OF PLAT
- BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.



REFERENCE:
SURVEY BY E.J. CHAMPAGNE
INST No.: 535590
Dated: 9-25-1970
REFERENCE:
SURVEY BY RANDALL W. BROWN
Survey No.: 22378
Dated: 8-31-2022

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.

FIRM Panel# 2252050245C 10-17-1989
2252050360C Rev. 04-02-1991

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

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

Resubdivision of
A PORTION OF SQUARE 264 & A PORTION OF REVOKED LABARRE
STREET R/W * TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS K1, K2, K3, K4, K5

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

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

RANDALL W. BROWN
REG. NO. 04586
REGISTERED PROFESSIONAL
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

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

Date: SEPTEMBER 14, 2023
Survey No. 23325
Project No. (CR5) A23378

Scale: 1" = 100' ±
Drawn By: RJB
Revised:

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PLANNING STAFF REPORT
2023-3628-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: December 12, 2023

Posted: November 27, 2023

Location: The property is located at the northeast corner of Pine Street Extension and Smith Road, Pearl River, Louisiana Ward 8, District 11

Owners & Representative: Colby Crowe

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

5 acres

of Lots/Parcels

Minor subdivision of Parcel A into
Parcels A-1, A-2, A-3, A-4, and A-5

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing Parcel A, being 5 acres in size into proposed Parcels A-1, A-2, A-3, A-4, and A-5, all of which are proposed to be 1 acre in size. The minor subdivision request requires a public hearing due to:

- Per Sec. 125-188(d)(3), when the minor subdivision of an original parcel of property has received prior minor subdivision approval, no further subdivision of the original parcel or any of the lots created by the minor subdivision of the original parcel will be allowed unless approved by the Planning Commission. Parcel A was originally created in October of 2023 via minor subdivision (Map File No. 6265B; Zoning Case No. 2023-3606-MSA), thus requiring a public hearing.

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

1. Provide the signature line for the Chairman of the Planning Commission.

Planning Commission
December 12, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3628-MSP



PLANNING STAFF REPORT
2023-3628-MSP

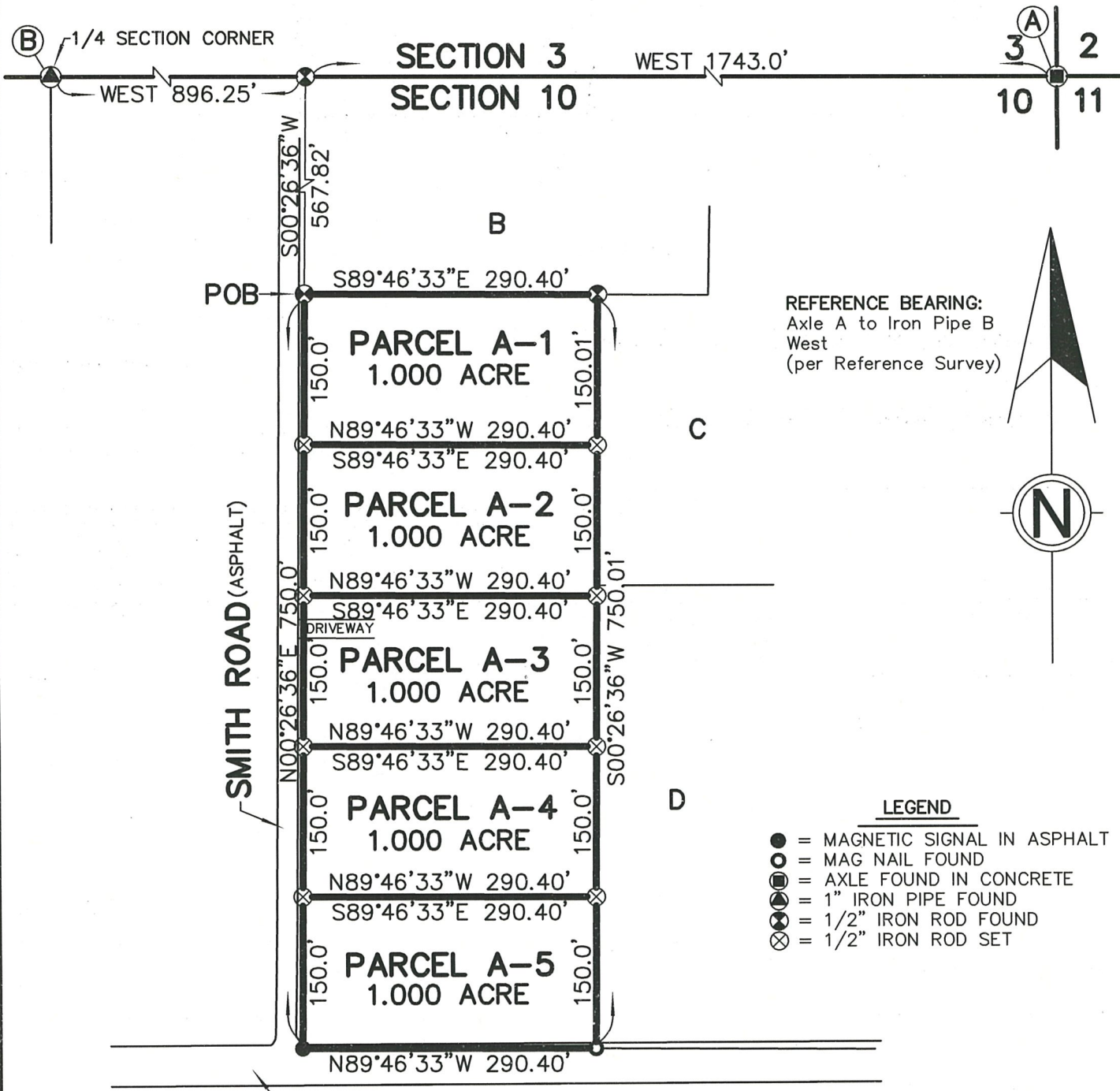
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.





NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0410 D, dated April 2, 1999.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Colby Crowe by John G. Cummings, Surveyor, dated May 8, 2023, Job No. 22228-MRS, filed St. Tammany Parish Clerk of Court Map File No. 6265B.

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

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

PHONE: (985) 892-1549

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA AND MISSISSIPPI
johncummings108@charter.net

FAX: (985) 892-9250

503 N. JEFFERSON AVE.

COVINGTON, LA 70433

PLAT PREPARED FOR: **Colby Crowe**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF PARCEL A, BEING 5.00 ACRES INTO PARCELS A-1, A-2, A-3, A-4 & A-5, LOCATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

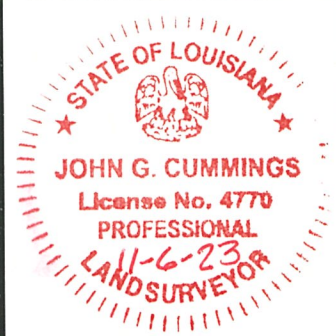
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

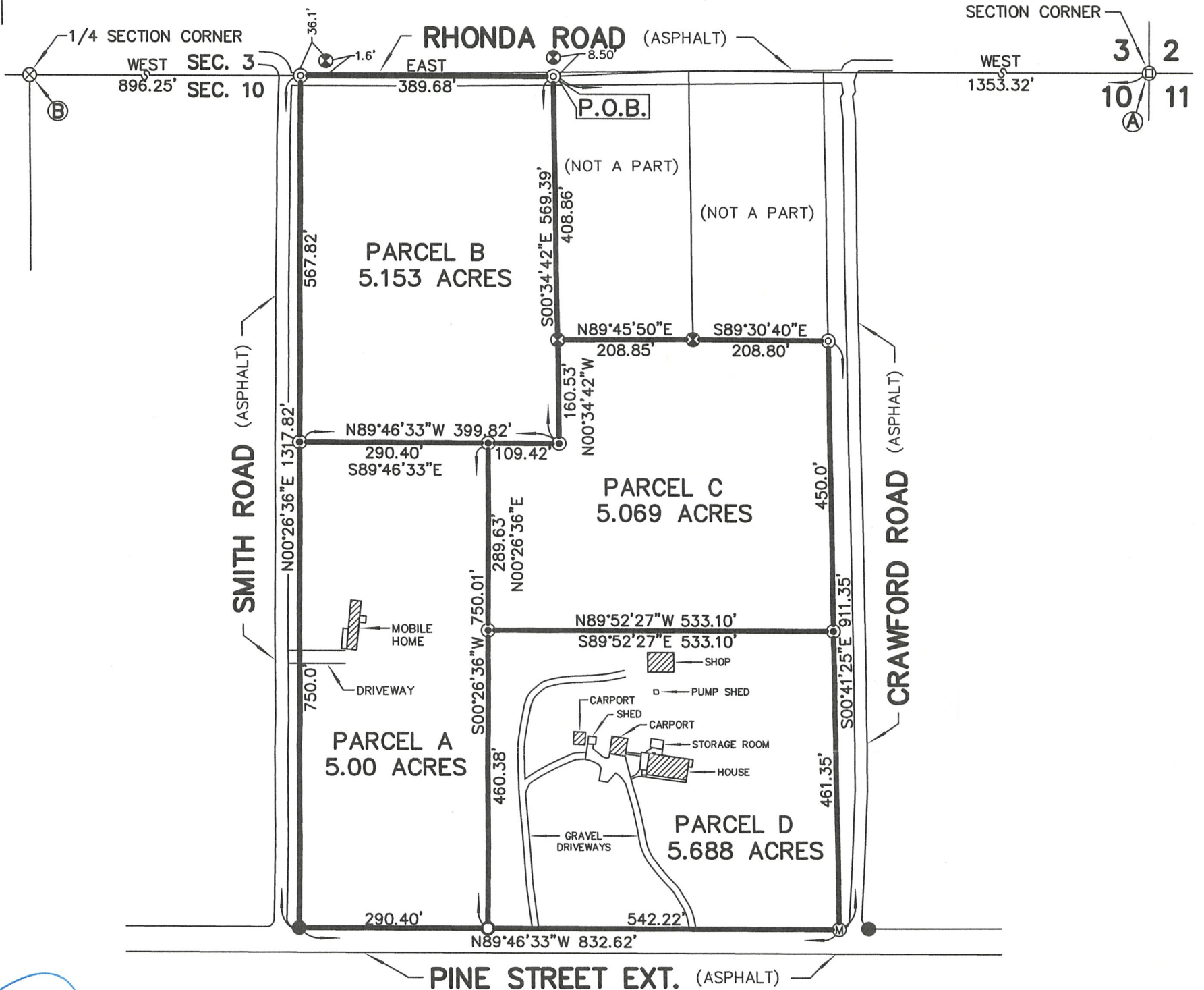
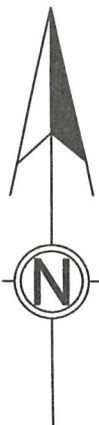
SCALE: 1" = 150'

JOB NO. 22228-A

DATE: 10/31/2023



REFERENCE BEARING:
From Axle (A)
to Iron Pipe (B)
West
(per Reference Survey)



APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

10-27-2023 6265B
DATE FILED FILE NO.

Monique T Bringol, Deputy Clerk

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

LEGEND

- = MAGNETIC SIGNAL IN ASPHALT
- ⊕ = AXLE IN CONCRETE FOUND
- ⊗ = 1" IRON PIPE FOUND
- ⊙ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = MAGNETIC NAIL FOUND
- ⊙ = 1/2" IRON ROD SET
- = MAGNETIC NAIL SET

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0410 D, dated April 21, 1999.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Colby Crowe by John G. Cummings, dated 03/01/2023, Job Number 22228.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: COLBY CROWE

SHOWING A SURVEY OF: MINOR SUBDIVISION OF 20.91 ACRES INTO PARCELS A, B, C & D, LOCATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 22228-MRS

DATE: 05/08/2023

REVISED:

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PLANNING STAFF REPORT
2023-3635-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: December 12, 2023

Posted: December 1, 2023

Location: The property is located on the south side of Brewster Road, west of Fairfield Oaks Drive, east of LA Highway 1077, Covington, Louisiana. Ward 1, District 4

Owners & Representative: Centerfire, LLC – John T. Campo, Jr.

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

Type of Development: Residential



Current Zoning

A-4 Single-Family Residential

Total Acres

5 acres

of Lots/Parcels

Minor subdivision of Parcel A into
Parcels A, B, C, D, and E

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing 7.474-acre tract of land into Lot A (1.001 acres), Lot B (1 acre), Lot C (1.293 acres), Lot D (1 acre), and Lot E (3 acres). The minor subdivision request requires a public hearing due to:

- Per Sec. 125-188(b)(2)(c), when a single parcel to be subdivided is located south of the urban growth boundary line, all lots must have public road frontage. As shown on the attached survey, Lot D and Lot E are proposed to be accessed from a 35' common access drive thus requiring approval from the Planning Commission.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on Lots C, D, & E instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT

Planning Commission
December 12, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3635-MSP



PLANNING STAFF REPORT
2023-3635-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

BE FILED ON LOTS 4B, 4C, 4D, & 4E UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

- Lots C & D do not meet the minimum lot width of 150 feet required under the A-2 Suburban District thus requiring a waiver from the Planning Commission.

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

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

1. Confirm that Lot D meets the minimum lot size of 1 acre excluding the square footage of the road or increase the size of Lot D to meet the minimum required acreage of 1 acre under the A-2 Suburban District.
2. Provide the width of proposed lot C.
3. Approval of the proposed name for the 35 ft. private access servitude.
4. Street sign shall be installed after completion of the construction of the access road.
5. Submit plans of proposed private drive to the Department of Engineering for review and approval.
6. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only



PLANNING STAFF REPORT
2023-3635-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

2023-3635-MSP

POE

REX

MADISON

DAVIS

LEE

DEFOREST

BREWSTER

POWERLINE

CREOLE

DUMMYPOLYLINE

RIVERLAND

PIRATE

PRINCE

FAIRFIELD OAKS

GLTZ

PEONY

PINE NEEDLE

SWEET CLOVER

SPRING HAVEN



FAIRFIELD OAKS DRIVE

TOTAL AREA: 325.567 SQ. FT. OR 7.474 ACRES

SHEET 1 OF 1

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RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2023-3632-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: December 12, 2023

Posted: November 27, 2023

Location: Parcels located on the north and south sides of Palm Island Road, west of Cutter Cove, Slidell, LA, Ward 9, District 13

Owners & Representative: Clipper Noteholder LLC – Troy Duhon

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

Type of Development: Residential



Current Zoning

PUD Planned Unit Development Overlay

Total Acres

7.802 acres

Resubdivision of:

Lots 1 to 43 into Lots 1A to 43A, Clipper Estates Phase 6

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone: A10
Preliminary Flood Zone: VE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing Lots 1 thru 43 into Lots 1A thru 43A. The resubdivision request requires a public hearing due to:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

This request shall be subject to the above and below comments:

1. Correct signature line as follow: Chairman **of the Planning Commission**
2. Add call out/dimensions for C4, C5, C6, C7 & C8.



PLANNING STAFF REPORT
2023-3632-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205-0535-D, DATED: 04/02/1991.
FLOOD ZONE: A10; BASE FLOOD ELEVATION: 12.0' & 13.0'.

NOTE: THE PARISH OF ST. TAMMANY PRELIMINARY DIRM MAP SHOWN IS IN FLOOD ZONE AET2 & YET3.

REFERENCES:

1.) SURVEY BY: THIS FIRM, DWG No. 20080566, DATED 07/10/2013

Point of Beginning is reported to be North 23°14'32"E - 1465.44 ft.; S16°54'06"E - 1564.08 ft.; S16°54'06"E - 406.02 ft.; S62°43'25"W - 16.05 ft.; S19°18'15"E - 1835.29 ft.; S32°10'52"W - 640.00 ft.; S34°10'52"W - 503.84 ft.; N89°09'01"W - 287.55 ft.; N87°30'38"W - 279.26 ft.; N76°14'48"W - 54.33 ft.; N66°55'18"W - 342.64 ft.; N68°43'33"W - 662.55 ft.; N16°47'09"E - 881.95 ft. N 82°08'00" W - 1340.31 ft.; North - 300.00 ft.; West - 301.61 feet; North - 142.45 ft.; N73°05'54"E - 110.16 ft.; S63°37'21"E - 164.83 ft.; N73°05'54"E - 1369.84 ft.; S16°54'06"E - 35.51 ft.; S16°55'14"E - 140.99 ft. from the southwest corner of Section 44, T-9-S, R-14-E, Greensburg Land District, St. Tammany Parish, Louisiana.

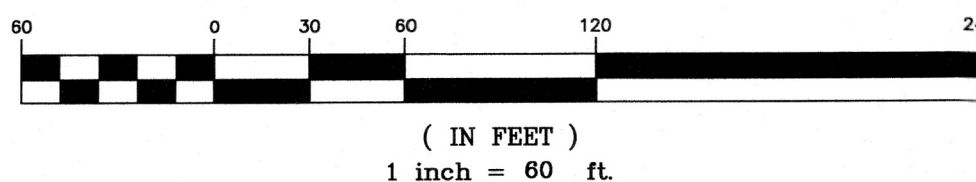


CLIPPER ESTATES
PHASE 6

APPROVED:

CHAIRMAN	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 339,855 SQ. FT. OR 7.802 ACRES	

GRAPHIC SCALE



CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. 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.

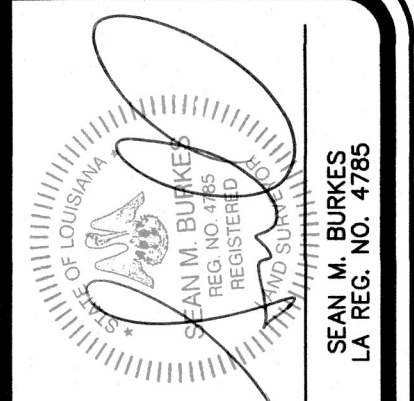
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

A RESUBDIVISION PLAT OF
LOTS 1 THRU 43 INTO LOTS 1A THRU 43A,
CLIPPER ESTATES, PH. 6 LOCATED IN
SECTION 32 & 33, T-9-S, R-14-E, GLD,
ST. TAMMANY PARISH, LOUISIANA

SCALE:
1" = 60'
DATE:
06/12/2023
DRAWN BY:
JDL
DWG. NO.
20230061
SHEET
1 OF 1

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.
CLIPPER NOTEHOLDER, LLC





PLANNING STAFF REPORT
2023-3637-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stp.gov.org/planning

Hearing: December 12, 2023

Posted: November 27, 2023

Location: Parcel located on the east and south sides of Oak Harbor Boulevard, west of Interstate 10, Slidell, LA, Ward 9, District 12

Owner: Rouse Holdings, LLC – J. Tyler Marquette

Representative: Gulf States Services - Mike Saucier

Engineer/Surveyor: Duplantis Design Group – Dennis L. Gowin

Type of Development: Commercial

Current Zoning

Oak Harbor Planned Unit Development

Total Acres

21.567 acres

of Lots/Parcels

Resubdivision of Parcels 13-1-A, 13-2-B & 13-4 into Parcels 13-1-A-B, 13-1-A-2, 13-2-B-1, 13-4-1 & 13-1-A-1, Oak

Harbor Commercial Parcel

Surrounding Land Uses:

Commercial

Flood Zone:

Effective Flood Zone: A10

Preliminary Flood Zone: AE

Critical Drainage: Yes



STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing Parcels 13-1-A, 13-2-B & 13-4 into Parcels 13-1-A-B (8.287 acres), 13-1-A-2 (7.165 acres), 13-2-B-1 (1.983 acres), 13-4-1 (2.162 acres) & 13-1-A-1 (1.970 acres). The resubdivision request requires a public hearing due to:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

This request shall be subject to the above and below comments:

1. Survey should read as follow: Resubdivision of Parcels 13-1-A, 13-2-B & 13-4 ~~from minor subdivision of~~ remainder of Oak Harbor Commercial Phase II Parcel 13-1 into Parcels 13-1-A-B, 13-1-A-2, **13-2-B-1**, 13-4-1 & 13-1-A-1



PLANNING STAFF REPORT
2023-3637-MRP

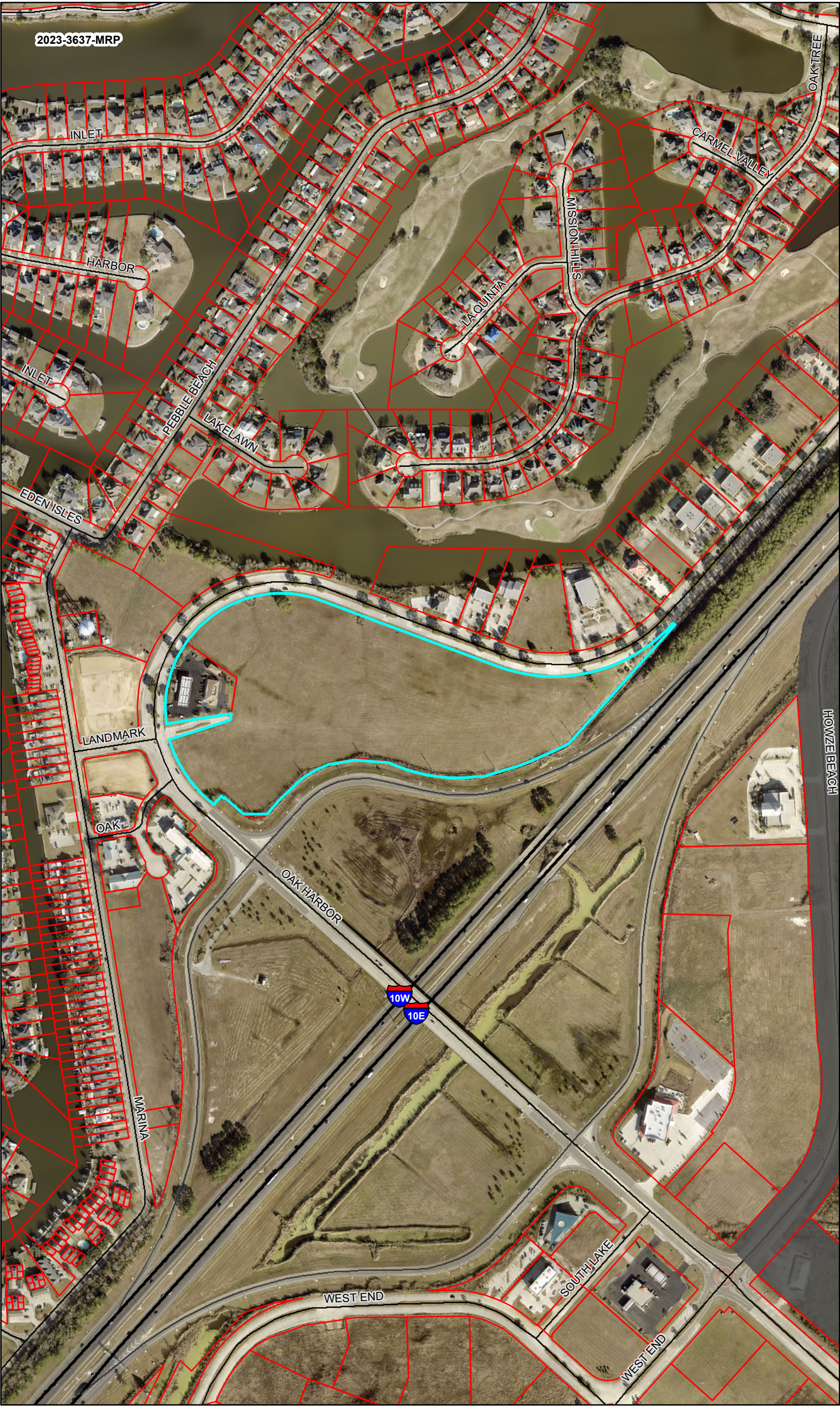
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Area of Special Flood Hazard (100-Year Floodplain): the land in the floodplain subject to a one percent or greater chance of flooding in any given year, as established by current Federal Emergency Management Agency Flood Insurance Rate Maps, Flood Boundary Floodway Maps, and future amendments to them. Intense land use is discouraged in this area, as well as in areas with a significant amount of wetlands or repetitive property loss, though some may be appropriate for sensitive, low impact development due to circumstances such as proximity to existing activity centers and infrastructure.





NOTES:
GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83
AS DERIVED FROM THE LSU C4G RTK NETWORK (2023.05).

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD
INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION
AND FOUND THAT THE SUBJECT PROPERTY IS IN A
SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: "A10"

COMMUNITY PANEL NO. 225205 0535 D

BASE FLOOD ELEVATION: 10' & 11'

REVISED DATE: APRIL 2, 1991

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL
ELEVATION REQUIREMENTS.)

RESUBDIVISION

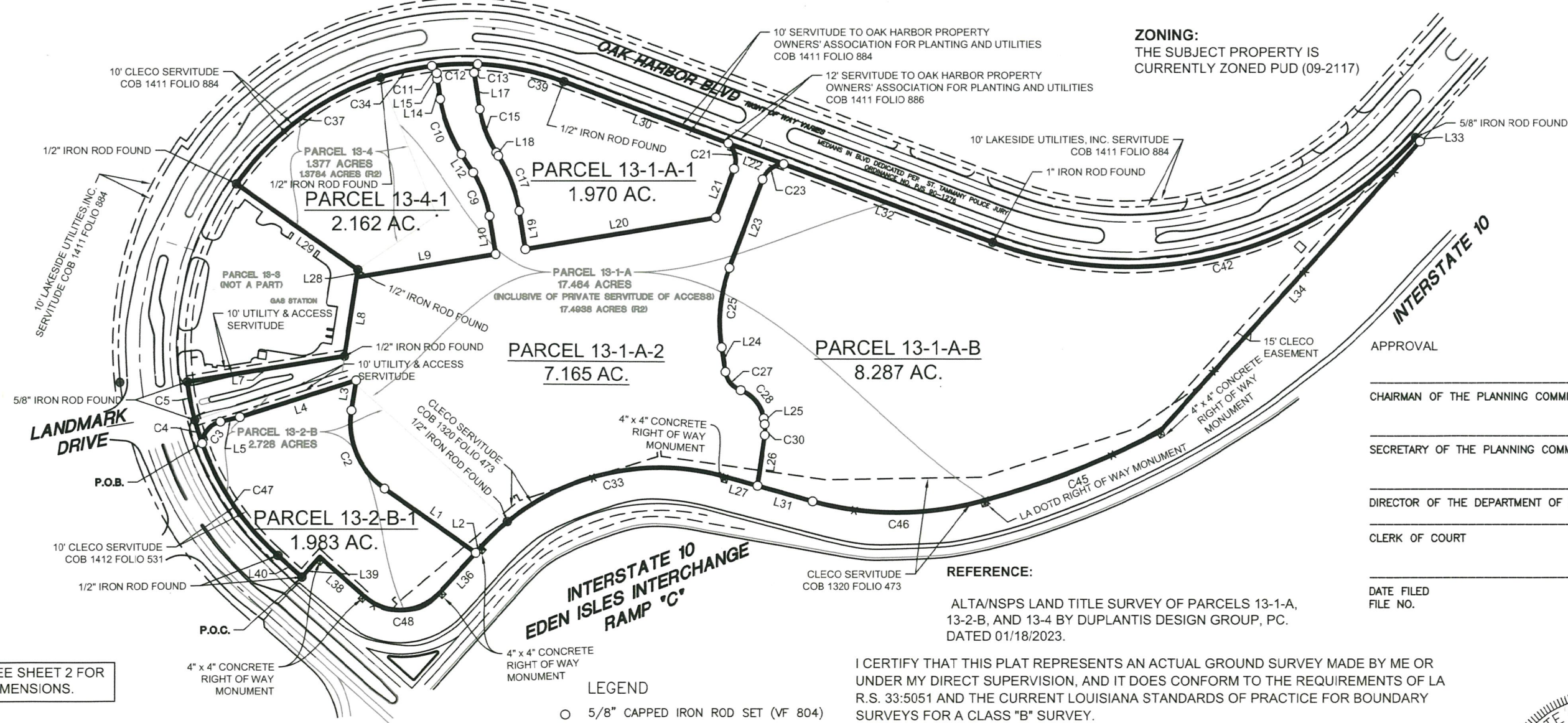
OF PARCELS 13-1-A, 13-2-B, AND 13-4 FROM
MINOR SUBDIVISION OF REMAINDER OF
OAK HARBOR COMMERCIAL PARCEL 13-1 INTO
PARCELS 13-1-A-B, 13-1-A-2, 13-4-1, AND 13-1-A-1
SECTION 34, TOWNSHIP 9 SOUTH - RANGE 14 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

OWNER:
ROUSE HOLDINGS, LLC
179 ROUSES DRIVE
SCHRIEVER, LA 70395

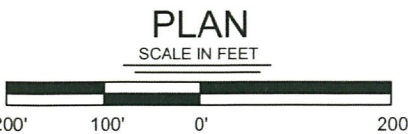


VICINITY MAP
NOT TO SCALE

ZONING:
THE SUBJECT PROPERTY IS
CURRENTLY ZONED PUD (09-2117)



SEE SHEET 2 FOR
DIMENSIONS.



LEGEND	
	PROPERTY LINE
	SERVITUDE LINE
	FENCE LINE
	RIGHT OF WAY LINE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT

REFERENCE:

ALTA/NSPS LAND TITLE SURVEY OF PARCELS 13-1-A,
13-2-B, AND 13-4 BY DUPLANTIS DESIGN GROUP, PC.
DATED 01/18/2023.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR
UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA
R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY
SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 10/27/2023

Dennis L. Gowin

DENNIS L. GOWIN, P.L.S.: LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM



APPROVAL	
CHAIRMAN OF THE PLANNING COMMISSION	
SECRETARY OF THE PLANNING COMMISSION	
DIRECTOR OF THE DEPARTMENT OF ENGINEERING	
CLERK OF COURT	
DATE FILED	MAP
FILE NO.	

RESUBDIVISION
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
ROUSES

DDG
16564 E. BREWSTER ROAD | SUITE 101
COVINGTON, LA 70421
985.249.6180
SURVEY

PROJECT NO. 21-904
21-904_RESUB_11022023.DWG
10/18/2023

CHECKED
DRAWN BY
SHEET NAME
DLG
RPS

RESUBDIVISION
OF PARCELS 13-1-A, 13-2-B, AND 13-4 FROM
MINOR SUBDIVISION OF REMAINDER OF
OAK HARBOR COMMERCIAL PARCEL 13-1 INTO
PARCELS 13-1-A-B, 13-1-A-2, 13-4-1, AND 13-1-A-1
SECTION 34, TOWNSHIP 9 SOUTH - RANGE 14 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

Line Table		
LINE #	BEARING	LENGTH
L1	N54°57'37"W	187.07'
L2	S42°15'25"W	11.14'
L3	N08°38'18"E	50.72'
L4	S72°33'09"W	204.79'
L5	S76°55'22"W	33.41'
L7	N80°45'48"E	267.59'
L8	N08°35'40"E	133.55'
L9	N80°35'48"E	236.67'
L10	N09°22'14"W	65.00'
L12	N33°03'42"W	36.41'
L14	N09°22'14"W	34.27'
L15	N05°54'28"W	9.47'
L17	S09°22'14"E	61.62'
L18	S33°03'42"E	6.54'
L19	S09°22'14"E	65.00'
L20	N80°37'46"E	323.62'
L21	N20°26'33"E	87.35'
L22	S69°32'55"E	99.48'
L23	S20°26'33"W	157.89'
L24	S09°22'14"E	41.57'

Line Table		
LINE #	BEARING	LENGTH
L25	S09°22'14"E	10.00'
L26	S08°01'06"W	85.48'
L27	N74°20'20"W	55.74'
L28	N08°35'40"E	12.77'
L29	N54°56'26"W	249.87'
L30	S69°32'55"E	294.75'
L31	N74°20'20"W	97.50'
L32	S69°32'55"E	375.20'
L33	S48°11'27"E	10.00'
L34	S41°55'28"W	652.12'
L36	S42°15'25"W	89.37'
L38	N48°48'48"W	99.68'
L39	S41°48'18"W	45.21'
L40	N48°08'27"W	54.28'

Curve Table			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C2	149.85'	135.00'	N23°09'39"W \ 142.28'
C3	50.69'	39.50'	S40°09'41"W \ 47.28'
C4	40.86'	471.00'	S17°49'54"E \ 40.85'
C5	65.16'	471.00'	N11°22'05"W \ 65.11'
C9	78.36'	189.50'	N21°12'58"W \ 77.80'
C10	99.44'	240.50'	N21°12'58"W \ 98.74'
C11	15.01'	14.61'	N32°38'33"W \ 14.36'
C12	77.35'	471.00'	N87°37'25"E \ 77.26'
C13	16.67'	14.50'	S23°34'06"W \ 15.77'
C15	78.36'	189.50'	S21°12'58"E \ 77.80'
C17	99.44'	240.50'	S21°12'58"E \ 98.74'
C21	46.40'	39.51'	N13°12'27"W \ 43.78'
C23	46.35'	39.50'	S64°03'34"W \ 43.74'
C25	135.03'	259.50'	S05°32'10"W \ 133.51'
C27	41.82'	39.50'	S39°42'01"E \ 39.89'
C28	64.05'	60.50'	S39°42'01"E \ 61.10'
C30	18.35'	60.50'	S00°40'47"E \ 18.28'
C33	388.32'	406.00'	S78°23'00"W \ 373.69'
C34	88.29'	471.00'	N77°32'55"E \ 88.16'
C37	305.26'	471.00'	N53°35'20"E \ 299.95'

Curve Table			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C37	305.26'	471.00'	N53°35'20"E \ 299.95'
C39	148.95'	471.00'	S78°36'44"E \ 148.33'
C42	776.16'	648.00'	N76°06'54"E \ 730.59'
C45	316.95'	1440.00'	S68°40'59"W \ 316.31'
C46	289.68'	540.00'	S89°39'23"W \ 286.21'
C47	229.42'	471.00'	N34°15'23"W \ 226.92'
C48	140.79'	89.32'	S87°08'33"W \ 126.66'

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 10/27/2023

Dennis L. Gowin
DENNIS L. GOWIN, P.L.S.: LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM



RESUBDIVISION
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
ROUSES



PROJECT NO. 21-904
21-904_RESUB_11022023.DWG
10/18/2023

CHECKED
DRAWN BY
SHEET NAME

DLG
RPB

OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

December 5, 2023

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

OLD BUSINESS
December 12, 2023 Agenda

Re: Enter Parish R.O.W. Resolution No. 18-090 (Council Series No. C-6059) - Specifically the median of Warner Lane for the relocation of the Parish Concrete, LLC monument sign

Honorable Commissioners,

The above referenced resolution was adopted on November 13, 2018. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

ACTION REQUIRED: Extend adoption date to March 10, 2024, thereby extending the ONE (1) year submittal of documentation to March 10, 2025 and the completion date to March 10, 2026.

PREVIOUS ACTION TAKEN: Extend adoption date to March 10, 2022, thereby extending the ONE (1) year submittal of documentation to March 10, 2023 and the completion date to March 10, 2024.

The petitioner's attorney, Mr. Jeff Schoen, has requested an extension of time to submit required documentation (see attached email dated October 23, 2023).

The Department of Engineering - Development has no objection to this extension.

Sincerely,


Daniel P. Hill, P.E.
Director

Attachments: St. Tammany Parish Planning Commission Resolution No. 18-090

St. Tammany Parish Council Resolution Series No. C-6059

Email dated October 23, 2023 from Mr. Theodore Reynolds, P.E. notifying the petitioner of the expiration of time

Email dated October 23, 2023 from Mr. Jeff Schoen requesting an extension of one (1) year to submit the required documentation and two (2) years to preform the work

xc: Honorable Michael Cooper
Honorable Rykert Toledano, Jr.
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert

Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Jeff Schoen, Jones Fussell, LLC

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6059

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

RESOLUTION GRANTING PERMISSION TO P&W INDUSTRIES, LLC/PARISH CONCRETE, LLC, 68660 LA HWY #59, MANDEVILLE, LOUISIANA 70471 TO PLACE A SIGN WITHIN THE PARISH RIGHT-OF-WAY, IN ACCORDANCE WITH SECTION 35-32(G) OF THE ST. TAMMANY PARISH CODE OF ORDINANCES.

WHEREAS, the St. Tammany Parish Planning Commission approved an application by P&W Industries, LLC/Parish Concrete, LLC, to enter Parish Right-of -Way, to replace an existing sign to be removed as part of planned DOTD improvements to Louisiana Highway 59.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that the St. Tammany Parish Council hereby grants permission to the above mentioned petitioner to place a monument sign within the Parish Right-of- Way as permitted in Section 35-32(g) of the St. Tammany Parish Code of Ordinances subject to the conditions outlined in Planning Commission Resolution No. 18-090 (attached).

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

MOVED FOR ADOPTION BY: MR. TANNER SECONDED BY: MR. BELLISARIO

YEAS: DEAN, FITZGERALD, THOMPSON, LORINO, TOLEDANO, TANNER, GROBY, BELLISARIO, O'BRIEN, STEFANCIK, BINDER, BLANCHARD, SMITH (13)

NAYS: (0)

ABSTAIN: (0)

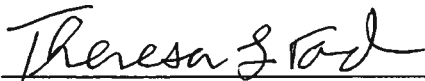
ABSENT: CANULETTE (1)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF FEBRUARY , 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.



MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:



THERESA L. FORD, COUNCIL CLERK

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 18-090

TITLE: A RESOLUTION AUTHORIZING P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC, 68660 LA HWY #59, MANDEVILLE, LOUISIANA 70471 TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE MEDIAN OF WARNER LANE, FOR THE PURPOSE OF RELOCATING A MONUMENT SIGN. WARD 4, DISTRICT 5.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project.
8. That the petitioner submit as-built drawings certifying that the project was completed in accordance with the approved plans.
9. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

MOVED FOR ADOPTION BY MS. MARTHA CAZAUBON, SECONDED BY MR. RONALD RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:

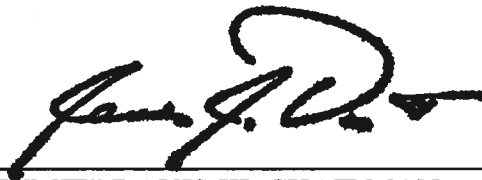
YEA: MS. MARTHA CAUZUBON, MR. TODD RICHARD, MR. RAY BERNIE WILLIE, MR. JAMES DAVIS, MR. BARRY BAGERT, MR. PATRICK FITZMORRIS, MR. DAVID DOHERTY, JR., MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: N/A

ABSTAIN: N/A

ABSENT: N/A

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 13TH DAY OF NOVEMBER, 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



JAMES "JIMMIE" DAVIS III, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 01/25/18

From: jds@jonesfussell.com <jds@jonesfussell.com>

Sent: Monday, October 23, 2023 10:44 AM

To: Theodore C. Reynolds <tcreynolds@stpgov.org>

Cc: Daniel P. Hill <dphill@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Maria T. Robert <mtrobert@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Helen Lambert <hlambert@stpgov.org>; Emily G. Couvillon <ecouvillon@22da.com>; Jay Watson <jwatson@stpgov.org>

Subject: RE: P&W Industries, LLC / Parish Concrete, LLC - Project Update (Res. #18-090)

EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Thank you for the below email reminder, and in response thereto, please accept this email on behalf of my clients (both P&W Industries, LLC as well as Parish Concrete, LLC) for a further extension of time for one year in regards to the submittal of all required documentation, and for two years for the completion of the required work.

The reason for the requested extension is due to the awaited completion of the LADOTD Hwy. 59 Road Alignment/Tunnel Project.

We would appreciate this request for extension to be placed on the December 12, 2023 St. Tammany Parish Planning Commission Agenda.

As always, many thanks. Jeff

Jeffrey D. Schoen

Jones Fussell, L.L.P.

Northlake Corporate Centre

1001 Service Road E., Highway 190, Suite 103

P.O. Box 1810

Covington, Louisiana 70434

Telephone: 985.892.4801

Facsimile: 985.892.4925

From: Theodore C. Reynolds <tcreynolds@stpgov.org>

Sent: Monday, October 23, 2023 10:14 AM

To: jds@jonesfussell.com

Cc: Daniel P. Hill <dphill@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Maria T. Robert <mtrobert@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Helen Lambert <hlambert@stpgov.org>; Emily G. Couvillon <ecouvillon@22da.com>; Jay Watson <jwatson@stpgov.org>

Subject: P&W Industries, LLC / Parish Concrete, LLC - Project Update (Res. #18-090)

Mr. Schoen,

Please be advised that the allotted time regarding the above referenced project expired on March 10, 2023 for the submittal of all required documentation outlined in the attached resolution. Additionally, time will expire on March 10, 2024 for the completion of the required work associated with this project.

Therefore, it will be necessary that you request an extension of time for one (1) year in regards to the submittal of all required documentation, and for two (2) years for the completion of the required work to be placed on the next available Planning Commission meeting. This request will need to be received by this office before 11:00 A.M. on Friday Nov. 10th, 2023 to be heard at the December 12, 2023 meeting.

This office is aware that the relocation of the monument sign associated with this project is being governed by the completion of the Hwy 59 Road Alignment/Tunnel Project, and that the existing sign will remain in place until the LADOTD project is completed. At which time the aforementioned sign will be demolished and relocation and you will need to procure the necessary Work Orders/Permits from this office.

Should you have any questions or wish to discuss this further please do not hesitate to contact this office.

Thanks and have a great day,



Theodore C. Reynolds, P.E.

Assistant Director - Development

Department of Engineering

St. Tammany Parish Government

21454 Koop Drive, Bldg B, Suite 1B

Mandeville, LA 70471

☎ 985.898.2552 ✉ tcreynolds@stpgov.org

www.stpgov.org

"Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government."