

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY OCTOBER 8TH, 2024
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, October 8, 2024.

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Five (5) minutes each side and three (3) minutes for rebuttal
- Please exit the building
- Pursuant to Section 200-2(H)(9)(f) of the Unified Development Code, members of the audience shall observe the following rules of conduct and decorum while the meeting is in progress:
 - 1- Refrain from talking to other members of the audience in a loud or otherwise disruptive manner.
 - 2- Refrain from initiating private conversations with Commission members, staff or legal counsel.
 - 3- Refrain from approaching the podium unless invited to do so by the chairman.
 - 4- Refrain from engaging in any behavior which is not in keeping with proper and courteous conduct.
 - 5- Refrain from cheers, jeers, applause, or any expressions of approval or disapproval of comments made by any speakers, or any actions taken by the Commission.
 - 6- Refrain from discussing matters not on the published agenda unless the proper procedures have been followed in adding the item to the agenda.
 - 7- Refrain from bringing any objects into the building and auditorium where the planning meeting is to be held that are disruptive to the meeting.
- The chairman shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 10, 2024 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

MINOR SUBDIVISION

1- 2024-3954-MSP

Minor Subdivision of 35.58 acres into Parcels A, B, C & D

Owner & Representative: Gregory P. Harvin & Leslie Harvin

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located at the end of Williamsburg Drive and at the end of Salem Drive, Mandeville; S31, T7S, R12E; Ward 4, District 5

POSTPONED FROM SEPTEMBER 10.2024 PLANNING COMMISSION MEETING

2- 2024-3980-MSP

Minor Subdivision of 11.405 acres into Parcel A and Parcel B

Owner & Representative: Carol M. Holdsworth

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. David Cogle

General Location: The property is located on the east side of Holdsworth Lane, south of Pine Street Extension, Pearl River; S10, T8S, R14E, Ward 8, District 9

3- 2024-3989-MSP

Minor Subdivision of 13.122 acres into Parcels A and B

Owners: David T. Glass Jr., Anna Glass Huval, Deanna Glass, Barry Wade Glass

Representative: Chantel Glass

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Wallace King Road, east of LA Highway 40, Bush; S24, T5S, R11E; Ward 2, District 6

4- 2024-3990-MSP

Minor Subdivision of Parcel A into Parcels A-1 & A-2

Owners & Representative: Timothy & Elizabeth Beattie

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the west side of Tantela Ranch Road, north of Tantela Ranch Road, east of LA Highway 1077, Folsom; S6, T6S, R10E; Ward 1, District 3

5- 2024-3991-MSP

Minor Subdivision of 3.999 acres into Tract 1, Tract 2, and Tract 3

Owner: Riveroak Investment Group, LLC - Navneet Thind

Representative: Jeffrey Schoen

Surveyor: JV Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located on the south side of Albert Street, on the east side of Brookter Street, on the north side of Annie Street, on the west sides of LA Highway 433 & Vaults Street, Slidell; S44, T9S, R14E; Ward 9, District 13

6- 2024-3992-MSP

Minor Subdivision of Parcel J4A-1 into Parcels J4A-1A & J4A-1B

Owner & Representative: Marina Bluffs, LLC – Garrett Griggs

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the end of Marina Blvd, Mandeville; S54, T7S, R11E; Ward 4, District 4

7- 2024-3996-MSP

Minor Subdivision of a 14.80-acre Parcel into Parcels A, B, C, D, and E

Owner & Representative: Jason Van Haelen, Edward S. Schmidt, Jr. and Cynthia B. Schmidt

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the west side of LA Highway 437, north of Playmakers Road, Covington; S22, T6S, R11E, Ward 3, District 2

8- 2024-4008-MSP

Minor Subdivision of 10.01 acres, 20.38 acres & 25.64 acres into Parcels A, B & C

Owner & Representative: Andrew & Lauren Mendheim

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located at the end of Chenel Road and on the west side of Dreamland Court, Folsom; S19, T5S, R11E, Ward 2, District 3

RESUBDIVISION

9- 2024-3994-MRP

Minor Resubdivision of Lots 51AA and 52AA into Lot 52AA-1, Lake Ramsey, Phase III

Owner & Representative: Arthur H. Arnold, Jr. and Nancy Vitrano Arnold

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of Riverlake Drive, east of Lake Bend Drive, Covington; S15, T6S, R10E; Ward 3, District 3

FINAL SUBDIVISION PLAT & CONSTRUCTION PLAN REVIEW

10- 2024-3997-PP

Rigolets Estates, Water Front Villas, Phase 1 & 2

Developer/Owner: Succession of Frederick J. Sigur – c/o: Shelby LaSalle

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

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located south of LA Highway 433, west of US highway 90, Slidell, Louisiana. Ward 8, District 13

OLD BUSINESS

11- 2024-3875-MSA

Request to waive the minimum construction standards for a Private Drive which provides access to more than 1 lot or parcel on Parcel A-1-A and A-1-B which have been recorded per Map File No. 6316B

Owner & Representative: Timothy Beattie

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the east side of Louisiana Highway 1077, north of Tantela Ranch Road, Folsom; S6, T6S, R10E, Ward 1, District 3

NEW BUSINESS

12- Amendments to the Code of Ordinances, Part II: Unified Development Code – Chapters 100-900

13- RESOLUTION TO REQUEST THAT THE ST. TAMMANY PARISH COUNCIL AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – UNIFIED DEVELOPMENT CODE, SEC. 100-2.2(C)(7), TO INCREASE THE PER DIEM FOR PLANNING AND ZONING COMMISSION MEMBERS.

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY, SEPTEMBER 10, 2024
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
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ROLL CALL

Present: Doherty, Gaines, Truxillo, Arcemont, Robert, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Binnings (no vote)

Absent: Seeger

Staff: Ross Liner, Helen Lambert, Erin Cook, Diana Velez, Mitchell Kogan, Theodore Reynolds, Maria Robert

APPOINTMENT OF ALTERNATES (IF APPLICABLE) – Chairman appointed Harold Barrios as alternate to achieve a full Commission.

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- The chairman shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

INVOCATION - Arcemont

PLEDGE OF ALLEGIANCE – Narcisse

APPROVAL OF THE AUGUST 13, 2024 MEETING MINUTES

Gaines made a motion to approve; second by Arcemont

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios,

NAY: N/A

Abstain: Robert

Motion to approve the minutes as written carried.

REQUEST FOR POSTPONEMENTS

6. 2024-3939-MRP

Major Resubdivision of Lot 10, Block 8, Evergreen Acres into Lots 1 to 33, Evergreen Acres known as Timbercreek Estates

Owner & Representative: All State Financial Company – Bruce Wainer

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located at the end of Jasmine Drive and on the west side of Ochsner Blvd, Covington, S1, T7S, R10E; Ward 1, District 1

- Paul Mayronne came to the podium to request postponement for two months until November meeting.

Arcemont made a motion to postpone for two months; second by Martino

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to postpone for two months until the November 12, 2024 meeting carried.

8. 2024-3967-TP

Live Oak Estates Subdivision

Developer/Owner: Selah Builders, LLC

Engineer/Surveyor: Kelly McHugh & Assoc., Inc.

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located south of LA Highway 1085, east of Windermere Cross E., Madisonville, Louisiana. Ward 1, District 1

- Theodore Reynolds made a request on behalf of the developer to postpone this item indefinitely.

Robert made a motion to postpone for indefinitely; second by Truxillo.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to postpone indefinitely carried.

MINOR SUBDIVISION

1. 2024-3938-MSP

Resubdivision of Lot 5 into Lot 5-C & Lot 5-D Hickory Estates

Owner & Representative: Farrar McWiggins, LLC – Logan McWiggins, Alexandra McWiggins, Brandon Farrar & Rachel Farrar

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the northeast side of Hickory Estates Lane and on the south side of Sanders Road, Covington, S16, T6S, R12E; Ward 10, District 6

- Logan McWiggins came to the podium to speak in favor of this request.

Truxillo made a motion to postpone for indefinitely; second by Gaines.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to approve carried.

2. 2024-3950-MSP

Minor Subdivision of 12 acres into Parcels 1 & 2

Owner & Representative: Helen Jeanette Thompson

Surveyor: James J. Jones

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south side of Thompson Road and on the west side of Church Road, Folsom; S35, T5S, R10E; Ward 2, District 3

- Commissioner Robert recused herself from this case, Alternate member Nick Binnings promoted by Chairman.
- Tish Fussell came to the podium to speak in favor of this request.

Arcemont made a motion to approve with waivers; second by Gaines.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Binnings

NAY: N/A

Abstain: N/A

Motion to approve carried.

3. 2024-3954-MSP

Minor Subdivision of 35.58 acres into Parcels A, B, C & D

Owner & Representative: Gregory P. Harvin & Leslie Harvin

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located at the end of Williamsburg Drive and at the end of Salem Drive, Mandeville; S31, T7S, R12E; Ward 4, District 5

- Gregory P. Harvin came to the podium to speak in favor of this request.
- L. Montgomery, Stephen Becnel, and David Cuccia came to the podium to speak against this request

Arcemont made a motion to approve; no second

Gaines made a motion to postpone for one month; second by Martino.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to postpone for one month until the October 8, 2024 meeting carried.

4. 2024-3964-MSP

Minor Subdivision of Parcels D1, D2-A & D2-B into D1-1, D2-A-1 & D2-B-1

Owner & Representative: Donald R. Jenkins

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located on the north side of LA Highway 1088 and along Cypress Pond Road, Mandeville; S5, T8S, R12E & S32, T7S, R12E; Ward 4, District 5

- Donald R. Jenkins came to the podium to speak in favor of this request.
- Carlo Hernandez came to the podium to speak against / had questions about this request.

Gaines made a motion to approve; second by Arcemont.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios

NAY: Robert

Abstain: N/A

Motion to approve carried.

5. 2024-3970-MSP

Minor Subdivision of 97.830 acres into Parcels 2-A, 2-B, and Pond Parcels 4 and 5, Gulf South Commerce Park, Phase 2-A

Owner: Alamosa and Abiquiu Holdings – Paul Rees

Representative: John Crosby

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

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the north side of Interstate 12 West, west of Gulf South Parkway and Wadsworth Parkway, Mandeville; S33, T7S, R12E; Ward 4, District 11

- Ryan Crosby came to the podium to speak in favor of this request.
- Carlo Hernandez came to the podium to speak against / had questions about this request.

Gaines made a motion to approve; second by Arcemont.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to approve carried.

RESUBDIVISION

6. 2024-3939-MRP – POSTPONED AT THE START OF THE MEETING

Major Resubdivision of Lot 10, Block 8, Evergreen Acres into Lots 1 to 33, Evergreen Acres known as Timbercreek Estates

Owner & Representative: All State Financial Company – Bruce Wainer

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located at the end of Jasmine Drive and on the west side of Ochsner Blvd, Covington, S1, T7S, R10E; Ward 1, District 1

- Paul Mayronne came to the podium to request postponement for two months until November meeting.

Arcemont made a motion to postpone for two months; second by Martino

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to postpone for two months until the November 12, 2024 meeting carried.

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

7. Request to Enter the Parish Right-of-Way for 16th Street (Morgan Subdivision) for the purpose of gaining access to the property.

Debtor: Ms. Hilary Juarez

Parish Council District Representative: Hon. Jimmy Strickland

General Location: The property is north of Browns Village Road, east of Railroad Ave., Slidell, Louisiana. Ward 9, District 14

- Hilary Juarez came to the podium to speak in favor of this request.

Arcemont made a motion to postpone for one month; no second.

Robert made a motion to approve; second by Narcisse.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to approve carried.

TENTATIVE SUBDIVISION REVIEW

8. 2024-3967-TP – POSTPONED AT THE START OF THE MEETING

Live Oak Estates Subdivision

Developer/Owner: Selah Builders, LLC

Engineer/Surveyor: Kelly McHugh & Assoc., Inc.

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located south of LA Highway 1085, east of Windermere Cross E., Madisonville, Louisiana. Ward 1, District 1

- Theodore Reynolds made a request on behalf of the developer to postpone this item indefinitely.

Robert made a motion to postpone for indefinitely; second by Truxillo.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to postpone indefinitely carried.

OLD BUSINESS

9. 2024-3763-FP

Alexander Ridge Subdivision, Phase 4B

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

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located at the eastern end of Thibodeaux Road, east of LA Highway 1081, Covington, Louisiana. Ward 3 District 2

Developer requesting a name change and plan change request.

- Eddie Powell came to the podium to speak in favor of this request.

Arcemont made a motion to postpone for indefinitely; second by Narcisse.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Troncoso, Walker, Barrios, Robert

NAY: N/A

Abstain: N/A

Motion to approve carried.

NEW BUSINESS

10. Amendments to the Code of Ordinances, Part II: Unified Development Code – Chapters 100-900

- Carlo Hernandez came to the podium to ask questions / state concerns regarding amendments.

Gaines made a motion to approve; second by Narcisse. Gaines altered his motion to amend the request to remove items 3 & 4.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Walker, Barrios, Robert

NAY: Troncoso

Abstain: N/A

Motion to amend carried.

Arcemont made a motion to approve the request as amended; second by Gaines.

YEA: Doherty, Gaines, Truxillo, Arcemont, Milligan, Martino, Narcisse, Walker, Barrios, Robert,

Troncoso

NAY: N/A

Abstain: N/A

Motion to amend carried.

ADJOURNMENT

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2024-3954-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: October 8, 2024

Posted: September 23, 2024

Prior Hearing: Postponed from September 10, 2024 Planning Commission Meeting

Location: The property is located at the end of Williamsburg Drive and at the end of Salem Drive, Mandeville; S31, T7S, R12E; Ward 4, District 5

Owners & Representative: Gregory P. Harvin & Leslie Harvin

Engineer/Surveyor: Land Surveying LLC

Type of Development: Residential



Current Zoning:

L-1 Large Lot District

Total Acres:

35.58 acres

Of Lots/Parcels:

Minor subdivision of 35.58 acres into
Parcels A, B, C, and D

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone A; Preliminary
Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create four (4) parcels, being Parcel A, which is proposed to be 15.60 acres, and Parcel B, Parcel C, Parcel D, which are all proposed to be 6.66 acres.

The minor subdivision request requires a public hearing due to:

- The subject property is zoned L-1 Large Lot District which requires a minimum lot width of 150'. The minimum lot width of proposed Parcel B is 60' along Williamsburg and therefore requires a waiver.
- The subject property is zoned L-1 Large Lot District which requires a minimum lot width of 150'. The minimum lot width of proposed Parcel A is 18' along Salem Drive and therefore requires a waiver.
- As shown, Parcel C and Parcel D are proposed to be accessed from a private 60' right-of-way.



PLANNING STAFF REPORT
2024-3954-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- The proposed name of the existing private road and the proposed 60-foot access road depicted on the survey plat shall be granted approval by the Planning and Zoning Commission. The proposed name “Williamsburg Drive (Private)” has been submitted and granted approval by St. Tammany Parish Communications District.

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration.

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

1. Per the St. Tammany Parish Communications District, E. Williamsburg Drive is not a valid name for this private drive, especially if the roadway will continue. Should show the private section as “Williamsburg Drive (Private)” or contact the Communications District to discuss potential road names.
2. Provide leader lines showing the original 35.58-acre tract.
3. Show the location of all natural watercourses, ponds, ditches, canals, and waterways.
4. Show the location of all natural areas to be retained. Natural areas applicable to Parcel 1 and Parcel 2 are as follows: Street Natural Area - 25 ft.; Side and Rear Natural Area - 50 ft.; Waterway Buffer - 35’ no cut buffer from top of bank (each side) of the intermittent stream per the USGS Topographic map
5. Revise "Secretary of Planning Commission" to read "Secretary of Planning and Zoning Commission".
6. Revise "Chairman of Planning Commission" to read "Chairman of the Planning and Zoning Commission"
7. Provide signed maintenance agreement for Williamsburg Drive (Private).
8. Note that street name sign and all required other signs shall be installed after completion of the construction of the access.
9. Show the location of the Hammer Head Turn Around or Cul-de-sac on the survey.
10. Submit plans of proposed private drive to the Department of Engineering for review and approval. The private drive is subject to Section 900-3.3(L) – Private Drive Minimum Standards (listed below):
 - a. An owner who creates a private drive to access more than 1 lot or parcel, but no more than 5, shall dedicate through title, deed and or covenant, a perpetual servitude of access with a minimum width of 35 feet.
 - b. The actual driving surface shall be a minimum of 20 feet in width with 2-foot shoulders on each side of the drive and 5.5 feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. The drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course



PLANNING STAFF REPORT
2024-3954-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

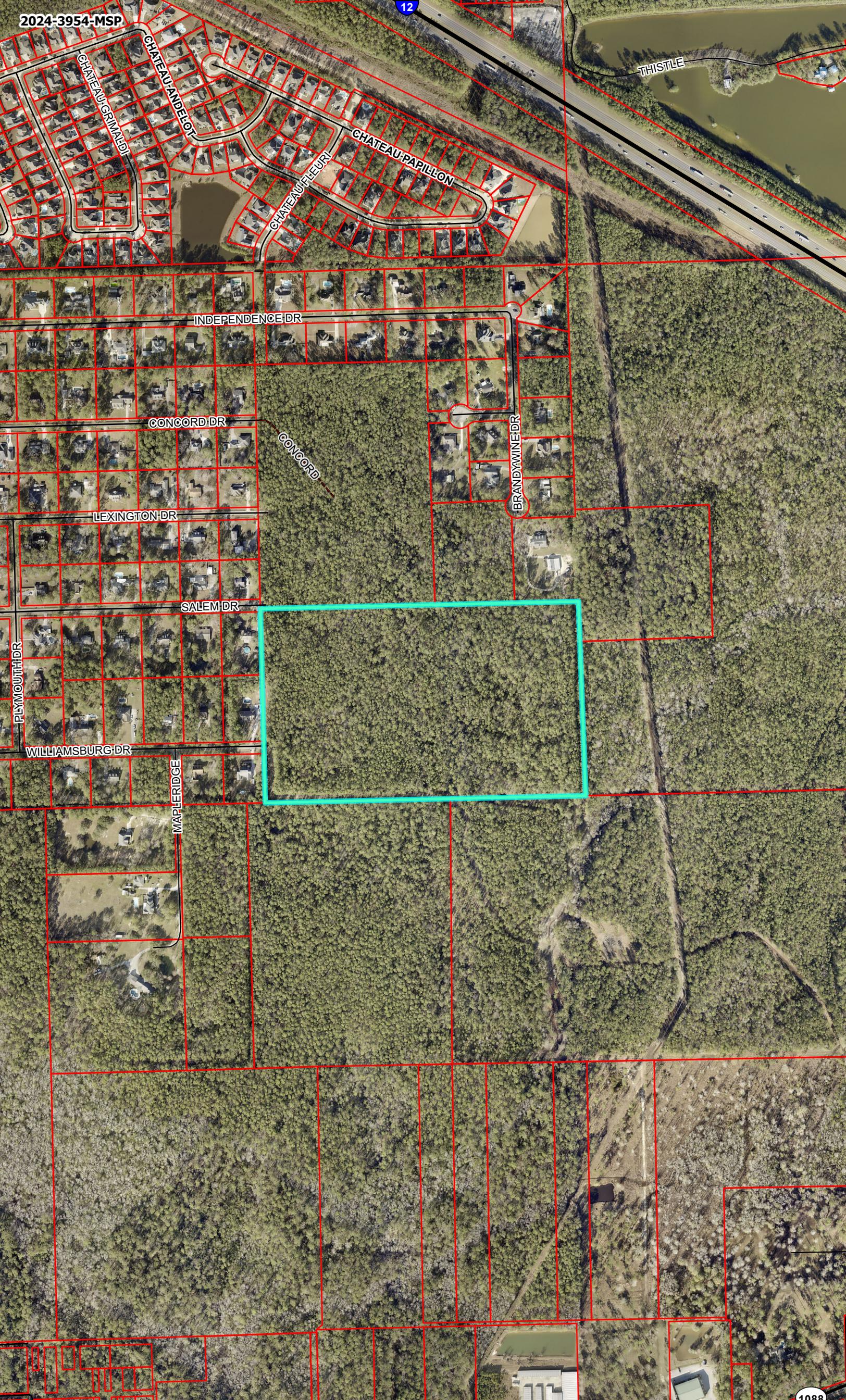
- d. A ditch or ditches shall be constructed on either one or both sides of a drive-in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.

New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

and

Coastal Conservation: areas are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land.



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



A Minor Subdivision of a 35.58 Acre Parcel of Land, into Parcels A, B, C & D, located in Section 31, T7S, R12E, St. Tammany Parish, Louisiana

- Reference:
1. A Survey Plat by Jeron Fitzmorris, Dated 4-20-1978, Job No. 1385
 2. A Survey Plat by Jeron Fitzmorris of a 60' R/W, Dated 7-15-1993, Job No. 6148A Instrument No. 873532, Clerks Office
 3. A Survey Plat by Jeron Fitzmorris of 61.30 Acres, Dated 1-6-2008, Job. No. 13810
 4. A Survey Plat by Kelly McHugh of 4.66 Acres, Dated 9-27-1994, Job No. 94-460.2
 5. A Survey Plat by Jeron Fitzmorris of Heritage Heights, Phase 4 & 5

Plat calls are not shown hereon

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

This property is located in Flood Zone A & C, per Fema Map No. 225205 0245 C, Dated 10-17-1989

LEGEND:

- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Fnd. Old Wood Stob
- = Set 1/2" Iron Rod
- ▲ = Set Mag Nail

1/4 CORNER

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

GREG HARVIN

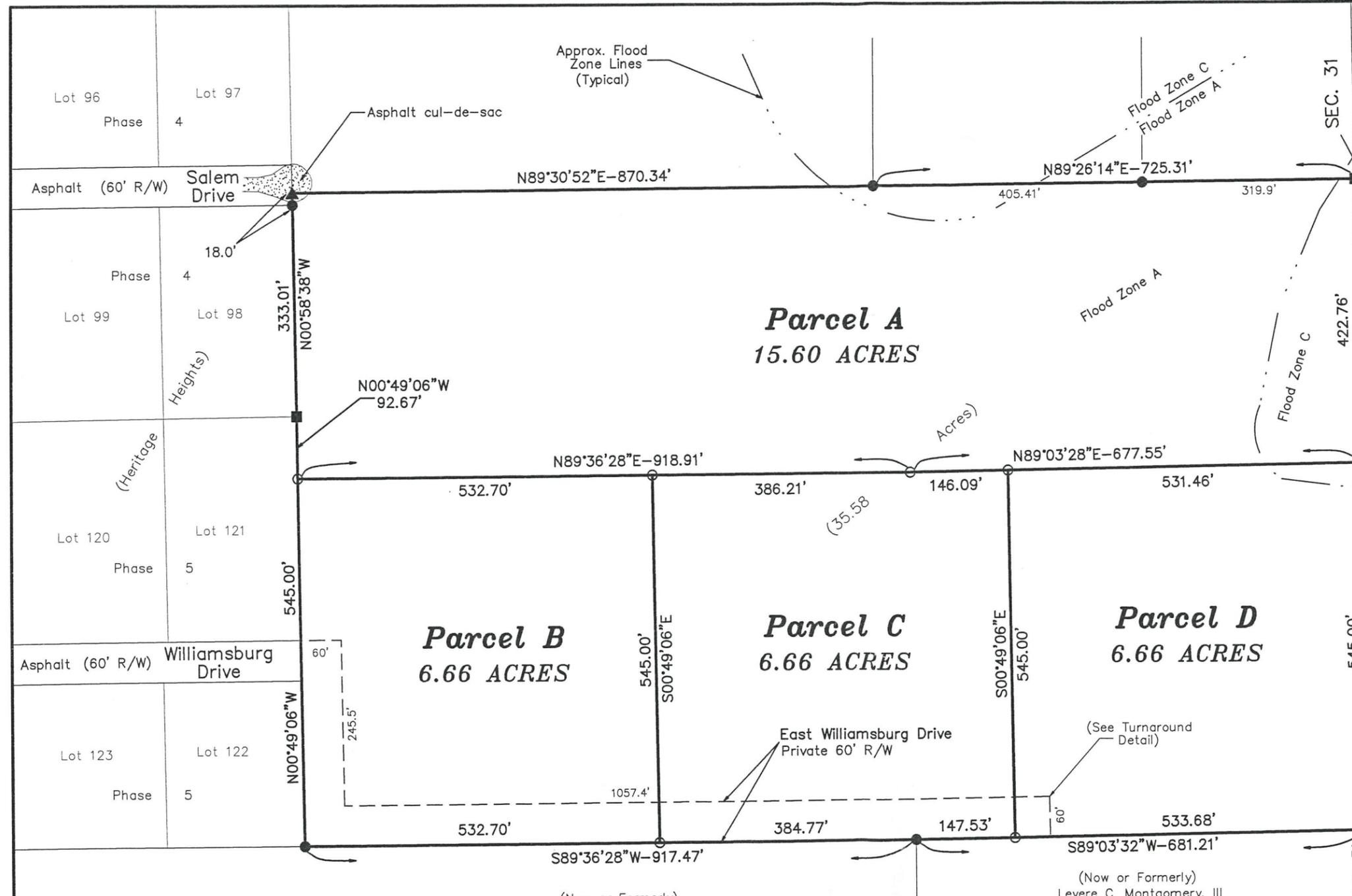
SCALE: 1" = 180'

DATE: 8-6-2024

DRAWN BY JWG

LOCATED IN SECTION 31, T-7-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

SURVEY NUMBER
21750



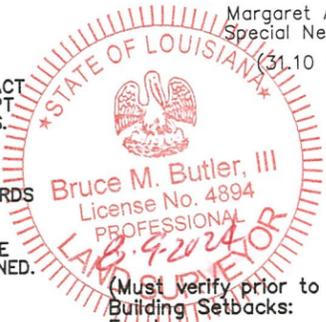
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" 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.

Bruce M. Butler III

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

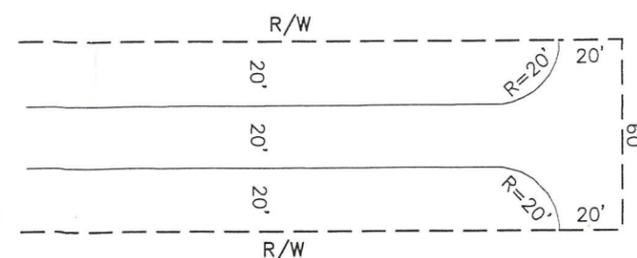


(Must verify prior to Construction)
Building Setbacks:
Front:
Side:
Rear:
Side Street:

(Now or Formerly)
Margaret A. Bechel
Special Needs Trust
(31.10 Acres)

(Now or Formerly)
Leverie C. Montgomery, III
(61.25 Acres)

(Not to Scale)
(HAMMER HEAD TURNAROUND DETAIL)



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PLANNING STAFF REPORT
2024-3980-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: October 8, 2024

Posted: September 20, 2024

Location: The property is located on the east side of Holdsworth Lane, south of Pine Street Extension, Pearl River; S10, T8S, R14E, Ward 8, District 9

Owners & Representative: Carol M. Holdsworth

Engineer/Surveyor: John G. Cummings and Associates

Type of Development: Residential



Current Zoning:

L-1 Large Lot District

Total Acres:

11.405 acres

Of Lots/Parcels:

Minor Subdivision of 11.405 acres into
Parcel A and Parcel B

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 create two (2) parcels, being Parcel A, which is proposed to be 2.046 acres, and Parcel B, which is proposed to be 9.359 acres.

The minor subdivision request requires a public hearing due to:

- Parcels A & B are proposed to be accessed from a private right-of-way identified as Holdsworth Lane, requiring a waiver of Sec. 900-3.2.L Private Drive Minimum Standards.

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration.

Planning Commission
October 8, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3980-MSP



PLANNING STAFF REPORT
2024-3980-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Show and reference the existing servitude information for the Holdsworth Lane private drive on the survey as Instrument # 1906130.
2. Show the location of all natural areas to be retained. Natural areas applicable to proposed Parcel B are as follows: Street Natural Area – 25 ft.; Side and Rear Natural Area – 50 ft.
3. Add a signature line for the Chairman of the Planning & Zoning Commission.
4. Amend signature line as follow: SECRETARY/PARISH PLANNING **& ZONING** COMMISSION.

New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.



4

3

BOYER RD

EASY ST

PINE STREET EXT

DIAMOND B-RANCH

HOLDSWORTH

T8-R14E

THISTLEDOWN CT

MEADOWLANDS

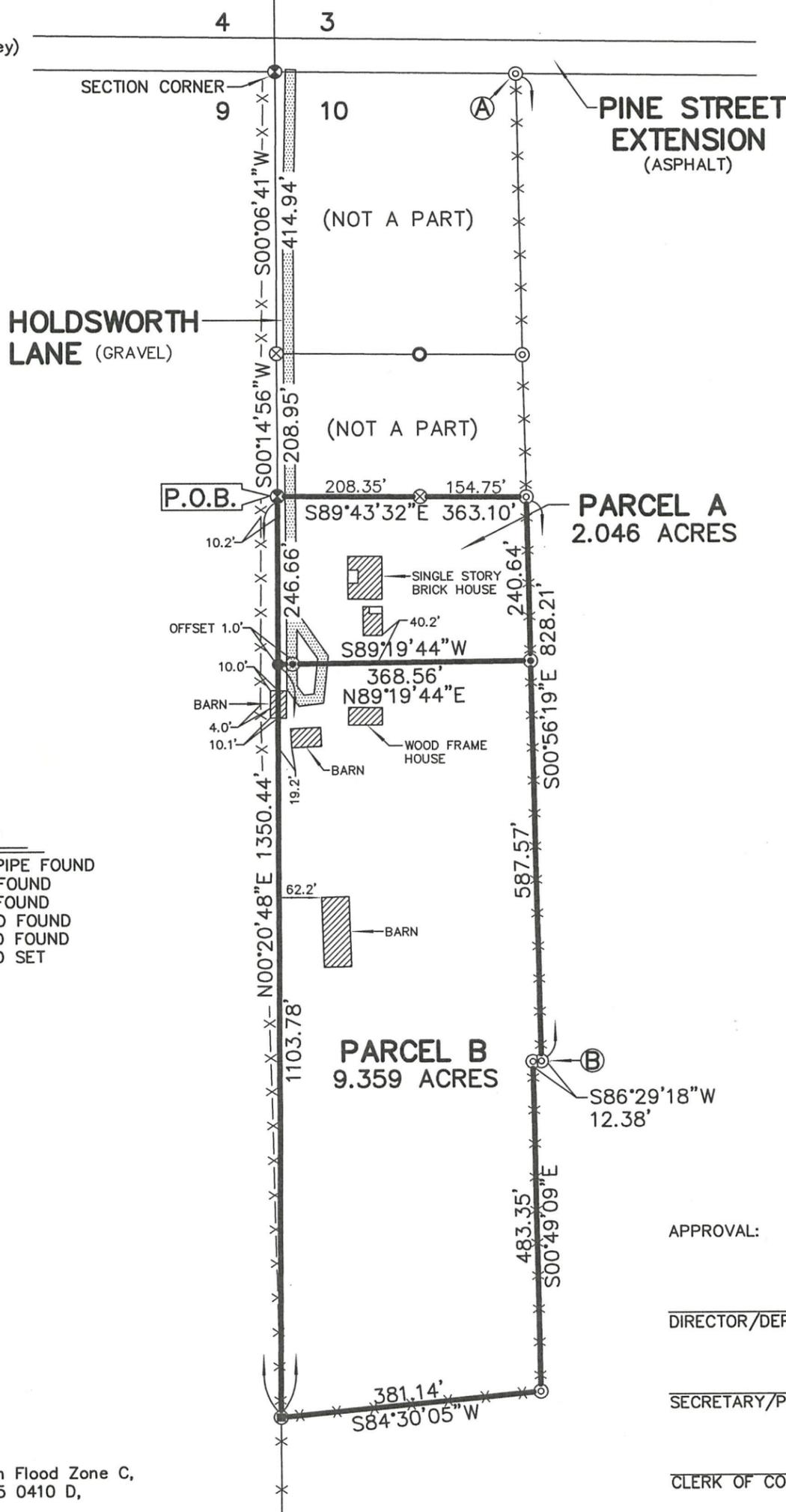
OAK DOWNS DR

10

9

POWERLINE

REFERENCE BEARING:
From Iron Rod A
to Iron Rod B
S00°56'19"E
(per Reference Survey)



- LEGEND**
- ⊗ = 2-1/2" IRON PIPE FOUND
 - ⊗ = 2" IRON PIPE FOUND
 - ⊙ = 1" IRON PIPE FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET
 - X- = FENCE

- 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.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:
Survey for Carol Holdsworth by John G. Cummings, Surveyor, dated 12/28/2012, Job No. 10003-A.

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
johncummins108@charter.net

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

PLAT PREPARED FOR: **CAROL HOLDSWORTH**

SHOWING A SURVEY OF: **MINOR SUBDIVISION OF 11.405 ACRES INTO PARCEL A & PARCEL B, 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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200' JOB NO. 10003-MS DATE: 08/19/2024 REVISED:



2024-3980-MSP

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PLANNING STAFF REPORT
2024-3989-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: October 8, 2024

Posted: September 20, 2024

Location: The property is located on the south side of Wallace King Road, east of LA Highway 40, Bush; S24, T5S, R11E; Ward 2, District 6

Owners: David T. Glass Jr., Anna Glass Huval, Deanna Glass, Barry Wade Glass

Representative: Chantel Glass

Engineer/Surveyor: John G. Cummings and Associates

Type of Development: Residential



Current Zoning:

R-1 Rural Residential District

Total Acres:

13.122 acres

Of Lots/Parcels:

Minor Subdivision of 13.122 acres into Parcel A and Parcel B

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone A; Preliminary Flood Zone X

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels, being Parcel A, which is proposed to be 8.122 acres, and Parcel B, which is proposed to be 5.00 acres.

The minor subdivision request requires a public hearing due to:

- The subject property is zoned R-1 Rural Residential District which requires a minimum lot width of 300'. The minimum lot width of proposed Parcel A is 274.92' along Wallace King Road and therefore requires a waiver.

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration.



PLANNING STAFF REPORT
2024-3989-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Confirm the total acreage of each existing parcel and if the request is to move the property line to the south to increase the total acreage of proposed Parcel A.
2. Show the location of all natural areas to be retained. Natural areas applicable to proposed Parcels A and B are as follows: Street Natural Area – 25 ft.; Side and Rear Natural Area – 50 ft.; 35' No Cut Buffer from top of bank of the intermittent waterway south of the pond
3. Provide the Instrument Number for the existing 30' right of way and add to the survey.
4. Add a signature line for the Chairman of the Planning & Zoning Commission.

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.

MORGAN RD

MARYETTA RD

FDUTRUCH RD

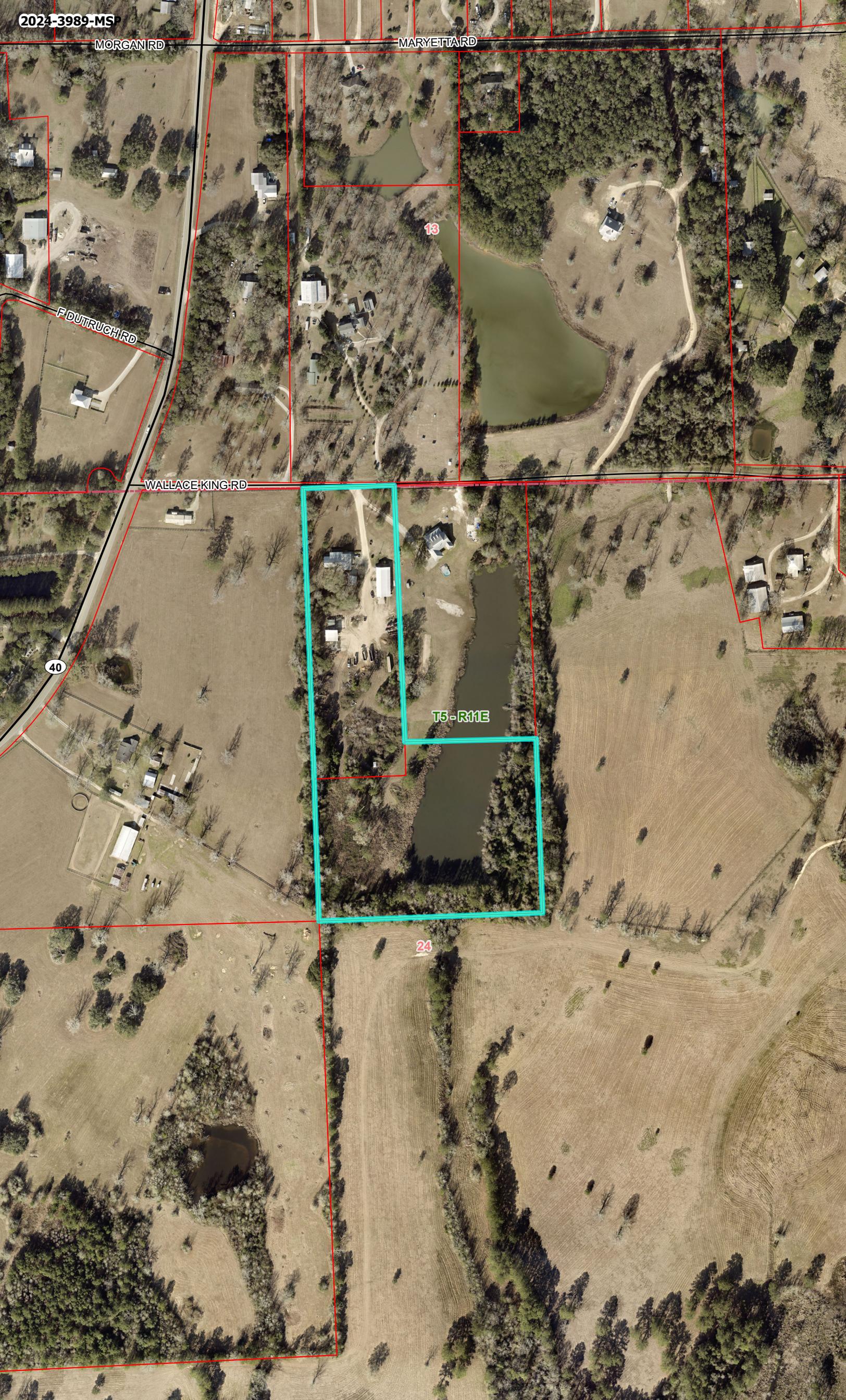
WALLACE KING RD

13

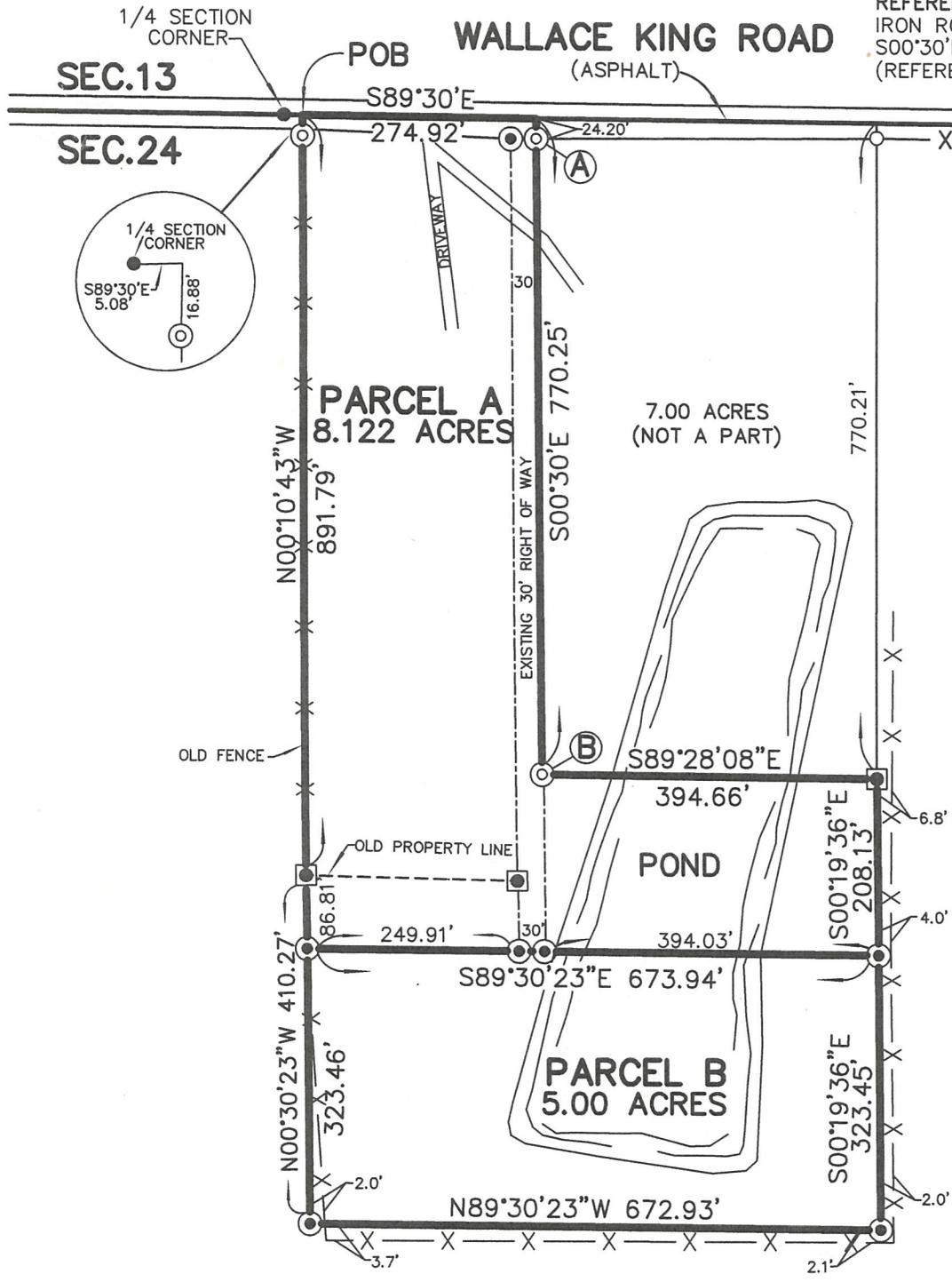
T5-R1E

40

24



REFERENCE BEARING
IRON ROD A TO IRON ROD B
S00°30'E
(REFERENCE SURVEY NO. 2)



LEGEND
 ⊙ = 1/2" IRON ROD FOUND
 ⊛ = 1/2" IRON SET
 ◼ = 1/2" IRON PIPE FOUND

NOTE:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE C,
 per F.E.M.A. MAP NO. 225205 0150 C, DATED
 OCTOBER 17, 1989.

- REFERENCE SURVEYS:**
1. SURVEY FOR DOYLE GLASS BY LOWELL E. CUMMINGS, SURVEYOR, DATED JANUARY 19, 1962.
 2. SURVEY FOR CHANTEL & BARRY GLASS BY JOHN G. CUMMINGS, SURVEYOR, DATED APRIL 24, 1998, REVISED DECEMBER 7, 2000.
 3. SURVEY FOR MARY INEZ GAYLORD BY JOHN E. BONNEAU SURVEYOR, DATED JUNE 5, 1996.

 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

 SECRETARY OF PARISH PLANNING COMMISSION

 CLERK OF COURT

 DATE FILED

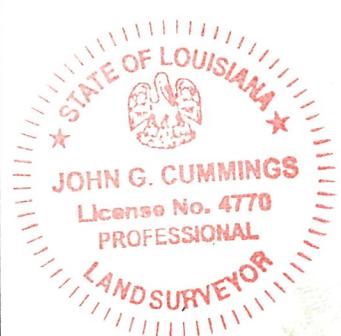
 FILE NO.

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(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
 503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COVINGTON, LA 70433

PLAT PREPARED FOR: **CHANTEL GLASS**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 13.122 ACRES INTO PARCELS A & B, LOCATED IN SECTION 24, TOWNSHIP 5 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.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR

SCALE: 1' = 200' JOB NO. 20092 DATE: 07/07/2020 REVISED:



PLANNING STAFF REPORT
2024-3990-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: October 8, 2024

Posted: September 23, 2024

Location: The property is located on the west side of Tantela Ranch Road, north of Tantela Ranch Road, east of LA Highway 1077, Folsom; S6, T6S, R10E; Ward 1, District 3

Owner & Representative: Timothy & Elizabeth Beattie

Engineer/Surveyor: John G. Cummings and Associates

Type of Development: Residential



Current Zoning:

R-1 Rural Residential District

Total Acres:

25.56 acres

Of Lots/Parcels:

Minor Subdivision of 25.56 acres into Parcel A-1 and Parcel A-2

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 create two (2) parcels, being Parcel A-1, which is proposed to be 15.56 acres, and Parcel A-2, which is proposed to be 10 acres.

The minor subdivision request requires a public hearing due to:

- As seen in Table 1, the subject property has been through the minor subdivision process, thus requiring the new request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History

Case No.	Request	File No.	Year
2022-2948-MSA	Minor Subdivision of 40.56 acres into Parcel A and Parcel B	6133A	2022



PLANNING STAFF REPORT
2024-3990-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Show the location of all natural areas to be retained. Natural areas applicable to proposed Parcels A-1 and A-2 are as follows: Street Natural Area – 25 ft.; Side and Rear Natural Area – 50 ft.
2. Amend survey to show: Chairman/Parish Planning **& Zoning** Commission and Secretary/Planning **& Zoning** Commission.

New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.



1077

T6-R10E

TANTELA RANCH RD

ACHEE RD

6

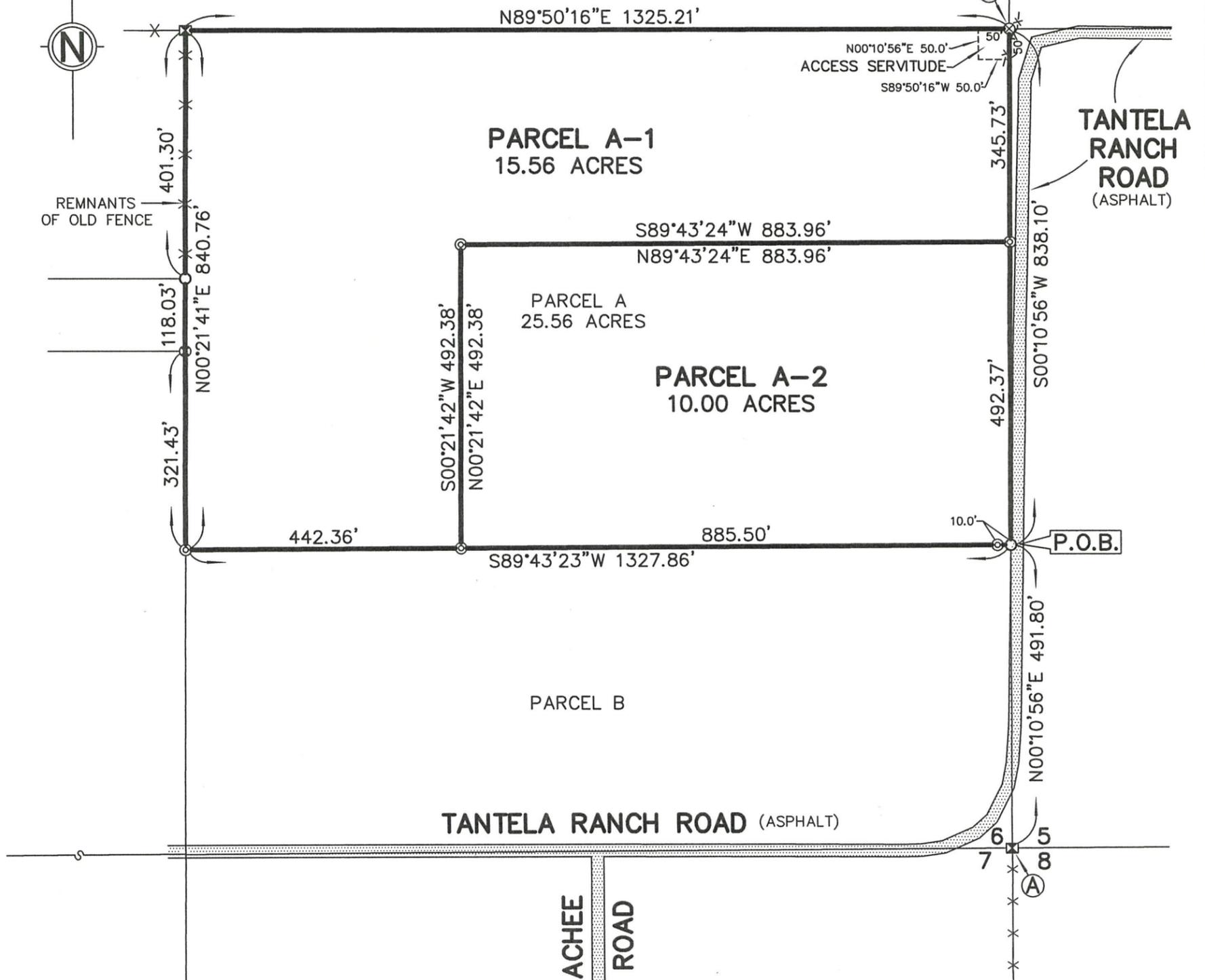
5

7

8



REFERENCE BEARING:
WOOD CORNER (A) TO
IRON PIPE (B) N00°10'56"E
(per Reference Survey)



APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C, PER F.E.M.A. MAP NO. 225205 0125 C, DATED OCT. 17, 1989.
2. BUILDING SETBACK LINES MUST BE DETERMINED BY THE ST. TAMMANY PARISH PLANNING DEPARTMENT.

LEGEND

- ☒ WOOD CORNER FOUND
- ⊗ 1" IRON PIPE FOUND
- ⊕ 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD SET

REFERENCE SURVEY:

Survey for Timothy Beattie by John G. Cummings, Surveyor, dated 05/26/2022, Job No. 17271-B, filed in the St. Tammany Parish Clerk of Court Office Map File No. 6133A.

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.

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: **TIMOTHY BEATTIE**

SHOWING A SURVEY OF: **MINOR SUBDIVISION OF PARCEL A BEING 25.56 ACRES INTO PARCEL A-1 AND PARCEL A-2, LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR



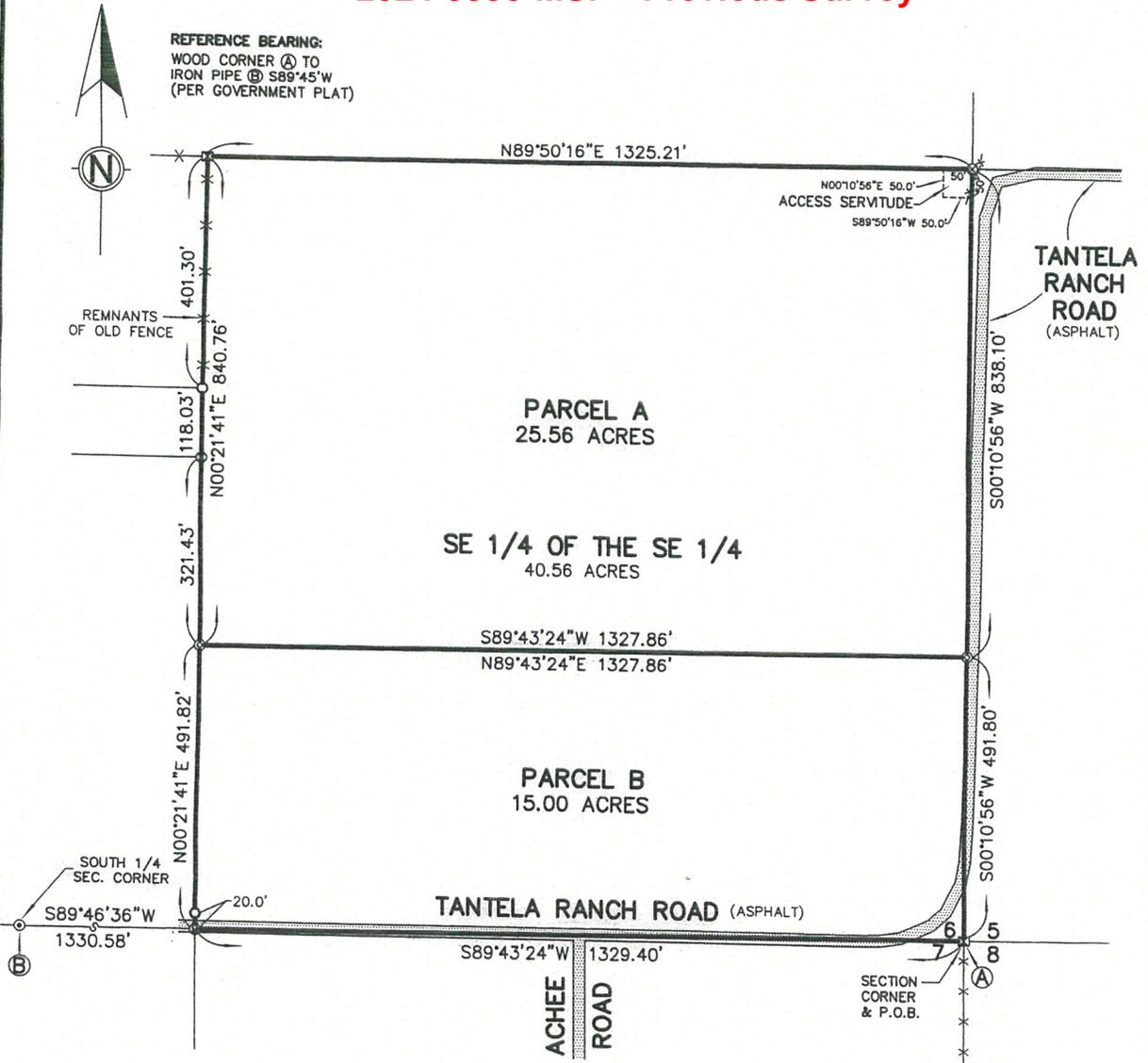
SCALE: 1" = 200'

JOB NO. 21136-C-MS

DATE: 08/29/2024

REVISED:

2024-3990-MSP - Previous Survey



NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C PER F.E.M.A. MAP NO. 225205 0125 C, DATED OCT. 17, 1989.
2. BUILDING SETBACK LINES TO BE DETERMINED BY THE ST. TAMMANY PARISH PLANNING DEPARTMENT.

REFERENCE SURVEY:

Survey for Timothy & Elizabeth Beattie by John G. Cummings, Surveyor, dated January 20, 2021, revised February 19, 2021, Job No. 17271-A.

LEGEND

- ⊠ WOOD CORNER FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊙ 1-1/4" IRON PIPE FOUND
- ⊙ MAGNETIC SIGNAL FOUND
- ⊙ 5/8" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD SET

APPROVAL:

[Signature]
DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

Monique T. Bringol
CLERK OF COURT

06-29-2022 6133A
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.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

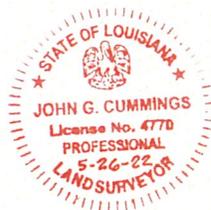
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **TIMOTHY BEATTIE**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 40.56 ACRES INTO PARCEL A AND PARCEL B, LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

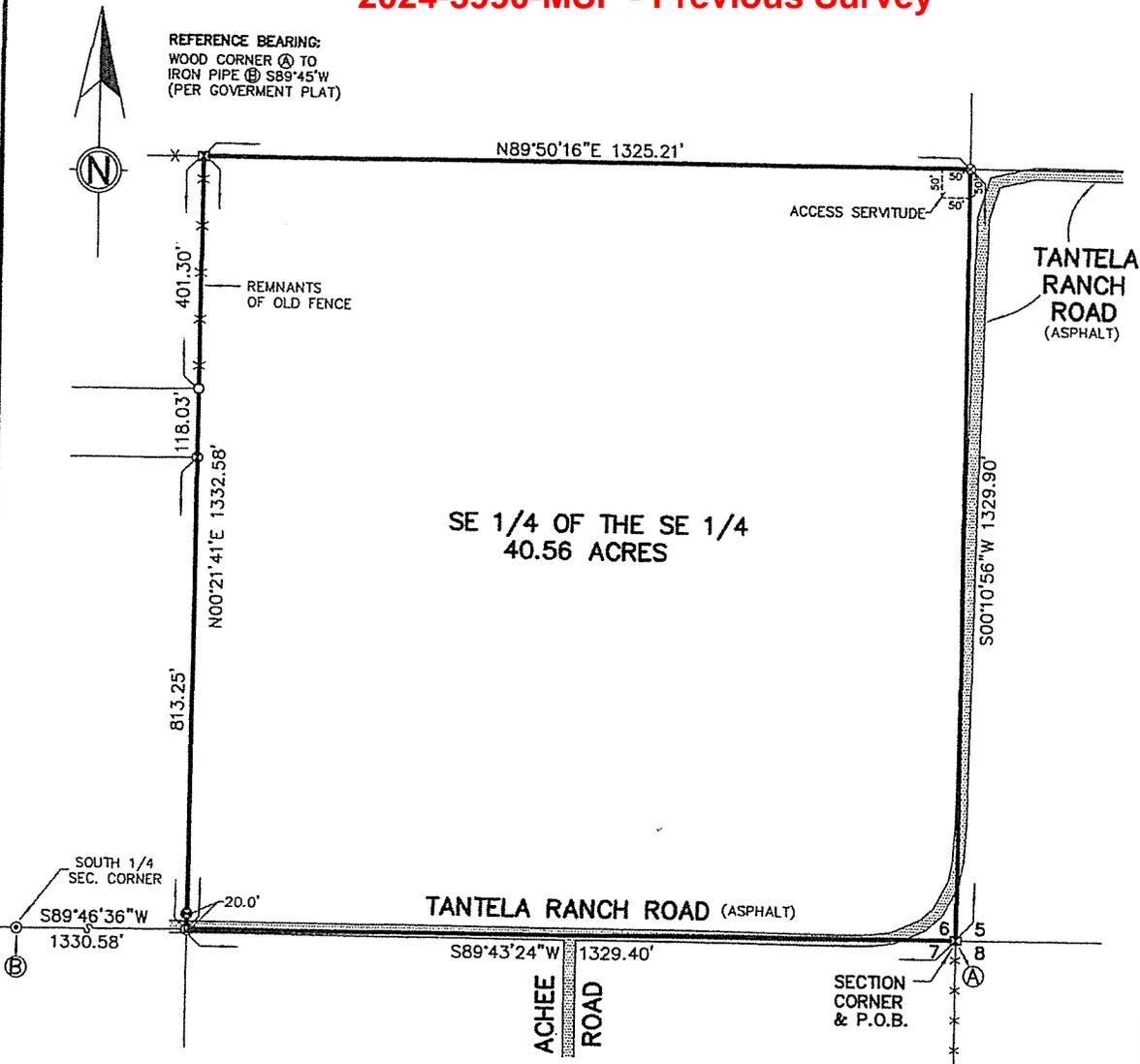
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

[Signature]
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200' JOB NO. 17271-B DATE: 05/26/2022 REVISED:

2024-3990-MSP - Previous Survey



LEGEND

- ⊠ WOOD CORNER FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊙ 1-1/4" IRON PIPE FOUND
- ⊙ MAGNETIC SIGNAL FOUND
- ⊙ 1/2" IRON ROD SET
- ⊙ 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C PER F.E.M.A. MAP NO. 225205 0125 C, DATED OCT. 17, 1989.
2. BUILDING SETBACK LINES TO BE DETERMINED BY THE ST. TAMMANY PARISH PLANNING DEPARTMENT.

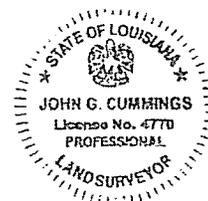
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503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: TIMOTHY PAUL BEATTIE & ELIZABETH HAYES BEATTIE, FIDELITY BANK, WINTERS TITLE AGENCY, INC. & FIRST AMERICAN TITLE INSURANCE COMPANY
SHOWING A SURVEY OF: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.



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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

JOB NO. 17271-A

DATE: 01/20/2021

REVISED: SHOWING ACCESS SERVITUDE 2/19/2021



PLANNING STAFF REPORT
2024-3991-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: October 8, 2024

Posted: September 20, 2024

Location: The property is located on the south side of Albert Street, on the east side of Brookter Street, on the north side of Annie Street, on the west sides of LA Highway 433 & Vaults Street, Slidell; S44, T9S, R14E; Ward 9, District 13

Owner: Riveroak Investment Group, LLC - Navneet Thind

Representative: Jeffrey Schoen

Engineer/Surveyor: JV Burkes & Associates, Inc.

Type of Development: Commercial



Current Zoning:
HC-2 Highway Commercial District
Total Acres:
3.99 acres
Of Lots/Parcels:
Minor Subdivision of 3.99 acres into
Tracts 1, 2, and 3
Surrounding Land Uses:
Commercial
Flood Zone:
Effective Flood Zone AE; Preliminary
Flood Zone AE
Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) tracts of land, being Tract 1, which is proposed to be 2.077 acres, and Tract 2, which is proposed to be 1 acre, and Tract 3, which is proposed to be .922 acres.

The minor subdivision request requires a public hearing due to:

- The subject property is zoned HC-2 Highway Commercial District which requires a minimum lot width of 80'. The minimum lot width of Tract 1 is 25.01' along Vaults Road and therefore requires a waiver.



PLANNING STAFF REPORT
2024-3991-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration

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

1. Add a signature line for the Chairman of the Planning & Zoning Commission.
2. Amend survey as follow: Secretary of the Planning **& Zoning** Commission.
3. Provide leader lines showing the original parcel boundaries.
4. Revise “LA HWY. 433 (OLD SPANISH TRAIL)” to read “Old Spanish Trail” only.
5. Add the required Natural Areas as follows:
 - a. Tract 1: Streets - 20’; Internal Property Line – 10’
 - b. Tract 2: Street – 25’; Internal Property Lines – 10’
 - c. Tract 3: Street – 25’; Internal Property Lines – 10’

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.

and

Commercial: areas are concentrations 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.



SLIDELL

23

VOTERS

CARUSO

433

E HOWZE BEACH RD

ALBERT ST

T9-R14E

BROOKIER ST

ANNIE ST

44

VULTZ RD

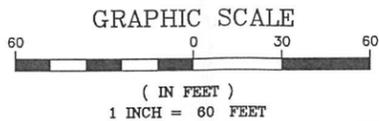
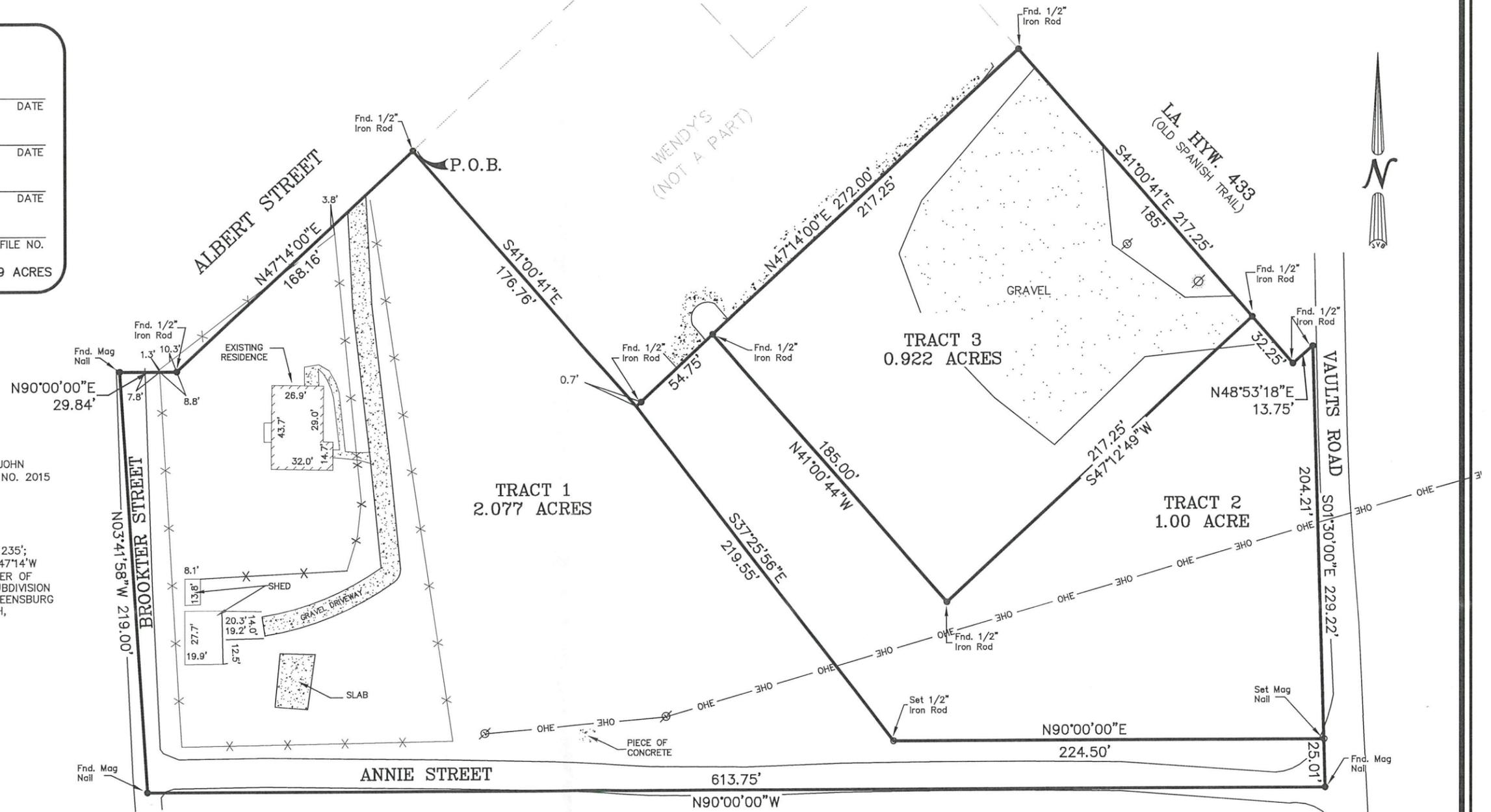
PAUL ST

APPROVED:

SECRETARY OF PLANNING COMMISSION _____ DATE _____
 DIRECTOR OF ENGINEERING _____ DATE _____
 CLERK OF COURT _____ DATE _____
 DATE FILED _____ FILE NO. _____
 TOTAL AREA: 174,182.34 SQ. FT. OR 3.999 ACRES

REFERENCE SURVEY: A SURVEY BY JOHN BONNEAU DATED 11/18/15, SURVEY NO. 2015 584.

P.O.B. IS REPORTED TO BE S41°06'E 235'; THENCE S47°14'W 168.13'; THENCE S47°14'W 138.26' FROM THE NORTHEAST CORNER OF SQUARE NO. 7 IN LAKE GARDENS SUBDIVISION IN SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.



PATHFILE: G:\SURVEYING\2021\BOUNDARY SURVEY\T09-R14\SEC. 44\20210376_44-9-14_CML\20210376.dwg

SCALE:	1" = 60'	
DATE:	11/17/2021	
DRAWN BY:	VLL	CHECKED BY: JDL
DWG. NO:	20210376	
SHEET	1	OF 1

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.

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

F.I.R.M.: 225205 0353 D
 DATE: 04/02/1991
 ZONE: AE
 B.F.E. = 9'

* Verify prior to construction with local governing body.

**A MINOR SUBDIVISION PLAT OF
 A 3.999 ACRE PARCEL INTO
 TRACT 1 (2.077 ACRES), TRACT 2 (1.00 AC.)
 TRACT 3 (0.922 AC.) IN SEC. 44, T-9-S, R-14-E,
 GLD, ST. TAMMANY PARISH, LOUISIANA**

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. 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.

VAULTZ HEIRS

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

SEAN M. BURKES
 LA REG. NO. 4785



PLANNING STAFF REPORT
2024-3992-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: October 8, 2024

Posted: September 23, 2024

Location: The property is located on the end of Marina Blvd, Mandeville; S54, T7S, R11E;
Ward 4, District 4

Owner & Representative: Marina Bluffs, LLC – Garrett Griggs

Engineer/Surveyor: Land Surveying, LLC

Type of Development: Residential/Multi-Family



Current Zoning:

S-1 Suburban Residential District and M-H
High Multi-Family Residential District

Total Acres:

.48 acres

Of Lots/Parcels:

Minor Subdivision .48 acres into Parcel
J4A-1A and J4A-1B

Surrounding Land Uses:

Residential/Multi-Family

Flood Zone:

Effective Flood Zone A-13; Preliminary
Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) tracts of land, being Tract J4A-1A, which is proposed to be .132 acres, and Tract J4A-1B, which is proposed to be .348 acres.

- As seen in Table 1, the subject property has been through the minor subdivision process, thus requiring the new request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History			
Case No.	Request	File No.	Year
2019-1561-MSP	Minor Subdivision of Parcels J4A, G1A, and K into Parcels J4A-1, G1A-1, K-1, and K2	6102B	2022
2018-976-MSA	Minor Subdivision of Parcels G-1 and J-4 into Parcel G1A and J4A	5724A	2018



PLANNING STAFF REPORT
2024-3992-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- A portion of Marina Blvd is located within proposed parcel J4A-1A and does not meet the minimum lot width of 90' road frontage requirement under the S-1 Suburban Residential District and requiring a waiver from the Planning Commission.

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration.

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

1. Add a signature line for the Chairman of the Planning & Zoning Commission.
2. Amend the survey as follow: Secretary of the Planning **& Zoning** Commission.
3. Provide leader lines showing the original parcel boundaries.
4. Add the notes minimum restrictive covenants from 6102B.
5. Add under Reference, previously approved minor subdivision Files # 5724A & 6102B.
6. Show the existing 35' driveway easement and include the instrument number.

New Directions 2040

Coastal Conservation: areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land



T7-R11E

54

MARINA

MARINA FRONT

51

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

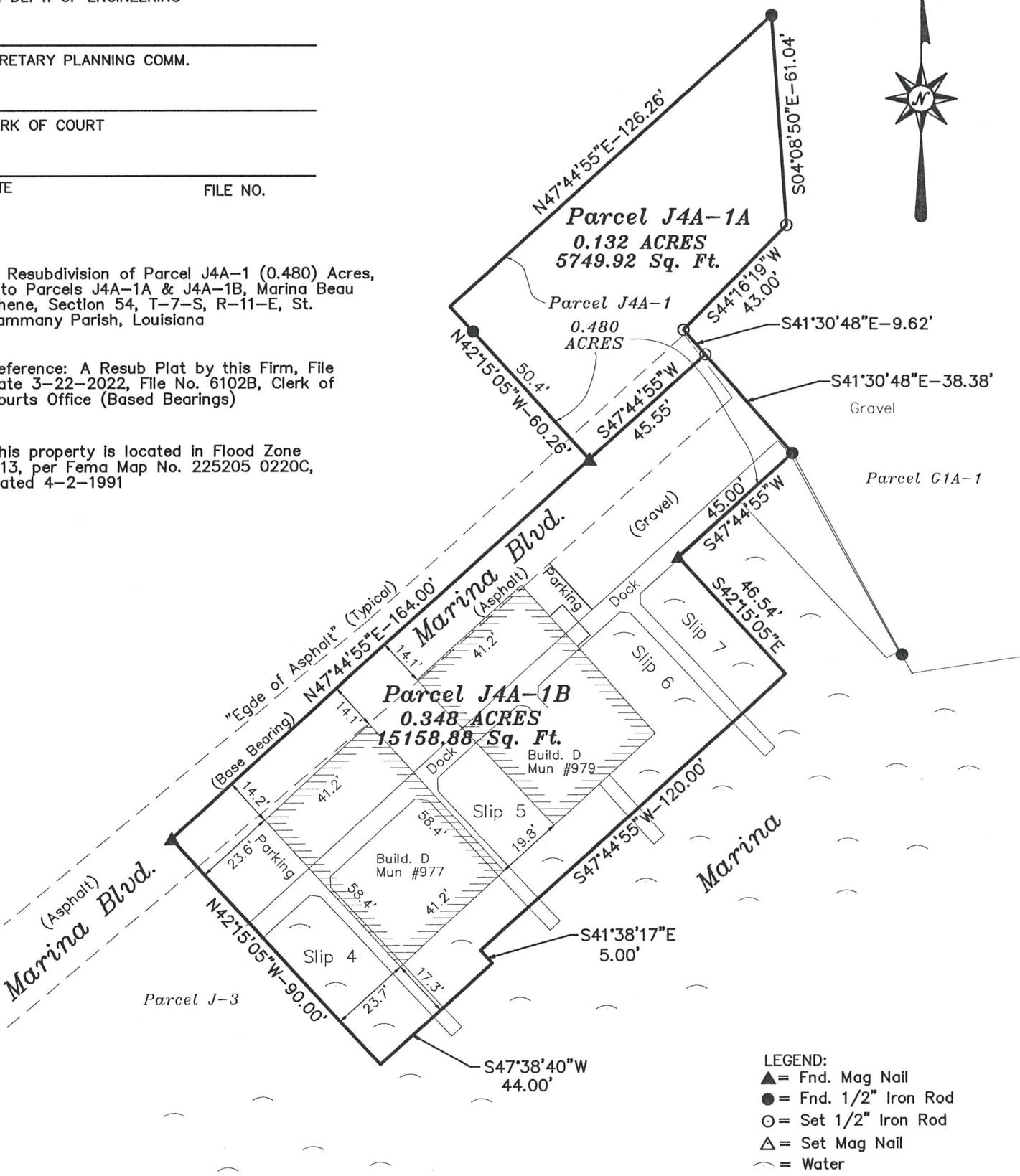
CLERK OF COURT

DATE FILE NO.

A Resubdivision of Parcel J4A-1 (0.480) Acres, into Parcels J4A-1A & J4A-1B, Marina Beau Chene, Section 54, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference: A Resub Plat by this Firm, File Date 3-22-2022, File No. 6102B, Clerk of Courts Office (Based Bearings)

This property is located in Flood Zone A13, per Fema Map No. 225205 0220C, Dated 4-2-1991



- LEGEND:
- ▲ = Fnd. Mag Nail
 - = Fnd. 1/2" Iron Rod
 - = Set 1/2" Iron Rod
 - △ = Set Mag Nail
 - ~ = Water

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.

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

MAP PREPARED FOR **MARINA BEAU CHENE BOATHOUSE CONDOMINIUM NO. 2**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN PARCEL J4A-1, MARINA BEAU CHENE, SECTION 54, T-7-S, R-11-E, 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" = 40'	DATE: 9-04-2024	NUMBER: 21778
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RESUBDIVISION OF PARCELS J4A, G1A AND K INTO PARCELS J4A-1, G1A-1, K-1 AND K-2 MARINA BEAU CHENE, IN SECTION 54 T-7-S R-11-E, ST. TAMMANY PARISH, LOUISIANA

2024-3992-MSP - Previous Survey

NOTE: The 35' Driveway Easement is excluded from the Total Acres shown for each Parcel

FILED FOR RECORD:

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CHAIRMAN, PLANNING COMM.

CLERK OF COURT **Dawn K. Mendow, Deputy Clerk**

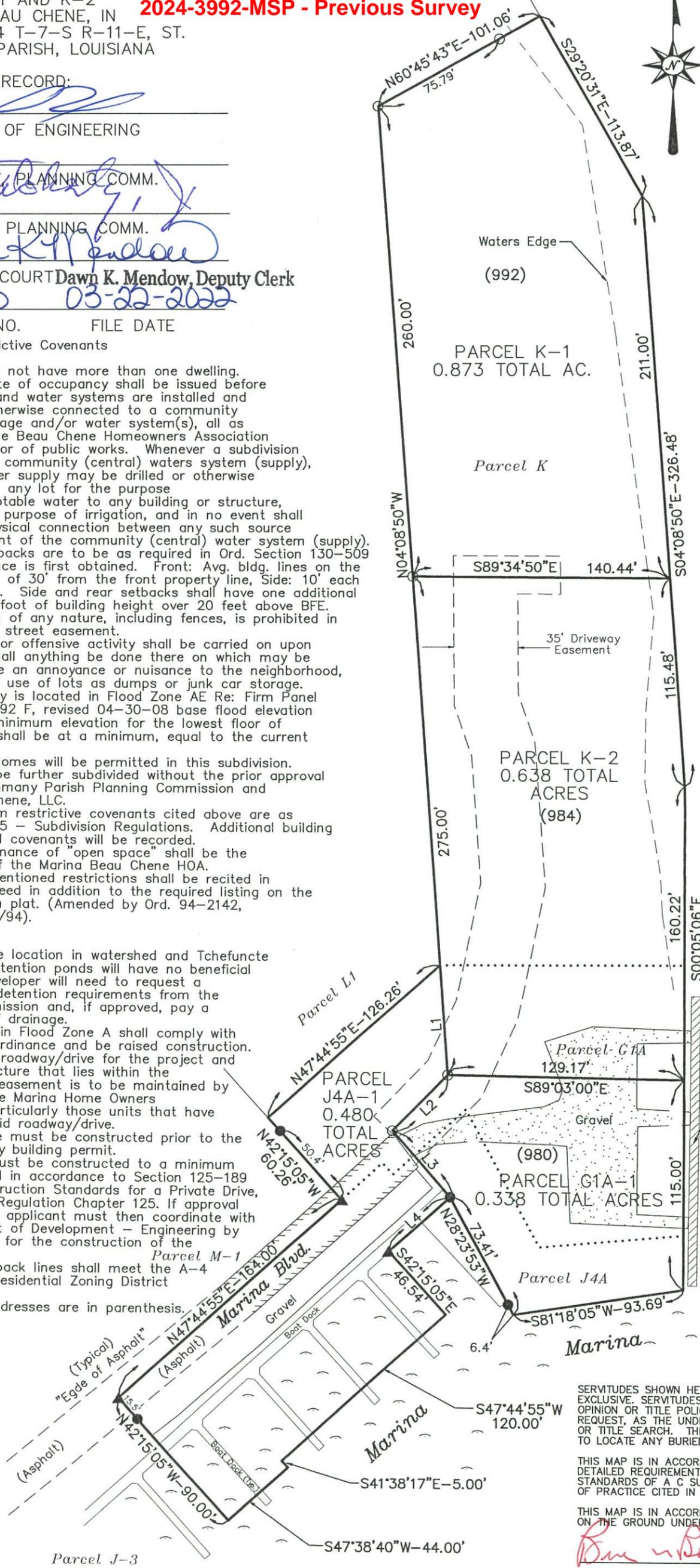
MAP FILE NO. FILE DATE

Minimum Restrictive Covenants

- Each lot will not have more than one dwelling.
- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Beau Chene Homeowners Association (BCHOA) director of public works. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Building setbacks are to be as required in Ord. Section 130-509 unless a variance is first obtained. Front: Avg. bldg. lines on the block minimum of 30' from the front property line, Side: 10' each side, Rear: 25'. Side and rear setbacks shall have one additional foot for every foot of building height over 20 feet above BFE.
- Construction of any nature, including fences, is prohibited in all drainage or street easement.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
- This property is located in Flood Zone AE Re: Firm Panel No. 22103C 0292 F, revised 04-30-08 base flood elevation 11.0 ft. The minimum elevation for the lowest floor of all residences shall be at a minimum, equal to the current BFE or higher.
- No mobile homes will be permitted in this subdivision.
- No lot will be further subdivided without the prior approval of the St. Tammany Parish Planning Commission and Marina Beau Chene, LLC.
- The minimum restrictive covenants cited above are as per Chapter 125 - Subdivision Regulations. Additional building restrictions and covenants will be recorded.
- The maintenance of "open space" shall be the responsibility of the Marina Beau Chene HOA.
- The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat. (Amended by Ord. 94-2142, adopted 12/15/94).

Note:

- Due to close location in watershed and Tchefuncte River Basin, detention ponds will have no beneficial effect. The developer will need to request a waiver of the detention requirements from the Planning Commission and, if approved, pay a "fee in lieu" of drainage.
- All lots within Flood Zone A shall comply with "No Net Fill" Ordinance and be raised construction.
- The access roadway/drive for the project and other infrastructure that lies within the roadway/drive easement is to be maintained by the Beau Chene Marina Home Owners Association, particularly those units that have frontage on said roadway/drive.
- Private Drive must be constructed prior to the issuance of any building permit.
- The drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, of Subdivision Regulation Chapter 125. If approval is granted, the applicant must then coordinate with the Department of Development - Engineering by providing plans for the construction of the private drive.
- Building setback lines shall meet the A-4 Single Family Residential Zoning District Requirements.
- Municipal Addresses are in parenthesis.



Tchefuncte River

Tchefuncte River

Line Table:

L1	=	S04°08'50"E	-	61.04'
L2	=	S44°16'19"W	-	43.00'
L3	=	S41°30'30"E	-	48.00'
L4	=	S47°44'55"W	-	45.00'

- Reference:
- A Survey Map by J.V. Burkes file date 3-15-2018 File No. 5724A, Clerks Office (Based Bearings)
 - A Survey Map of Parcel K by this firm dated 6-18-2018 Survey #18811
 - A Survey Map of Parcel J4A by this firm dated 8-20-2018 Survey #18936
 - A Survey Map of Parcel G1A by this firm dated 6-18-2018 Survey 18810

This property is located in Flood Zone A13, per Fema Map No. 225205 0220C, Dated 4-2-1991 (BFE=9.0')

- LEGEND:
- ▲ = Fnd. Mag Nail
 - = Fnd. 1/2" Iron Rod
 - = Set 1/2" Iron Rod
 - ~ = Water

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-LX1.

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

Bruce M. Butler 5-19-2021
 BRUCE M. BUTLER III
 L.A. PROFESSIONAL LAND SURVEYOR
 LIC. NO. 4894

MAP PREPARED FOR

MARINA BEAU CHENE, LLC

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

SCALE: 1" = 60'
 DATE: 7-11-2019

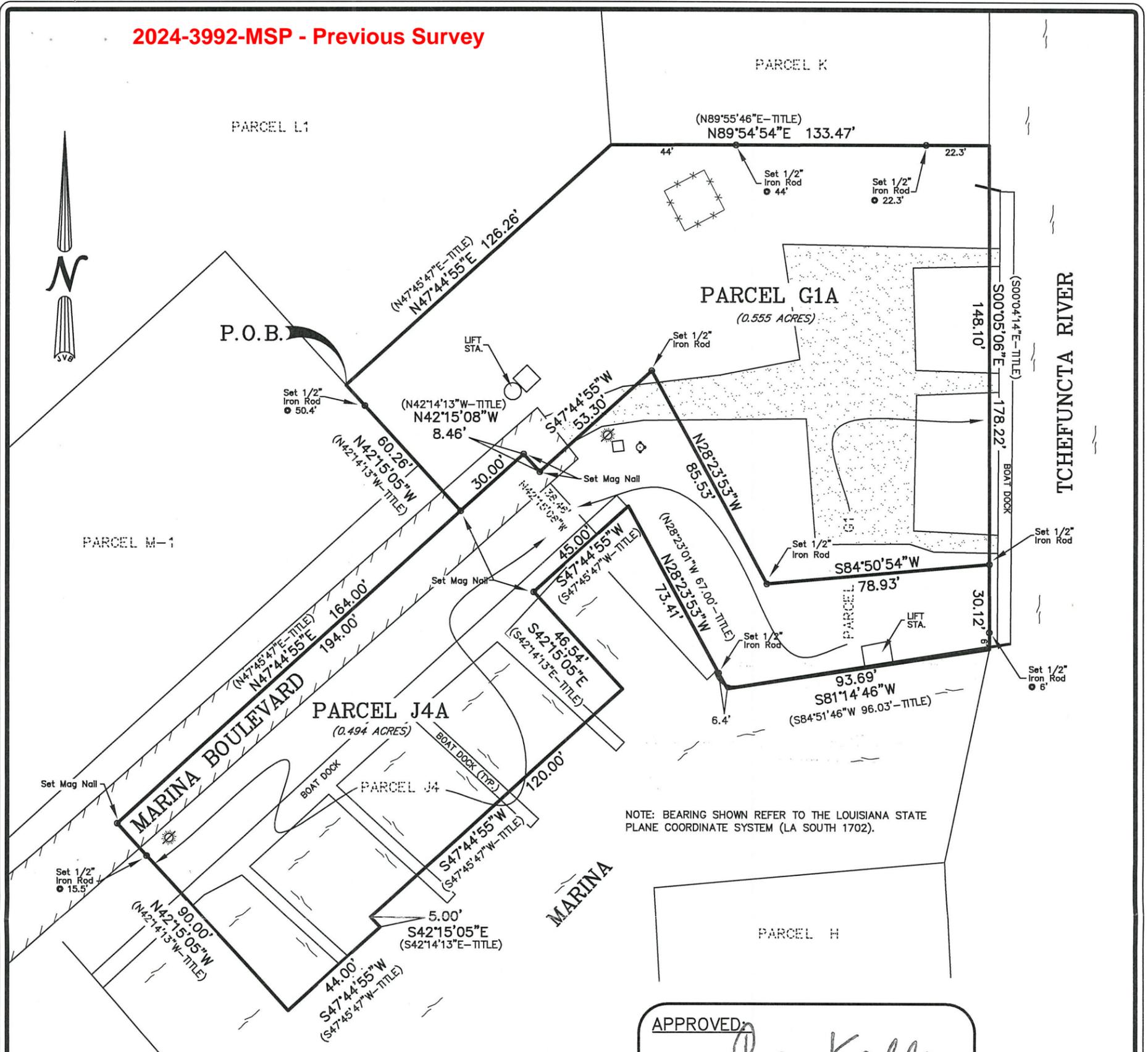
DRAWN BY

PARCEL G1A, J4A & K MARINA BEAU CHENE, SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Revised: 8-22-2019, 9-10-2019, 2-22-2021
 5-19-2021 (35' Driveway Easement)

DRAWN NUMBER 18810B

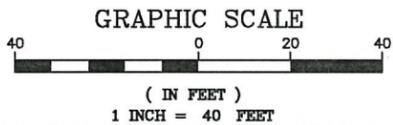
2024-3992-MSP - Previous Survey



NOTE: BEARING SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702).

Point of Beginning is reported to be North 62 Degrees 44 Minutes 09 Seconds West a distance of 10,587.73 feet to a point; Thence run North 69 Degrees 16 Minutes 18 Seconds West a distance of 70.00 feet to a point; Thence run along a curve to the right having a radius of 1041.66 feet and an arc length of 516.80 feet to a point; Thence run North 25 Degrees 33 Minutes 08 Seconds West a distance of 59.35 feet to a point; Thence run along a curve to the right having a radius of 120 feet and an arc length of 55.45 feet to a point; Thence run North 00 Degrees 55 Minutes 22 Seconds East a distance of 231.74 feet to a point; Thence run North 40 Degrees 00 Minutes 04 Seconds East a distance of 59.23 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 646.49 feet to a point; Thence run North 42 Degrees 14 Minutes 13 Seconds West a distance of 38.26 feet from the Section corner common to Sections 54, 37 & 33, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana

APPROVED:
Pon Keller
 SECRETARY OF PLANNING COMMISSION DATE
[Signature] 3/12/18
 DIRECTOR OF ENGINEERING DATE
Dy Shana Hess
 CLERK OF COURTS *Shana Hess, Deputy Clerk*
 03-15-2018 5724A
 DATE FILED FILE NO.
 TOTAL AREA: 45,694 SQ. FT. OR 1.049 ACRES



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....*
 Side Setback.....*
 Rear Setback.....*

ADDRESS: MARINA BOULEVARD

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 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C 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. 225205.0220.C
 F.I.R.M. Date 4/2/91
 ZN: A13 B.F.E. 9
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20160764
 DATE: 11/18/16

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

DRAWN BY: JDL
 CHECKED BY: RMK
 SCALE: 1" = 40'

REVISSED: 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.

A RESUBDIVISION MAP OF PARCELS G-1 & J-4 INTO PARCEL G1A & J4A, MARINA BEAU CHENE, IN SECTION 54, T-7-S, R-11-E; GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: MARINA BEAU CHENE ASSOCIATES





PLANNING STAFF REPORT
2024-3996-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: October 8, 2024

Posted: September 24, 2024

Location: The property is located on the west side of LA Highway 437, north of Playmakers Road, Covington; S22, T6S, R11E, Ward 3, District 2

Owner & Representative: Jason Van Haelen, Edward S. Schmidt, Jr. and Cynthia B. Schmidt

Engineer/Surveyor: Land Surveying, LLC

Type of Development: Residential



Current Zoning:

L-1 Large Lot District

Total Acres:

14.80 acres

Of Lots/Parcels:

Minor Subdivision of 14.80 acres into
Parcels A, B, C, D, and E

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone B; Preliminary Flood
Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) parcels, being Parcels A, B, C, and D, which are proposed to be 3.01 acres and Parcel E, which is proposed to be 2.76 acres.

The minor subdivision requires a public hearing due to:

- As shown, Parcels A, B, C, D & E are proposed to be accessed by a 35' private drive, thus requiring approval by the Planning and Zoning Commission
- The proposed name of the private road and the proposed 35-foot access depicted on the survey plat shall be granted approval by the Planning and Zoning Commission. The proposed name "Hunter Oaks Lane" has been submitted and approved by the St. Tammany Parish Communications District.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on parcels A, B,C & D instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS

Planning Commission
October 8, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3996-MSP



PLANNING STAFF REPORT
2024-3996-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

CANNOT BE FILED ON PARCELS A, B, C & D UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration

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

1. Remove “A Sketch Map for a Minor Subdivision” verbiage from survey.
2. Provide 10 original stamped copy of survey.
3. Add the following note to the survey: **BUILDING PERMITS CANNOT BE FILED ON PARCELS A, B, C & D UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.**
4. Show all required Natural Areas as follows:
 - a. 35’ no cut buffer from top of bank of the intermittent waterways.
 - i. Additional Notes:
 1. If the applicant plans on crossing the waterways, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.
 2. Any structures within the natural gas pipeline ROW will need approval from the utility provider.
5. Approval of the name of the proposed 35-foot access depicted on the survey plat as “Hunter Oaks Lane”.
6. Note that the street name sign and all required other signs shall be installed after completion of the construction of the access.
7. Submit plans of proposed private drive to the Department of Engineering for review and approval. The private drive is subject to Section 900-3.3(L) – Private Drive Minimum Standards (listed below):
 - a. An owner who creates a private drive to access more than 1 lot or parcel, but no more than 5, shall dedicate through title, deed and or covenant, a perpetual servitude of access with a minimum width of 35 feet.
 - b. The actual driving surface shall be a minimum of 20 feet in width with 2-foot shoulders on each side of the drive and 5.5 feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. The drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course



PLANNING STAFF REPORT
2024-3996-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering

- d. A 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.

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.

and

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

2024-3996-MSP

SCHLUMBRECHT

WILLIAMS RD

15

14

437

1081

ALPHA AV

PALM BLVD

APPES

437

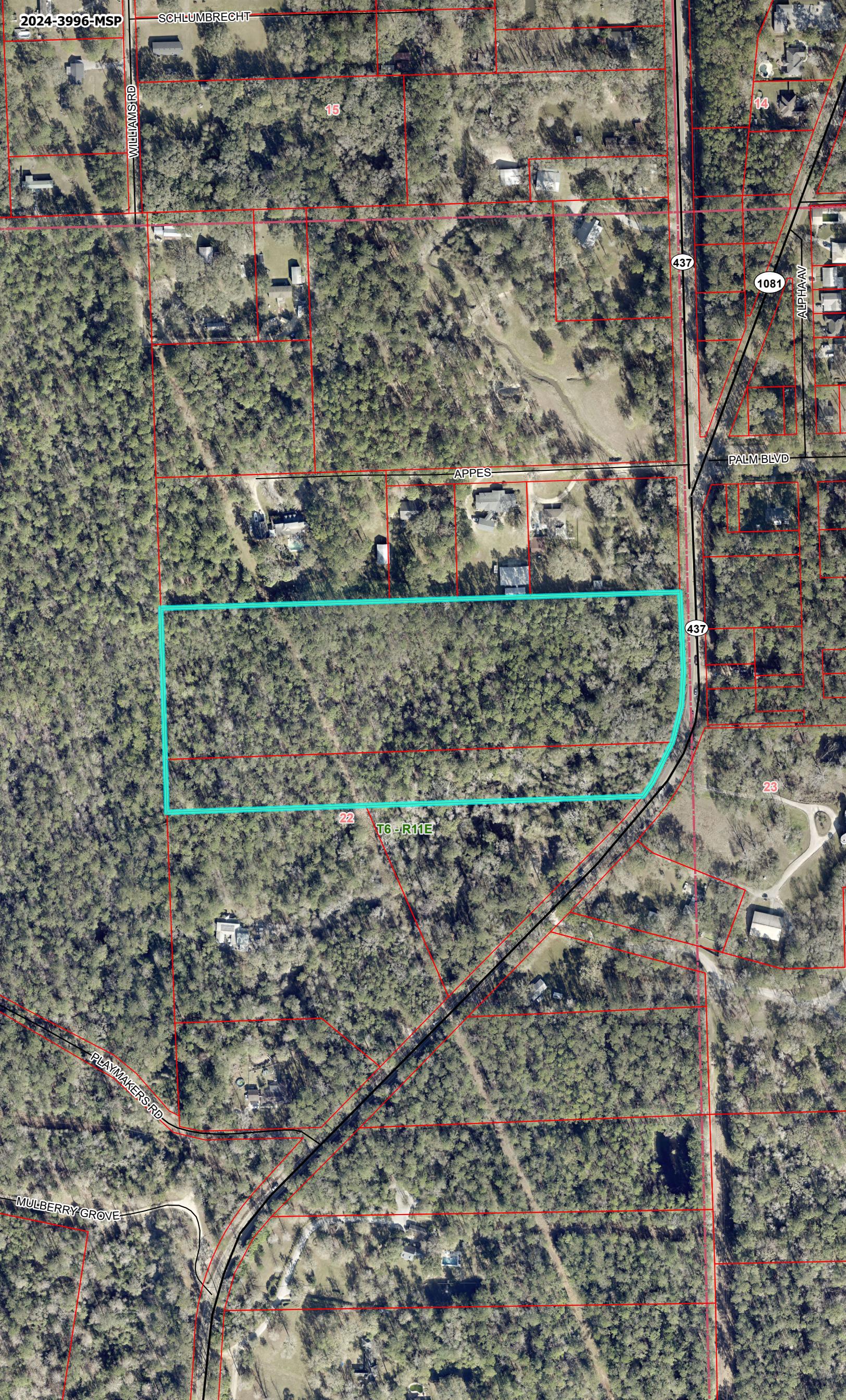
23

22

T6 - R11E

PLAYMAKERS RD

MULBERRY GROVE



FINAL APPROVAL

CHAIRMAN, PLANNING & ZONING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING & ZONING COMM.

CLERK OF COURT

DATE FILE NO.

***A SKETCH MAP FOR A MINOR SUBDIVISION**

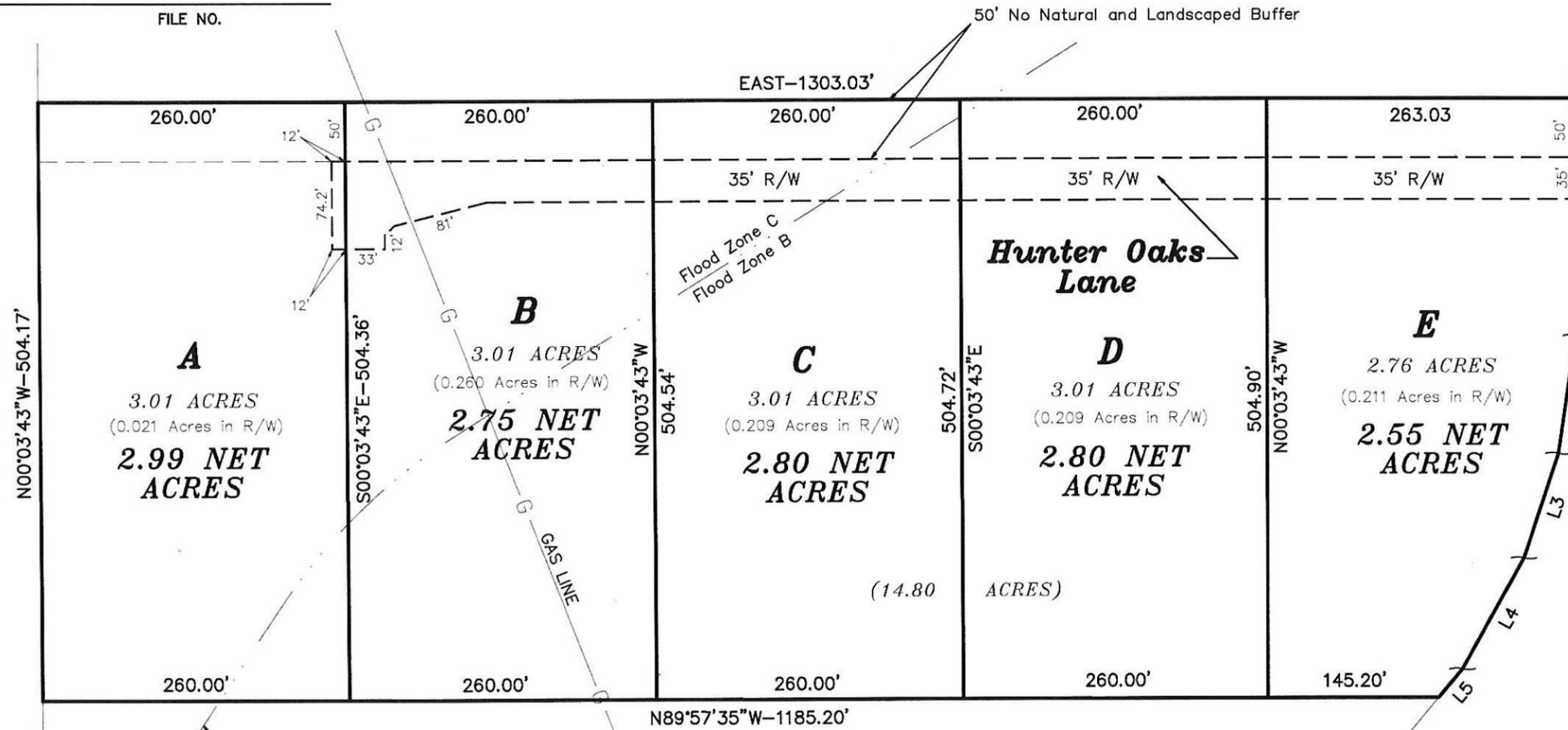
A MINOR SUBDIVISION OF A 14.80 ACRE PARCEL OF LAND, INTO PARCELS A, B, C, D & E, LOCATED IN SECTION 22, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Reference:
1. A Survey Plat by Jeron Fitzmorris, Dated 11-08-2002, Job No. 9908
2. A Site Drainage Plan by Arrow Engineering & Consulting, Dated 8-30-2024

The P.O.B. is reported to be N89°44'56"W-25.5', S00°31'25"W-700.3'; S00°17'00"W-287.0' from the Section Corner common to Sections 14, 15, 22 & 23, T-6-S, R-11-E, St. Tammany Parish, Louisiana

2024-3996-MSP

This property is located in Flood Zone B & C, per Fema Map No. 225205 0150 C, Dated 10-17-1989



Line Table:

L1=S00°16'17"W-199.99'
L2=S08°27'36"W-100.43'
L3=S18°20'35"W-92.79'
L4=S29°04'45"W-107.06'
L5=S40°12'46"W-31.49'

LA. HWY. 437
(Lee Road)

Approx. Flood Zone Line

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

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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

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

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR
HFM SERVICES, LLC

SCALE: 1"= 125'	DRAWN BY JWG
DATE: 9-3-2024	
Revised: 9-5-2024 (road name)	
LOCATED IN SECTION 22, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA	SURVEY NUMBER 21774

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PLANNING STAFF REPORT
2024-4008-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: October 8, 2024

Posted: September 23, 2024

Location: The property is located at the end of Chenel Road and on the west side of Dreamland Court, Folsom; S19, T5S, R11E, Ward 2, District 3

Owner & Representative: Andrew & Lauren Mendheim

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Residential



Current Zoning:

R-1 Rural Residential District

Total Acres:

10.01 acres, 20.38 acres & 25.64 acres

Of Lots/Parcels:

Minor Subdivision of 10.01 acres, 20.38 acres & 25.64 acres into Parcels A, B, and C

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone A; Preliminary Flood Zone A

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels, being Parcel A, which is proposed to be 30.39 acres, Parcel B which is proposed to be 12.82 acres, and Parcel C, which is proposed to be 12.82 acres.

The minor subdivision requires a public hearing due to:

- The subject property is zoned R-1 Rural Residential District which requires a minimum lot width of 300'.
 - The minimum lot width of proposed Parcel A is roughly 90' along Chenel Road Drive and therefore requires a waiver.
 - The minimum lot width of proposed Parcel B is 86.59' along Dreamland Court and therefore requires a waiver.
 - Parcel B is proposed to be accessed from a 35-foot driveway servitude through Parcel C, requiring approval from the Planning Commission.



PLANNING STAFF REPORT
2024-4008-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration

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

1. Relocate the proposed 35-foot access servitude to Parcel B, outside of the required 25-foot natural and landscape buffer.
2. Add the frontage dimension of Parcel A long Chenel Road.
3. Add the following required Natural Areas as follows:
 - a. 35’ no cut buffer from top of bank of the intermittent waterways along the western property line and Michael Branch.
 - i. Additional Notes:
 1. If the applicant plans on crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

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.

13

CHENEVIERD

BIENVILLE RD

ALEXANDRE ST

EUGENE LN

ORLEANS AVE

PIERRE ST

DENISE ST

OLD FARMS RD

MARGUERITE ST

19

T5-R11E

24

T5-R10E

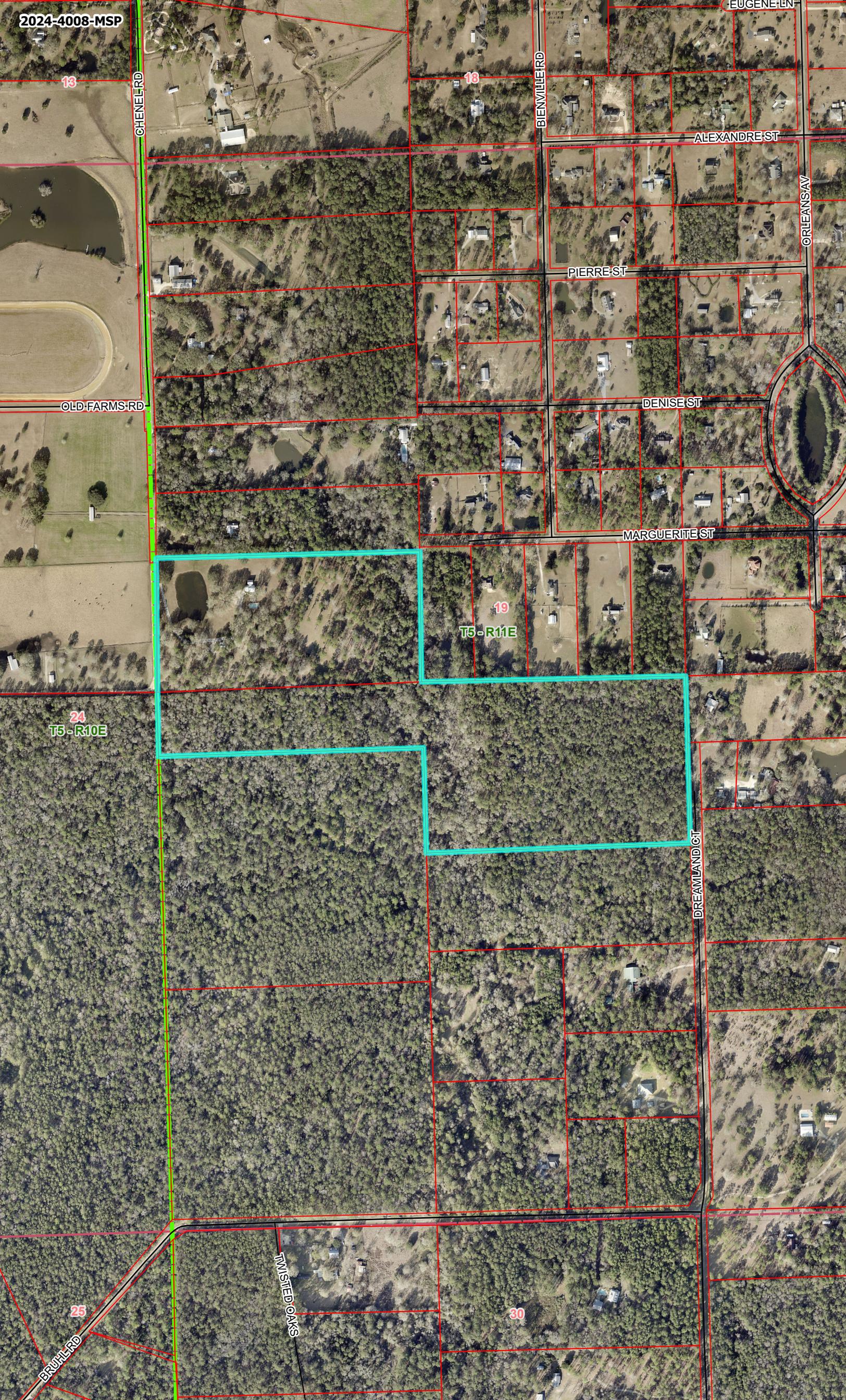
DREAMLAND CT

IMSTITED OAKS

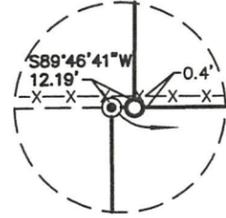
25

BRUHL RD

30



INSET: NOT TO SCALE



REFERENCE BEARING:
From Iron Pipe (A)
to Iron Pipe (B)
N00°03'W
(per Reference Survey No. 2)



APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

SEC. 24
T5S, R10E
SEC. 19
T5S, R11E

24 19
25 30

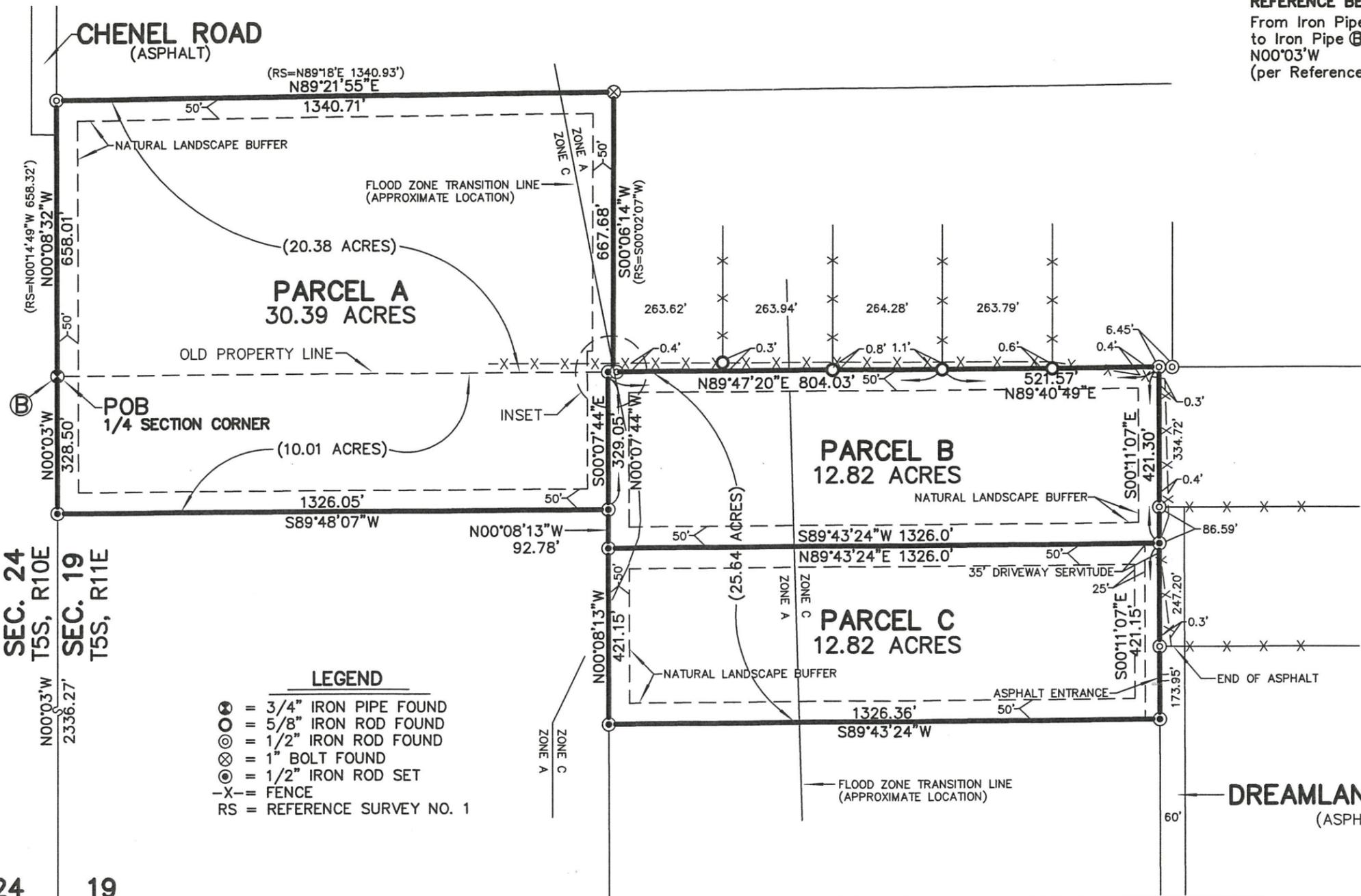
NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0125 C, dated 10/17/1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

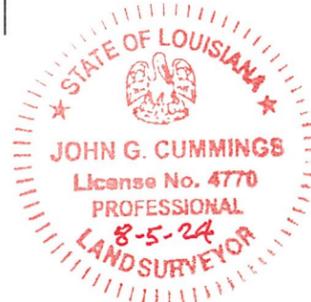
REFERENCE SURVEYS:

1. Survey for Andrew Mendheim by Bruce M. Butler, III, Surveyor, dated 10/09/2018.
2. Survey for Andrew & Lauren Mendheim by John G. Cummings, Surveyor, dated 7/18/2024, Job No. 24112.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.



- LEGEND**
- ⊗ = 3/4" IRON PIPE FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊘ = 1/2" IRON ROD FOUND
 - ⊙ = 1" BOLT FOUND
 - ⊙ = 1/2" IRON ROD SET
 - X- = FENCE
 - RS = REFERENCE SURVEY NO. 1



503 N. JEFFERSON AVE. **John G. Cummings & Associates** Phone (985) 892-1549
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (985) 892-9250

PLAT PREPARED FOR: **ANDREW & LAUREN MENDHEIM**
SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 10.01 ACRES, 20.38 ACRES, & 25.64 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 19, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENT 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.
John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 300' DATE: 08/05/2024 JOB NO. 24112-MS

RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2024-3994-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: October 8, 2024

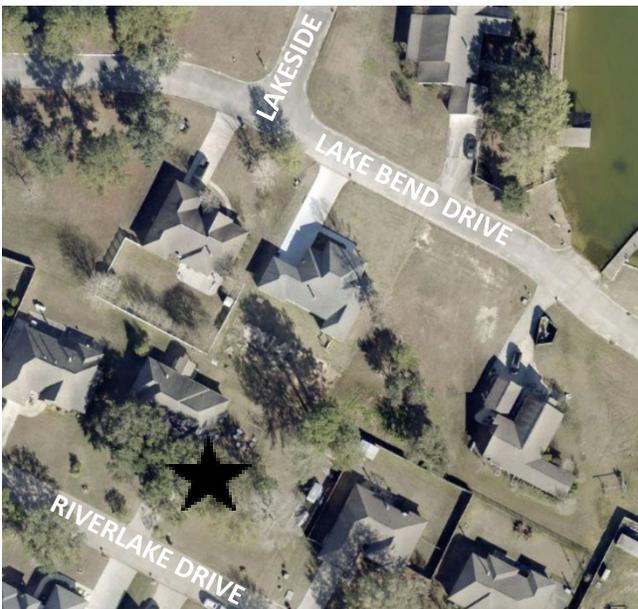
Posted: September 23, 2024

Location: The property is located on the north side of Riverlake Drive, east of Lake Bend Drive, Covington; S15, T6S, R10E; Ward 3, District 3

Owner & Representative: Arthur H. Arnold, Jr. and Nancy Vitrano Arnold

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

Type of Development: Residential



Current Zoning:

S-1 Suburban Residential District

Total Acres:

.468 acres

Of Lots/Parcels:

Resubdivision of Lots 51AA and 52AA

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone B; Preliminary Flood Zone X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create one (1) lot from existing Lots 51AA and 52AA, which is proposed to be .468 acres in size.

The minor subdivision 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.

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

1. Add a signature line for the Chairman of the Planning & Zoning Commission.
2. Amend survey as follow: Secretary of Planning **& Zoning** Commission.

Planning Commission
October 8, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3994-MRP



PLANNING STAFF REPORT
2024-3994-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. Add all existing and proposed lot dimensions.

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.



10

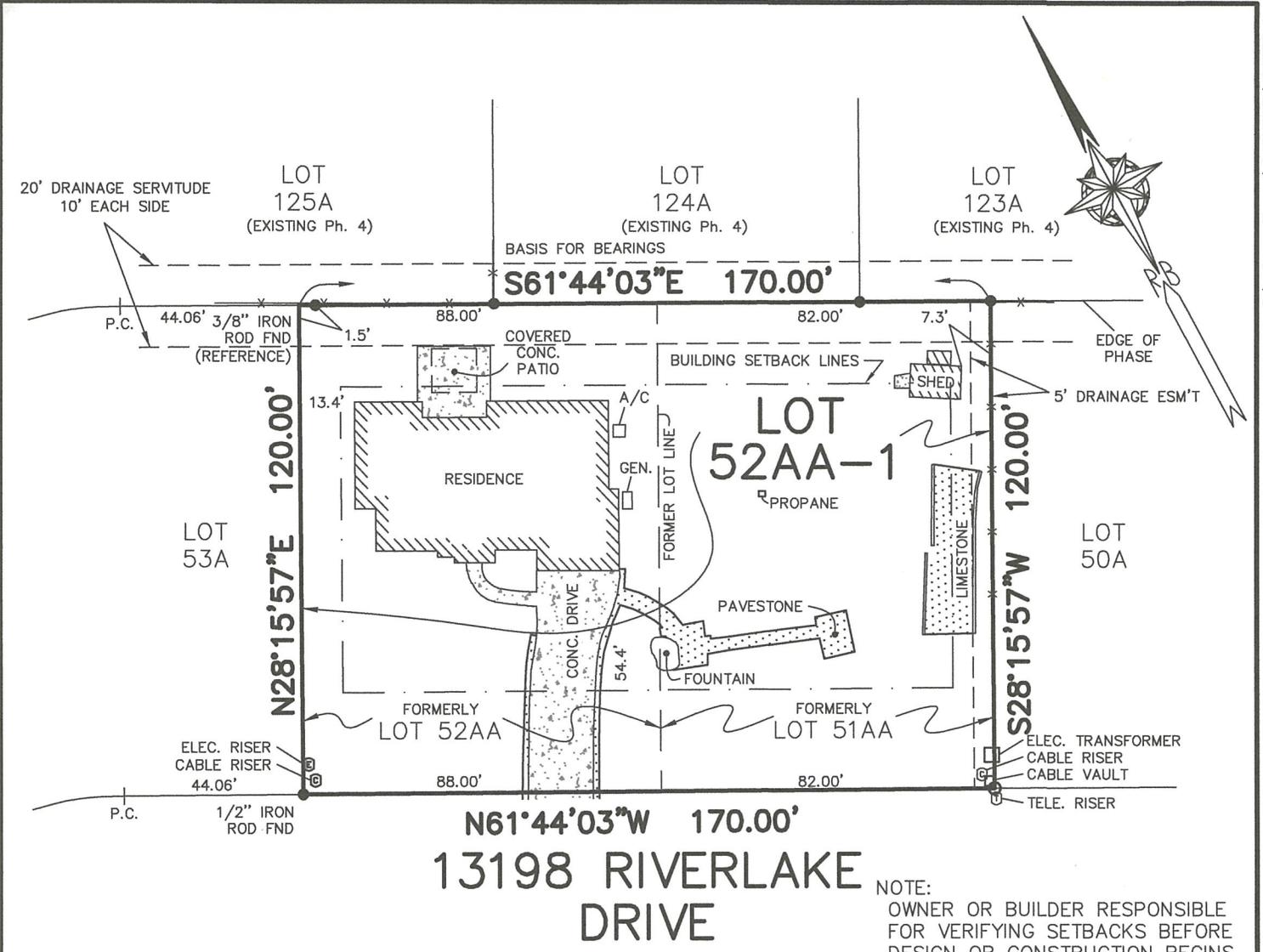
LAKESIDE

LAKE BEND

RIVERLAKE

T6-R10E

15



13198 RIVERLAKE DRIVE

NOTE:
OWNER OR BUILDER RESPONSIBLE FOR VERIFYING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.
BLDG. SETBACKS PER RECORDED SUBDIVISION PLAT
FRONT - 25'
SIDE - 10'
REAR - 20'

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED

REFERENCE 1:
LAKE RAMSEY Ph. III plat
Map File No.: 872B
Date Filed: 5-7-1983

REFERENCE 2:
LAKE RAMSEY Ph. 4 plat
Map File No.: 1733
Date Filed: 6-8-1999

REFERENCE 3:
RESUB. By Rene A. Harris, PLS
Map File No.: 3529A
Date Filed: 8-17-2004

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 B & C.

FIRM Panel# 2252050125C Rev. 10-17-1989

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

Resubdivision of
LOTS 51AA & 52AA * LAKE RAMSEY * PHASE III
ST. TAMMANY PARISH, LOUISIANA
INTO
LOT 52AA-1

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.

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

REG. NO. 04586
REGISTERED PROFESSIONAL
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: AUGUST 21, 2024
Survey No. 24380
Project No. (CR5) D24380.TXT
Scale: 1" = 40' ±
Drawn By: J.E.D.
Revised:

**PRELIMINARY SUBDIVISION
REVIEW**

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Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #7 and all information items below and no work order to be issued until all required items are satisfactorily completed and submitted.

General Comments:

1. Since this project is within tidal range of the rigolets, a waiver of the detention requirements is being requested. The fee in lieu of detention has been calculated in the amount of 10.594 acres x \$2,750/acre = \$29,133.50 (this calculation includes the entire footprint of Phase 1 & 2). However, the developer is requesting a waiver of this requirement. See attached letter dated 9/6/2024 outlining the justification for this request. The waiver requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
2. Pursuant to Ordinance Chapter 900-C(9)(b) the developer is requesting a waiver of the maximum cul-de-sac length of 700'. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.

Final Plat:

3. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on October 1, 2024.

Paving & Drainage Plan:

4. The Drainage & Grading Plans needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on October 1, 2024.
5. Provide the LADOTD Access Permit for these phases of Rigolets Estates.

Water & Sewer Plan:

6. Provide a letter of water and sewer capacity from Magnolia Utilities.
7. Provide a plan approval letter for the water and sewer lines in these phases of Rigolets Estates from Magnolia Utilities.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

An LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

No funded Maintenance Obligation is required since this subdivision fronts on a state highway.

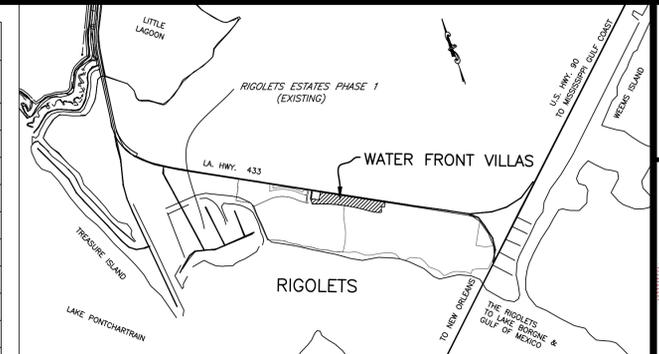
No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2024 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

RIGOLETS ESTATES, WATER FRONT VILLAS, PHASE 1 & 2

PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.

Curve #	Arc Length	Radius	Chord Direction	Chord Length
C1	25.04'	585.98'	S19°08'07"W	25.04'
C2	134.31'	350.00'	S57°21'45"E	133.49'
C3	76.75'	200.00'	N57°21'44"W	76.28'
C4	457.43'	3575.00'	N72°01'16"W	457.12'
C6	239.06'	55.00'	S48°49'58"W	90.63'
C7	47.20'	39.55'	S40°18'36"E	44.45'
C8	376.22'	3625.00'	N71°19'43"W	376.05'
C9	95.93'	250.00'	N57°21'44"W	95.35'
C10	115.12'	300.00'	S57°21'45"E	114.42'
C11	93.43'	55.00'	S27°01'16"E	82.60'
C12	145.57'	54.89'	N82°29'36"W	106.51'



RESTRICTIVE COVENANTS

- EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
- BUILDING SETBACKS - FRONT = 20'; SIDE = 0' AND 3'; REAR = MIN. 30' FROM DRAINAGE SERVICE.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
- NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOUNCEMENT OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 18" M.S.L. TO THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER, MAXIMUM BUILDING HEIGHT TO BE 45' ABOVE F.F.E. BUT VARIES FROM 14', 15', 16' & 17'. SEE PLAN FOR DELINEATION OF ZONES.
- DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
- ALL INFRASTRUCTURE INCLUDING DRAINAGE, CANALS, ROADWAYS, SHALL BE MAINTAINED BY THE H.O.A. AS WELL AS ALL GREENSPACES, THE UTILITIES AND THEIR SERVICES SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY COMPANIES.
- UNDERGROUND UTILITIES SHALL BE PROVIDED. A 10' UTILITY SERVICE ALONG THE FRONT OF ALL LOTS TO ALLOW FOR THE INSTALLATION OF POWER LINES, GAS LINES, TELEPHONE LINES, INTERNET LINES, ETC.
- IT SHALL BE PROHIBITED FOR ANY LOT WITH AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DESCRIBED WITHIN THE APPROVED SUBDIVISION PLAN.
- ADDITIONAL COVENANTS NOTED IN C.O.B. FOLD AND C.O.B. FOLD.

*ADDITIONAL RESTRICTIVE COVENANTS WILL BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

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

SEAN M. BURKES - LA P.L.S. No. 4785
SEAN M. BURKES - LA P.E. No. 27642

DEDICATION
BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

P-14, WATER FRONT VILLAS

THE INDICATION OF STREET RIGHT-OF-WAY INCLUDING STREETS, TRAFFIC SIGNAGE AND POSTS AS SHOWN IN THIS DEVELOPMENT IS NOT INTENDED AS DEDICATED TO THE PARISH OF ST. TAMMANY OR THE PUBLIC. IN GENERAL, ALL STREETS WILL BE PRIVATE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

OWNER: _____ DATE: _____
FOR SUCCESSION OF
FREDERICK J. SIGUR
APPROVAL

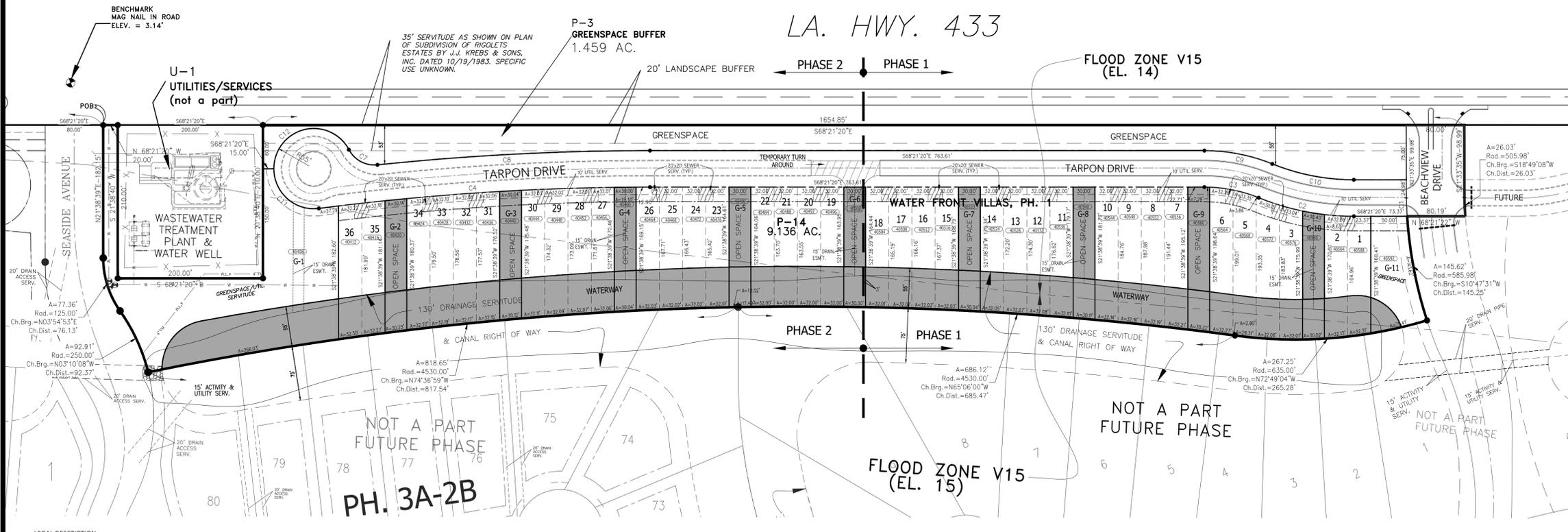
PARISH PLANNING COMMISSION CHAIRMAN: _____ DIRECTOR OF PARISH ENGINEERING: _____
PARISH PLANNING COMMISSION SECRETARY: _____ CLERK OF COURT: _____
DATE FILED: _____ FILE NUMBER: _____

NOTES:
REFERENCE: PLAN OF SUBDIVISION OF RIGOLETS ESTATES BY J.J. KRIBBS & SONS, INC. DATED: OCT. 19, 1983.
ULTIMATE DISPOSAL OF SURFACE DRAINAGE IS LAKE PONTCHARTRAIN.
NOTE: THE SERVICES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.
THIS PERMETER PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND HAS BEEN SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING PARISH, ZONE V15 PER F.L.R.M. COMMUNITY 22205 PANEL 0575D, DATED: APRIL 2, 1991.
BASE FLOOD ELEV. 14', 15', 16' & 17' NGVD (N.G.V.D./M.S.L.)
NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

10.594 ACRES	P.U.D.	CONCRETE ROAD SURFACING
AREA	ZONING	
32'x160'	36	CENTRAL SEWERAGE SYSTEM
MIN. LOT SIZE	NUMBER OF LOTS	
50' (PRIVATE) ST. R/W WIDTH	±1500' L.F. (C/L) LENGTH OF STREETS	CENTRAL WATER SYSTEM

GRAPHIC SCALE
1 inch = 80 ft.

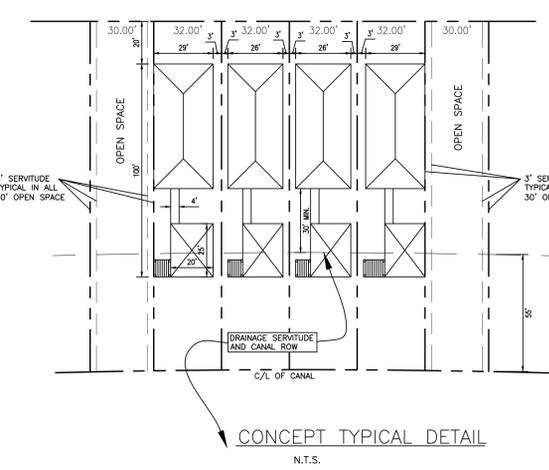
LA. HWY. 433



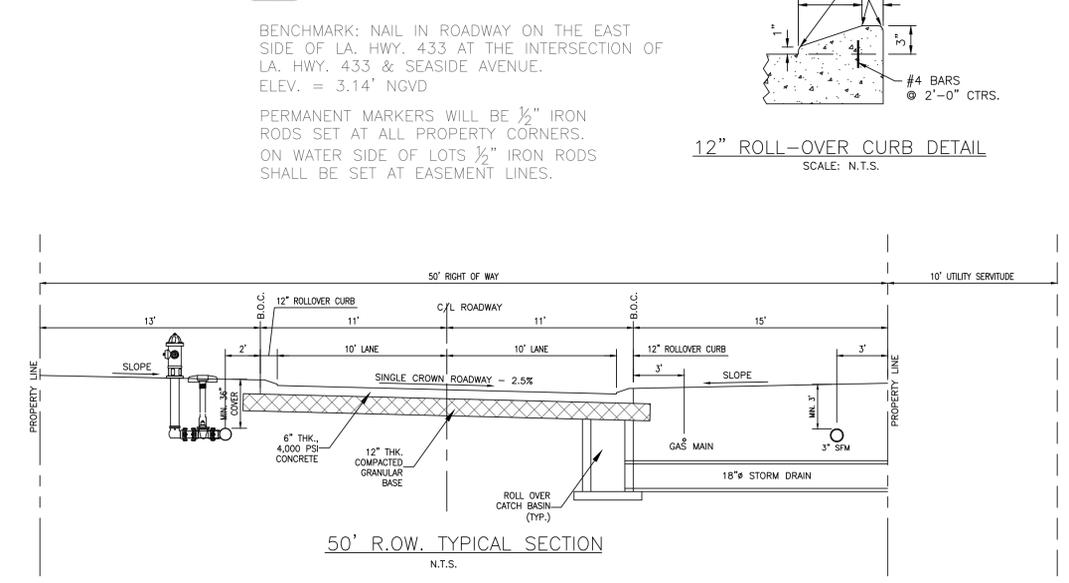
LEGAL DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDING AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAY, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. TAMMANY, RIGOLETS ESTATES, SECTION 37 T10S - R14E, SECTION 37 T10S - R15E, BOUNDED BY LA. HIGHWAY 433, U.S. HIGHWAY 90, RIGOLETS PASS AND CHINOOK DRIVE, DESIGNATED AS A PORTION OF RIGOLETS ESTATES, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CHINOOK DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF LA. HIGHWAY 433; MEASURE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY SOUTH 68 DEGREES 21 MINUTES 20 SECONDS EAST A DISTANCE OF 1860.00 FEET TO A POINT AND THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING, CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LA. HIGHWAY 433 SOUTH 68 DEGREES 21 MINUTES 20 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, THENCE SOUTH 21 DEGREES 38 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 210.00 FEET TO A POINT; THENCE SOUTH 68 DEGREES 21 MINUTES 20 SECONDS EAST A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 21 DEGREES 38 MINUTES 40 SECONDS EAST A DISTANCE OF 210.00 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF LA. HIGHWAY 433; THENCE GO ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LA. HIGHWAY 433, SOUTH 68 DEGREES 21 MINUTES 20 SECONDS EAST A DISTANCE OF 1654.85 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF LA. HIGHWAY 433, GO SOUTH 21 DEGREES 33 MINUTES 35 SECONDS EAST A DISTANCE OF 98.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 505.98 FEET AND AN ARC LENGTH OF 26.03 FEET (CHORD-SOUTH 18 DEGREES 49 MINUTES 08 SECONDS WEST A DISTANCE OF 26.03 FEET) TO A POINT; THENCE GO NORTH 68 DEGREES 21 MINUTES 22 SECONDS WEST A DISTANCE OF 80.19 FEET;
THENCE GO ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 585.98 FEET AND AN ARC LENGTH OF 145.62 FEET (CHORD-SOUTH 10 DEGREES 47 MINUTES 31 SECONDS WEST A DISTANCE OF 145.25 FEET) TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET AND AN ARC LENGTH OF 267.25 FEET (CHORD-NORTH 72 DEGREES 49 MINUTES 04 SECONDS WEST A DISTANCE OF 265.28 FEET) TO A POINT; THENCE GO ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4530.00 FEET AND AN ARC LENGTH OF 686.12 FEET (CHORD-NORTH 65 DEGREES 06 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 685.47 FEET) TO A POINT; THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4530.00 FEET AND AN ARC LENGTH OF 818.65 FEET (CHORD-NORTH 74 DEGREES 36 MINUTES 59 SECONDS WEST A DISTANCE OF 817.54 FEET) TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF SEASIDE AVENUE; THENCE GO ALONG THE EASTERLY RIGHT OF WAY LINE OF SEASIDE AVENUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND AN ARC LENGTH OF 92.91 FEET (CHORD-NORTH 03 DEGREES 10 MINUTES 08 SECONDS WEST A DISTANCE OF 92.37 FEET) TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 77.36 FEET (CHORD-NORTH 03 DEGREES 54 MINUTES 53 SECONDS WEST A DISTANCE OF 76.13 FEET) TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF LA. HIGHWAY 433 AND THE POINT OF BEGINNING.
SAID PORTION OF GROUND CONTAINS 10.594 ACRES MORE LESS.



12" ROLL-OVER CURB DETAIL



50' R.O.W. TYPICAL SECTION
N.T.S.

J.V. Burkes & Associates, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Shelbi, Louisiana 70565
E-mail: jburkes@jburkes.com
Phone: 885-649-0075 Fax: 885-649-0154

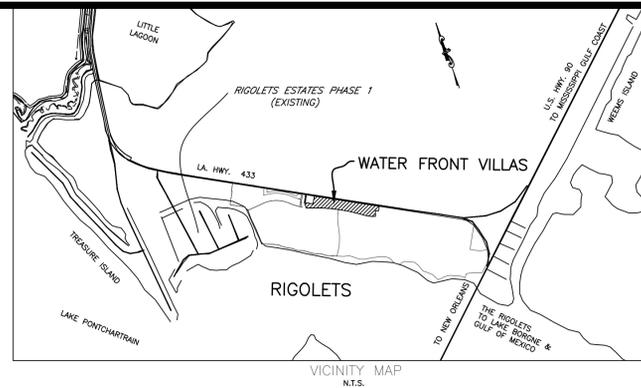
SUBDIVISION PLAN OF
RIGOLETS ESTATES, WATER FRONT VILLAS, PHASE 1 & 2
PORTION OF SECT. 37, T10S, R14E & SECT. 37, T10S, R15E, J.S. DUFFOSAT CLAIM, WARD 8, ST. TAMMANY PARISH, LOUISIANA

SCALE: 1"=80'
DATE: 09.27.2024
DRAWN BY: RMK CHECKED BY: SMB
DWG. NO. 20230468
SHEET 2 OF 14

RIGOLETS ESTATES, WATER FRONT VILLAS, PHASE 1 & 2

PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.

LA. HWY. 433



BENCHMARK
MAG NAIL IN ROAD
ELEV. = 3.14'



U-1
UTILITIES/SERVICES
(not a part)

35' SERVITUDE AS SHOWN ON PLAN
OF SUBDIVISION OF RIGOLETS
ESTATES BY J.J. KREBS & SONS,
INC. DATED 10/19/1983. SPECIFIC
USE UNKNOWN.

P-3
GREENSPACE BUFFER
1.459 AC.

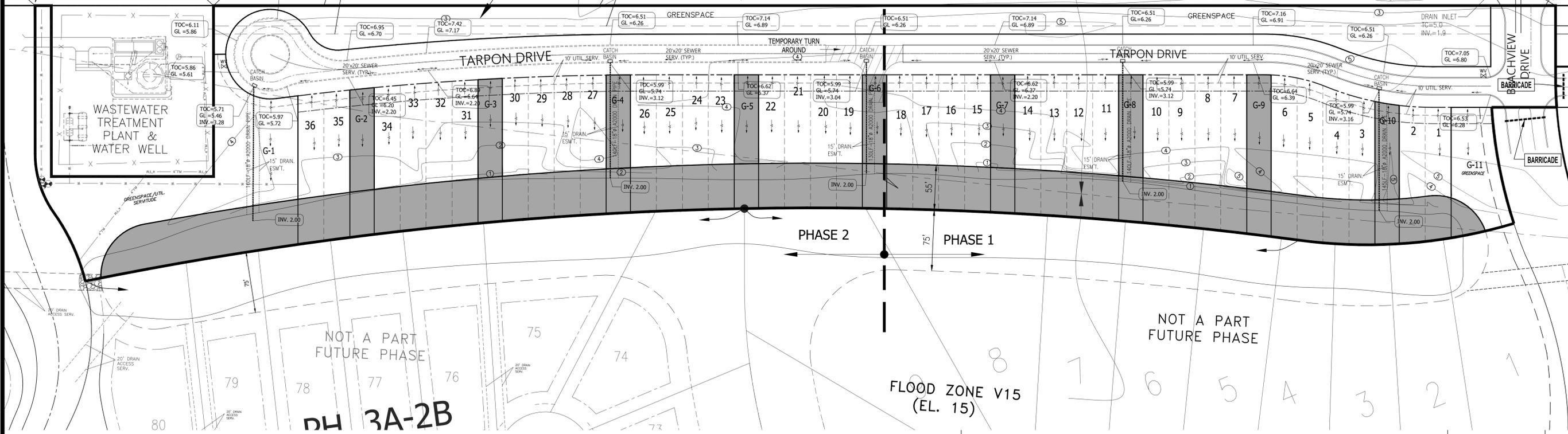
20' LANDSCAPE BUFFER

PHASE 2 PHASE 1

FLOOD ZONE V15
(EL. 14)

120LF-22"x13" RCPA
INV.=1.9

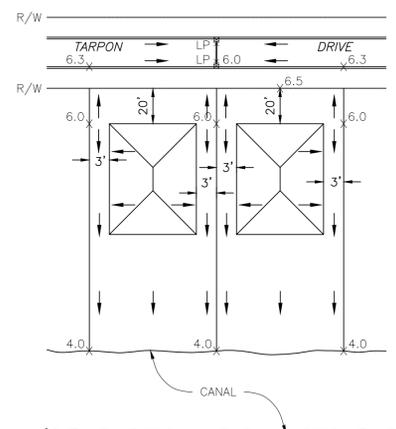
DRAIN INLET
TC=5.0
INV.=1.8



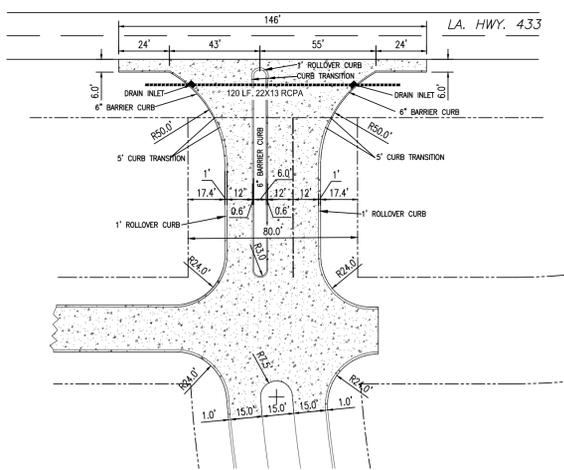
NOT A PART
FUTURE PHASE

NOT A PART
FUTURE PHASE

FLOOD ZONE V15
(EL. 15)



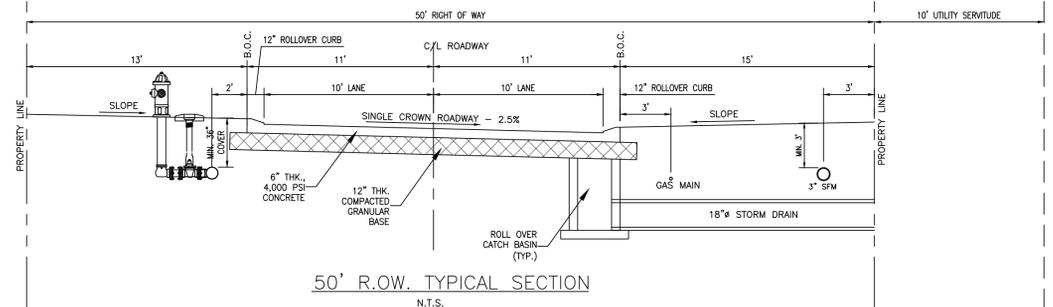
TYPICAL LOT GRADING
N.T.S.
(SEE SHEET 5 FOR ADDITIONAL INFORMATION)



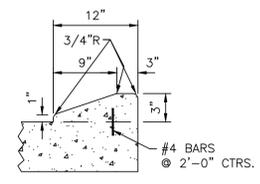
ENTRANCE DETAIL
N.T.S.

DRAINAGE LEGEND

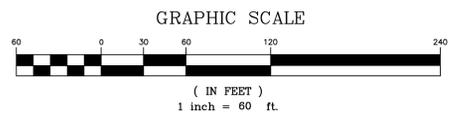
- DRAINAGE FLOW DIRECTION
- PROPOSED DRAINAGE PIPE
INVERT ELEVATIONS
- PROPOSED STREET
ELEVATIONS
- ROLL-OVER CATCH BASIN
(see Detail, Sheet 5)
- 18" A-2000 DRAINAGE PIPE



50' R.O.W. TYPICAL SECTION
N.T.S.



12" ROLL-OVER CURB DETAIL
SCALE: N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

J.V. Burkes & Associates, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL

SEAN M. BURKES
REG. NO. 7742
PROFESSIONAL
LA. ENG. NO. 27092

1805 Shortcut Highway
Shibui, Louisiana 70055
E-mail: jburkes@jvburkes.com
Phone: 885-649-0075 Fax: 885-649-0154

PAVING & DRAINAGE PLAN
RIGOLETS ESTATES, WATER FRONT VILLAS, PHASE 1 & 2
PORTION OF SECT. 37, T10S, R14E, & SECT. 37,
T10S, R15E, J.S. DUFFOSAT CLAIM, WARD 8,
ST. TAMMANY PARISH, LOUISIANA

DECOMMISSION 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.
SUCCESSION OF FREDERICK J. SIGUR

SCALE:	1"=60'
DATE:	09.27.2024
DRAWN BY:	RMK
CHECKED BY:	SMB
DWG. NO.	20230468
SHEET	3 OF 14

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OLD BUSINESS

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PLANNING STAFF REPORT
2024-3875-MSA

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: October 8, 2024

Location: The property is located on the east side of Louisiana Highway 1077, north of Tantela Ranch Road, Folsom; S6, T6S, R10E, Ward 1, District 3

Owner & Representative: Timothy Beattie

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Residential



Current Zoning:

R-1 Rural Residential District

Total Acres:

71.23 acres

Of Lots/Parcels:

Parcel A-1-A and A-1-B

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone A2; Preliminary Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

- Parcels A-1-A (15.867 acres) and A-1-B (55.363 acres) were created administratively in June of 2024 via Case No. 2024-3875-MSA (File No. 6316B). While both parcels A-1-A and A-1-B have direct road frontage on LA Highway 1077, a request is being submitted to allow the existing curb cut and driveway from Highway 1077, currently located on Parcel A-1-B, to be utilized to access Parcel A-1-A. The objective of the request is to reduce the number of curb cuts along Highway 1077 and preserve more trees on Parcel A-1-A.



PLANNING STAFF REPORT
2024-3875-MSA

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The minor subdivision requires a public hearing due to:

- Per Section 900-3.3(L), minimum construction standards for a private drive are required to be met when the private drive provides access to more than a single lot. The owner of Parcels A-1-A and A-1-B are seeking a waiver to the minimum requirements for a private drive as follows:
 1. An owner who creates a private drive to access more than 1 lot or parcel, but no more than 5, shall dedicate through title, deed and or covenant, a perpetual servitude of access with a minimum width of 35 feet.
 2. The actual driving surface shall be a minimum of 20 feet in width with 2-foot shoulders on each side of the drive and 5.5 feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 3. The 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.
 4. A 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.
 5. Any private drive created must be given a name and depicted on the Final Plat and Construction Plans, only after first obtaining approval for said name, in writing, from the St Tammany Parish Communications District 911 addressing office.
 6. Plans for the construction of the private drive and drainage must be performed by a licensed professional engineer registered in the State of Louisiana and submitted to the Department of Engineering for review and approval prior to the initiation of work.
 7. After the private drive has been constructed and drainage improvements made, the responsible owner shall submit to the Department of Engineering an as-built plan showing conformance to the previously approved plan.
 8. Following submittal of the as built plan, the applicant shall contact the Department of Engineering to schedule an inspection

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration

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

1. If approved, owners of Parcels A-1-A and A-1-B must submit a maintenance agreement specifying the entity or entities whom shall provide maintenance of the private drive and provide a recorded document specifying that access to Parcel A-1-A is granted through Parcel A-1-B.

Planning Commission
October 8, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3875-MSA



PLANNING STAFF REPORT
2024-3875-MSA

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.

and

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

1077

JIM WILLIE RD

T6-R10E

6

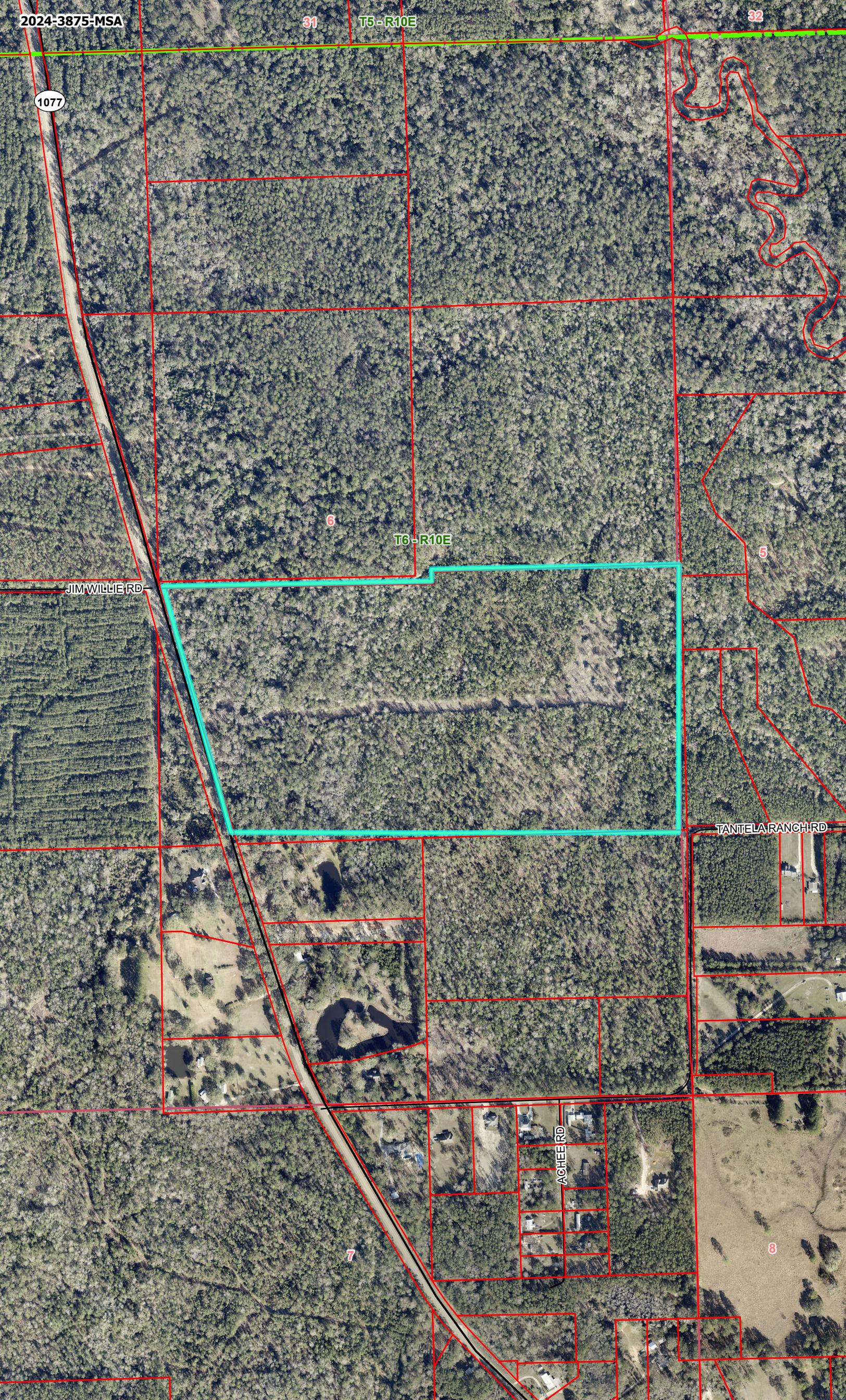
5

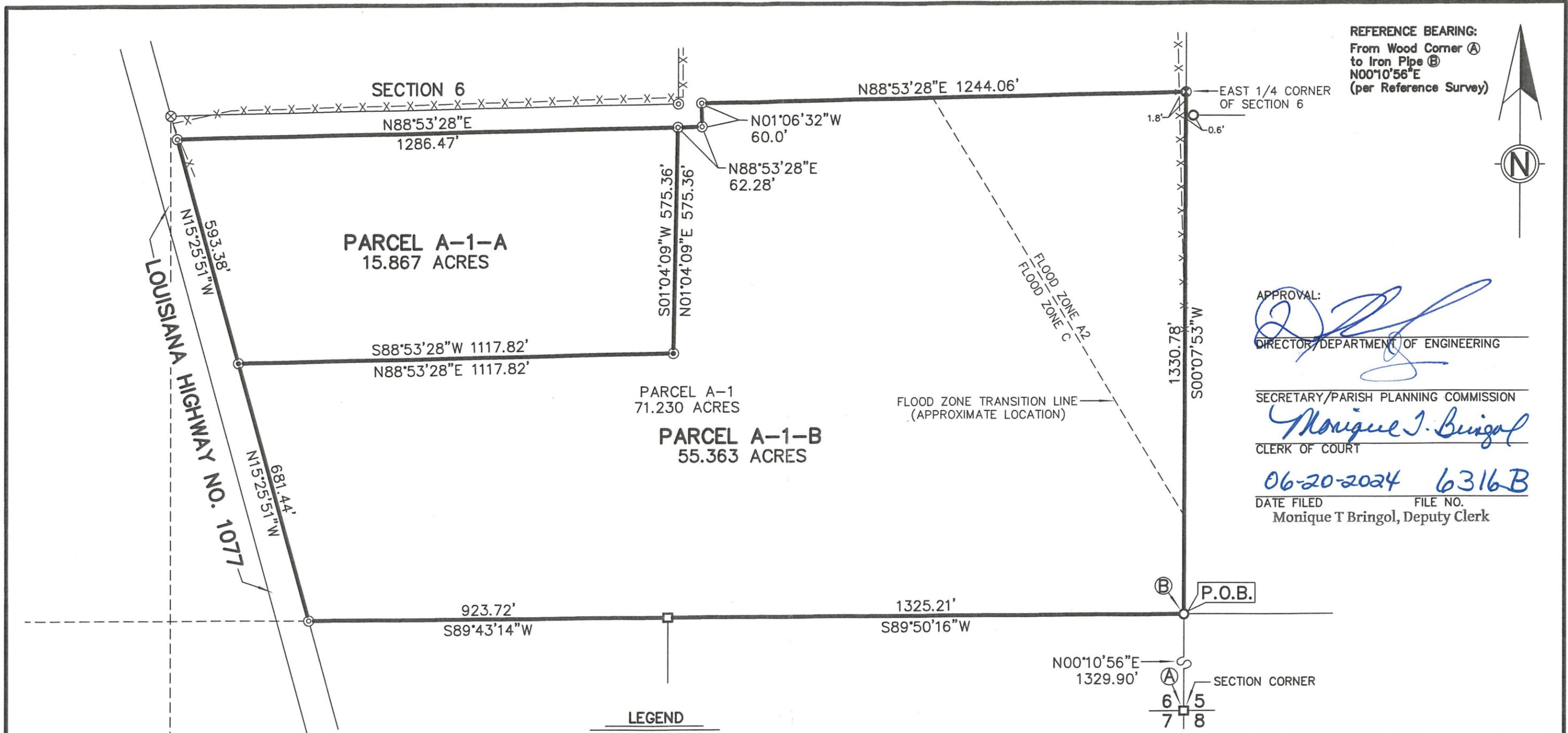
TANTELA RANCH RD

ACHEER RD

7

8





REFERENCE BEARING:
 From Wood Corner (A)
 to Iron Pipe (B)
 N00°10'56"E
 (per Reference Survey)

APPROVAL:

 DIRECTOR, DEPARTMENT OF ENGINEERING
 SECRETARY/PARISH PLANNING COMMISSION

 CLERK OF COURT
 06-20-2024 6316B
 DATE FILED FILE NO.
 Monique T Bringol, Deputy Clerk

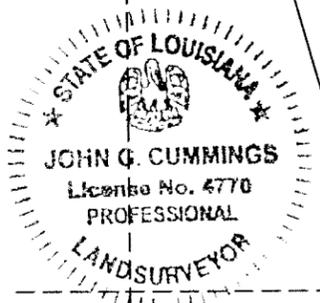
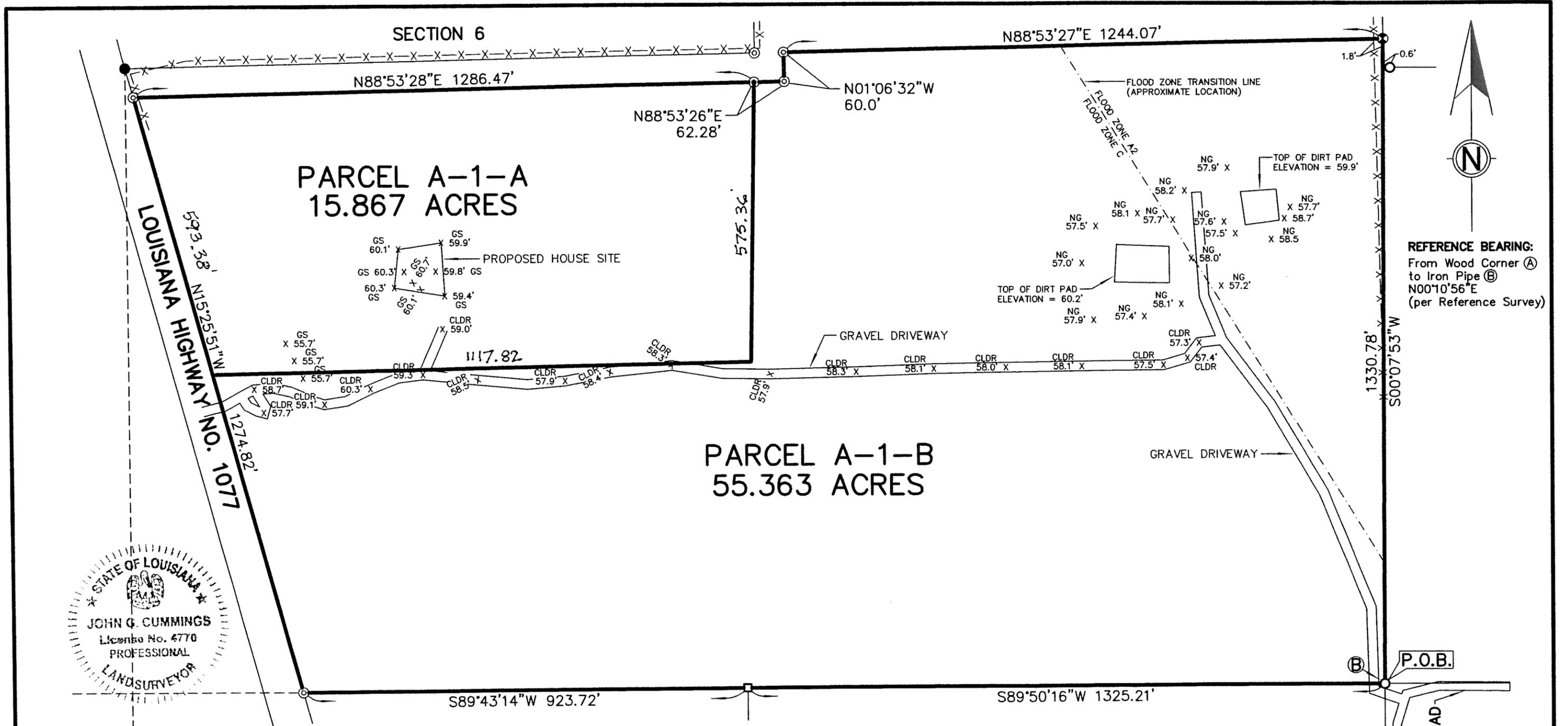
NOTES:
 1. This property is located in Flood Zones A2 & C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.
 2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:
 Amended Minor Subdivision for Timothy Beattie by John G. Cummings, Surveyor, dated 10/13/2022, revised 10/26/2022, Job Number 21136-4, filed in the St. Tammany Parish Clerk of Court Office Map File No. 6174D.
 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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

- LEGEND**
- = 1" IRON PIPE FOUND
 - ⊗ = 2" IRON PIPE FOUND
 - ⊠ = WOOD CORNER FOUND
 - ⊗ = 3" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET



503 N. JEFFERSON AVE		John G. Cummings & Associates		Phone (985) 892-1549
COVINGTON, LA 70433		PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI		Fax (985) 892-9250
PLAT PREPARED FOR:		TIMOTHY BEATTIE		
SHOWING A SURVEY OF:		MINOR SUBDIVISION OF PARCEL A-1 BEING 71.230 ACRES INTO PARCEL A-1-A AND PARCEL A-1-B, LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.		
THIS PLAT REPRESENT 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" = 250'	DATE: 04/30/2024	JOB NO. 21136-5		



503 N. JEFFERSON AVE. **John G. Cummings & Associates** Phone (985) 892-1549
 COVINGTON, LA 70438 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (985) 892-9250

PLAT PREPARED FOR: **TIMOTHY BEATTIE**
 SHOWING A SURVEY OF: **PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENT 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.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR

LEGEND

- = 1" IRON PIPE FOUND
- ⊙ = 2" IRON PIPE FOUND
- ◐ = WOOD CORNER FOUND
- = 3" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- X = ELEVATION MARK
- NG = NATURAL GROUND
- GS = GROUND SHOT
- CLDR = CENTERLINE OF GRAVEL DRIVEWAY

NOTES:

1. This property is located in Flood Zones A2 & C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

SCALE: 1" = 200' DATE: 03/13/2024 JOB NO. 21136-4-EL3

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

NEW BUSINESS

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MICHAEL B. COOPER
PARISH PRESIDENT

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stpgov.org/planning

Study Title: Unified Development Code Phase 2: Implementation, “Housekeeping” Text Amendments No. 5

Public Notice:
9/25/2024; 10/2/2024

Purpose: To make additional minor changes and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC), which was adopted on December 18, 2023, via Ordinance No. 23-5339, amended on July 11, 2024 via Ordinance No. 24-7619, and became effective August 2, 2024.

Planning & Zoning Commission: 10/8/2024

Recommendation:

Parish Council:

Recommendation:

Location: Parishwide

FINDINGS

1. *History.* A summary of key Council Actions relevant to this Text Study is summarized below.

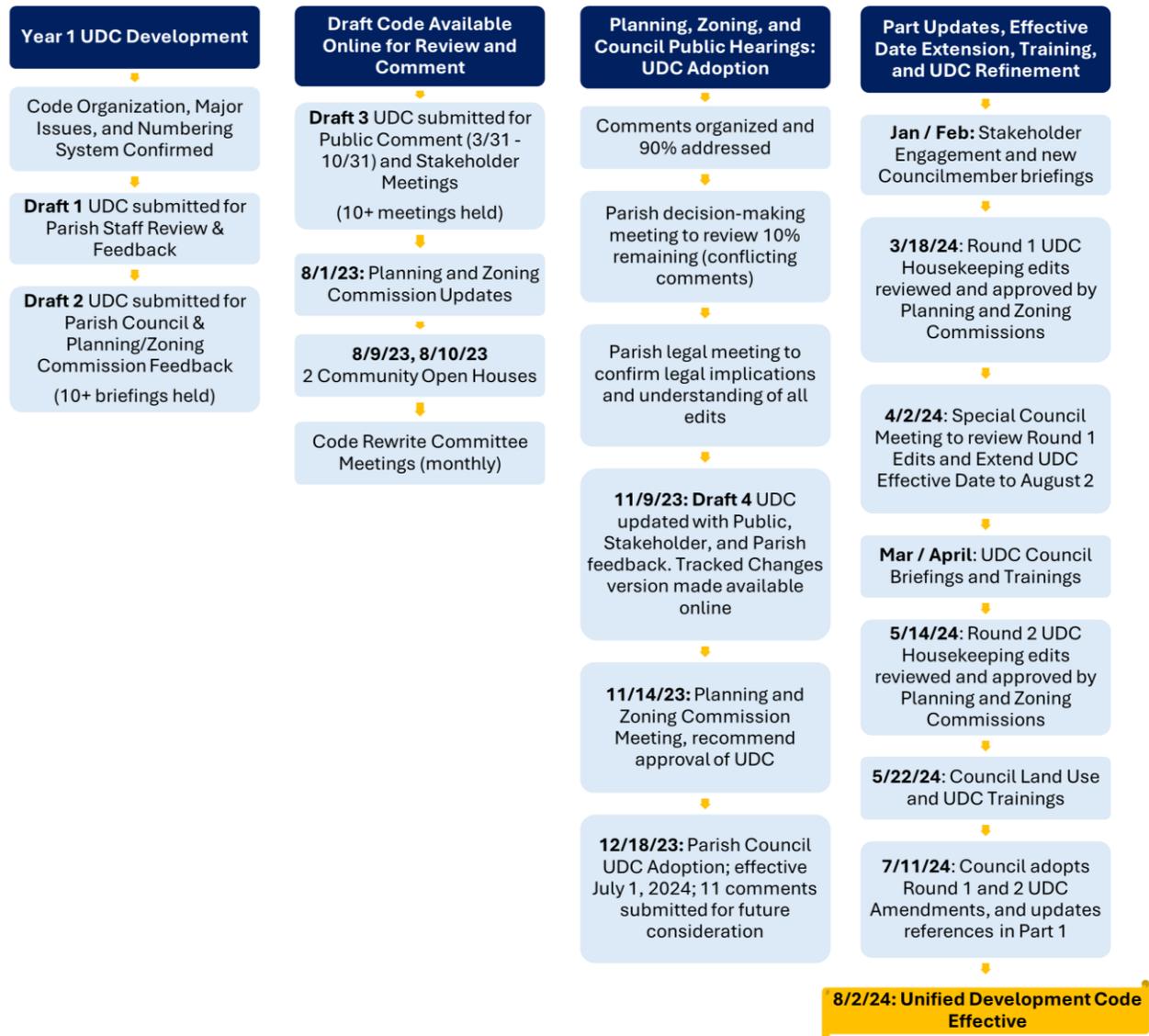
Ord. No.	Adopted	Effective	Title	Summary	Relevant Code of Ordinances Impacted
23-5339	12/18/23	7/1/24	Comprehensive Rewrite, Part II UDC	Streamlined Part II of the Parish Code of Ordinances into a Unified Development Code.	Ch. 30, 40, 100, 120, 125, and 130
24-7591	6/6/24	6/6/24	UDC Effective date extension	Amended the effective date of St. Tammany Parish Ordinance Council Series No. 23-5339 relative to the renaming and reorganization of the St. Tammany Parish Code of Ordinances Part II: Unified Development Code (Parishwide).	Part II: UDC Chapters 100 - 900
24-7619	7/11/24	8/2/24	Part I Reference Alignment with Part II UDC	Updated and clarified references throughout Part I of the Code of Ordinances (The Code) to correctly reference the Unified Development Code (Part II) prior to its effective date. (Parishwide)	Part I of the Code of Ordinances
24-7620	7/11/24	8/2/24	Part II UDC Housekeeping Amendments 1 and 2	Addressed public comments, improved Code administration, made minor changes and corrections, and clarified the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 prior to its effective date on August 02, 2024. (Parishwide)	Part II: UDC Chapters 100 - 900
Ord. Cal #7698	TBD	TBD	Part II UDC Housekeeping Amendment 3	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900

Ord. Calendar No. 7721	TBD	TBD	Part II UDC Housekeeping Amendment 4	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
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2. *Context.* After the adoption of the UDC in December 2023 and during the amendment of the UDC from January to July 2024, the Parish has been preparing for the Unified Development Code’s August 2, 2024, effective date. This work prompted additional parish staff to become familiar with the UDC and existing applications to be updated to the new standards and organization of the Code. As expected, this additional review prompted the need for “housekeeping” amendments that clarify, correct, or reincorporate previous standards necessary for the successful and predictable management of land in the Parish. To date:

- The Planning and Zoning Commission has reviewed and approved (as amended) two “Housekeeping” Text Studies (Public hearing on 3/18/24, 5/14/24, and 8/13/2024). Housekeeping No. 1 and 2 were combined into one ordinance (Ord. No. 24-7620), which was approved by the Parish Council on July 11, 2024
- Housekeeping No. 3 (Ord. Calendar No. 7698) is being considered for adoption by the Parish Council at the October 3, 2024 Council hearing.
- Housekeeping No. 4 (Ord. Calendar No. 7721) is being introduced by the Parish Council at the October 3, 2024 Council hearing.
- This text study is the fifth Housekeeping Study and follows the same spirit of amendments proposed and approved in Housekeeping Text Studies 1, 2, 3, and 4.

3. *UDC Development Process.* A high-level timeline of the UDC development process including Housekeeping Text Studies 1-4 is provided below:



4. *An iterative development process.* Following its effective date (08/02/2024), Parish staff have actively engaged with the UDC, identifying areas for improvement based on their direct experience with its implementation. The edits in Housekeeping No. 5 stem from the practical insights gained by staff while working with the UDC. These changes focus on refining, correcting, and enhancing the UDC to better support its application. The intent behind Housekeeping No. 5 is to ensure the UDC continues to function effectively by incorporating staff-driven improvements based on real-world use and experience.

5. *Summary of proposed changes.* Proposed changes are listed and categorized by the type of change involved below. These proposed changes are also shown in a ‘marked up’ version of the Code in **Appendix A**. In some cases, changes summarized manifest in the Code as part of multiple recommendations in **Appendix A**. To help ‘toggle’ between the proposed change summarized below and the recommended changes tracked in **Appendix A**, the corresponding numbers are listed at the end of each summary item below.

- a. Policy changes include:
 - i. Remove the distance restrictions related to zoning classifications for applications of high alcohol content (Part 1 – Code of Ordinances, Chapter 6, Appendix A, Recommendation No. 1)
- b. Clarifications include:
 - i. Amend Section 100-5: Definitions to streamline and clarify terminology related to “Warehouse or Distribution Center” and “Warehouse, Self-Storage Facilities” (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. 4)
 - ii. Amend existing Use Standards to add additional standards for Microbrewery and Gas Station with Convenience Store when located within the HC-1 Highway Commercial District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 9).
 - iii. Clarify requirements for commercial and industrial properties to file for and receive land clearing permits (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 10).
 - iv. Clarify requirements for tree surveys (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 11).
 - v. Clarify which zoning districts non-traditional accessory structures are prohibited within and to allow Agricultural Buildings above the Urban Growth Boundary Line with minimum requirements (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 12).
 - vi. Clarify that guest homes must meet the minimum setbacks indicated within the subject property’s respective zoning classification (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 13).
- c. Corrections include:
 - i. Update the Noise and Sound ordinance to be consistent with the new zoning classifications as adopted within the current Unified Development Code (Part 1 – Code of Ordinances, Chapter 26, Appendix A, Recommendation No. 2)
 - ii. Update the Offenses and Miscellaneous Provisions regarding the discharge of firearms near single/multifamily zoned subdivision developments to be consistent with the new zoning classifications as adopted within the current Unified Development Code (Part 1 – Code of Ordinances, Chapter 28, Appendix A, Recommendation No. 3)
 - iii. Amend Section 100-5: Definitions to add a definition for “Agricultural building or structure”, “Microbrewery” and “Fabrication and Assembly” (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. 4)
 - iv. Add “Office, Warehousing” as a permitted use and remove “Distribution or Warehousing Facility” as a permitted use in all Highway Commercial Districts; Add “Microbrewery” as a Conditional Use in the HC-1, HC-2, and HC-2A Highway Commercial Districts and as a permitted use in the HC-3 and HC-4 Highway Commercial Districts, and revise “Gas Station and Convenience Store” to a Conditional Use in the HC-1 Highway Commercial District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 5).
 - v. Clarify the site and structure provisions for structures within the CBF-1 zoning district located within 200 feet of single-family residentially zoned property (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 6).
 - vi. Add low impact development review standards to the Design Criteria section of the AML Advanced Manufacturing and Logistics District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 7).
 - vii. Add “Distribution or Warehousing Facility” as a permitted use in all Industrial Zoning Classifications and the Advanced Manufacturing and Logistics District; add “Brewery or Distillery” and “Microbrewery” as a permitted use in the I-1 Light Industrial District and I-2

Industrial District (Part II – Unified Development Code, Chapter 400, Appendix A,
Recommendation No. **8**)

APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(dated August 2024)

Proposed Changes Key:**Blue and Bold Text** – Added Text~~Red and strikethrough text~~ - Deleted Text

Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part II - Unified Development Code, include the following:

1. Amend Part 1 – Code of Ordinances, Chapter 6 – Alcoholic Beverages to remove distance restrictions related to zoning classifications for applications of high alcohol content and renumber as necessary, to read as follows:

Sec. 6-34 – LOCATION RESTRICTIONS.

- a) No permit except that listed in paragraph (~~d~~ **b**) hereof required by the provisions of this article shall be granted for any premises situated within 500 feet or less distance of a public playground, a building occupied exclusively as a church, or synagogue, public library, public playground, full-time daycare center, correctional facility housing inmates, including, but not limited to, halfway houses, or school, except a school for business education conducted as a business college or school. The measurement to be taken shall be as a person walks using the sidewalk from the nearest point of the property line of the church or synagogue, public library, public playground, full-time day care center, correctional facility housing inmates, including, but not limited to, halfway houses, or school to the nearest point of the premises to be licensed as described in the application, provided, however that these restrictions shall not apply to any premises which are maintained as a bona fide hotel, railway car, or fraternal organization. In undeveloped rural areas, the distance shall be measured in a straight line from the nearest point to the nearest point of the respective premises or grounds. The restrictions contained in this section do not apply to any premises which are maintained as a bona fide hotel, railroad car, fraternal organization, nor to any premises which were licensed to deal in alcoholic beverages prior to June 1, 2015.

- 1) For purposes of determining the method of measurement under the provisions of this section, undeveloped rural areas are those areas of unincorporated St. Tammany Parish situated north of the urban growth boundary line.

~~b) Except with the written consent or approval provided for in paragraph (1) herein below, a permit for the sale of beverages of high alcoholic content, other than one specifically limited to the sale of beer and wine, shall not be granted for any facility selling alcoholic beverages for consumption on premises that is situated on property located adjacent to single family residentially zoned property or where the facility selling alcoholic beverages is situated within 500 feet or less of single family residentially zoned property. The measurement to be taken shall be as provided for in paragraph (a) herein above.~~

- ~~1) To be issued a permit when the provisions of paragraph (b) of this section apply, the owner of a facility applying for an alcoholic beverage permit shall apply for and obtain approval of an entertainment overlay zoning designation issued by the zoning commission through the process and procedures set forth in the Unified Development Code [chapter 130, article V, division 10]. If the residentially zoned property is a subdivision, the owner of the facility shall obtain the written notarized consent of the homeowners' association, if existing, or must apply for and obtain an entertainment overlay issued by the zoning commission.~~
- ~~e) The provisions of paragraph (b) of this section shall exclude special events as defined elsewhere in this article, convenience stores or any facility selling packaged liquor, which will not be consumed on premises, country clubs, marinas, facilities within mixed use developments, such as TNDs and PUDs, commercial developments which supply and maintain 100-foot no-cut buffers between the development and single family residentially zoned properties, and shall not apply to any facility that is permitted prior to June 20, 2015.~~
- ~~b) A Class B permit shall be granted for any premises situated:~~

- 1) Three hundred feet for greater than the locations referenced herein; or
- 2) Within 300 feet or less of a building occupied exclusively as a church or synagogue, public library, public playground, full-time daycare center, correctional facility housing inmates, including, but not limited to, halfway houses, or school, except a school for business education conducted as a business college or school provided the applicant submits a written waiver of opposition from all of the affected entities listed herein.

* * *

2. Amend Part 1 – Code of Ordinances, Chapter 26 – Nuisances to refer to the updated zoning classifications as adopted within the current Unified Development Code, to read as follows:

Sec. 26-113 – READINGS OF Db(A) BY ZONING DISTRICT.

- (a) An increase of ten dB(A) is allowed for impulsive sounds.
- (b) To determine the sound level, three readings will be taken at the complainant's dwelling or structure and the mean of these readings will determine the actual decibel count.

(1) ~~E-1, E-2, E-3, E-4, A1, A-1A, A-2, A-3, A-4, A-4A, A-5, A-6, A-7, A-8, PUD, TND-1, TND-2, E, R-1, R-2, L-1, L-2, S-1, S-2, TF, M-L, M-M, M-H, PUD~~, and all zoning districts with a manufactured housing overlay:

Maximum dB(A)		
Daytime	65	7:00 a.m. to 9:00 p.m. weekdays
		8:00 a.m. to 10:00 p.m. weekends

Nighttime	60	9:00 p.m. to 7:00 a.m. weekdays
		10:00 p.m. to 8:00 a.m. weekends

(2) HC-1, HC-2, HC-2A, HC-3, HC-4, ~~HC 5, RBG, MD 1, MD 2, MD 3, MD 4~~, **MOCD, MHD, MRD**, PF-1, PF-2, CBF-1, ED-1, ED-2, ~~AT 1, AT 2, AT~~, **PBC, PBC 1, PBC 2**, and all zoning districts with a Regional Business Center Overlay:

Maximum dB(A)		
Daytime	70	7:00 a.m. to 11:00 p.m. entire week
Nighttime	60	11:00 p.m. to 7:00 a.m. entire week

(3) I-1, I-2, I-3, ~~I 4~~, SWM-1, SWM-2, and AML:

Maximum dB(A)		
Daytime	75	7:00 a.m. to 11:00 p.m. entire week
Nighttime	65	11:00 p.m. to 7:00 a.m. entire week

(4) NC-1, NC-2, ~~NC 3, NC 4, NC 5, NC 6~~, **GC-1, GC-2** and all zoning districts with a rural overlay:

Maximum dB(A)		
Daytime	70	7:00 a.m. to 11:00 p.m. entire week
Nighttime	60	11:00 p.m. to 7:00 a.m. entire week

* * *

3. Amend Part 1 – Code of Ordinances, Chapter 28 – Offenses and Miscellaneous Provisions to refer to the updated zoning classifications as adopted in Chapter 400 of the current Unified Development Code, to read as follows:

Sec. 28-170 – DISCHARGE OF FIREARMS NEAR SINGLE/MULTIFAMILY ZONED SUBDIVISION DEVELOPMENTS.

(a) *Prohibited.* It shall be unlawful for any person to discharge a firearm within a 1,000-foot perimeter zone of any single-family residentially zoned subdivision or multifamily residentially zoned development measured as is hereinafter provided.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Perimeter area means that area surrounding the subdivisions as shall be measured in a straight line from each of the subdivision's four boundaries (i.e., front, rear and two side lines) as shown on the subdivision plot thereof filed with the parish and thence outward 1,000 feet.

Single-family residentially zoned subdivisions mean those portions or parcels of ground located in the unincorporated area of the parish bearing the following zoning designations as identified on the official zoning map of the parish as follows:

- (1) ~~A-1 Suburban~~; **E Estate Residential District**
- (2) ~~A-2 Suburban~~; **R-1 Rural Residential**
- (3) ~~A-3 Suburban~~; **R-2 Rural Residential**
- (4) ~~A-4 Single-Family Residential~~; **L-1 Large Lot Residential District**
- (5) ~~A-1-A Residential Zoning District~~; **L-2 Large Lot Residential District**
- (6) ~~A-2-A Residential Zoning District~~; **S-1 Suburban Residential District**
- (7) ~~A-3-A Residential Zoning District~~; **S-2 Suburban Residential District**
- (8) ~~A-4-A Residential Zoning District~~; **TF Two-Family Residential District**
- (9) ~~A-5 Two-Family Residential District~~; **M-L Low Multi-Family Residential District**
- (10) ~~A-6 Three- and Four-Family Residential District~~; **M-M Medium Multi-Family Residential District**
- (11) ~~A-7 General Multiple-Family Residential District~~; **M-H High Multi-Family Residential District**
- (12) ~~A-8 Planned Multiple-Family Residential District~~; **Planned Unit Development District**
- (13) ~~B-2 Planned Residential Districts~~;
- (14) ~~SA Suburban Agricultural~~; or
- (15) ~~SI Suburban~~.

* * *

4. Amend Chapter 100 – Administration, Sec. 100-5 Definitions, to add a definition for *Agricultural building or structure*, *Microbrewery* and *Fabrication and Assembly* and to streamline and clarify terminology related to *Warehouse or Distribution Center* and *Warehouse, Self-Storage Facilities*, to read as follows:

SEC. 100-5 DEFINITIONS.

* * *

- **A** -

Agricultural building or structure. Any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

* * *

- **F** -

Fabrication and assembly. Means the manufacturing from standardized parts of a distinct object differing from the individual components.

Fabrication, Structural. A facility for the manufacturing and assembly of steel or concrete structures by bending, cutting, welding, and other similar methods.

* * *

- M -

***Microbrewery.* Means a retail establishment wherein beer and other malt beverages are brewed in small quantities, not to exceed fifteen thousand barrels of beer a year, and where such beverages are sold at retail for consumption on or off the licensed premises.**

- W -

* * *

Walls, Breakaway. A wall that is not part of the structural support of a building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Warehouse. A facility for the storage and distribution of manufactured products, supplies, and equipment.

Warehouse or Distribution Center. A building used primarily for storage of goods and materials and its distribution to other locations. Also includes associated uses such as offices and retail sales. ~~with a maximum of combined uses totaling 9,000 square feet or less of the gross floor area.~~

Warehouse, Self-Storage (or Mini-Warehouse). A structure containing separate storage space of varying sizes leased or rented on an individual basis. ~~Individual Storage units may not exceed 500 square feet.~~ Outdoor storage yards may be an accessory to an existing mini warehouse, **when in compliance with minimum standards.**

* * *

- Amend Chapter 400 – Zoning, Sec. 400-3.5 Highway Commercial Districts to add *Office, Warehousing* as a permitted use and remove *Distribution or Warehousing Facility* as a permitted use in all Highway Commercial Districts, to add *Microbrewery* as a Conditional Use in the HC-1, HC-2, and HC-2A Highway Commercial Districts and as a permitted use in the HC-3 and HC-4 Highway Commercial Districts, and revise *Gas Station and Convenience Store* to a Conditional Use in the HC-1 Highway Commercial District, and to renumber sections accordingly, to read as follows:**

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Commercial											
Gas Station with Convenience Store						P C*	P	P	P	P	Sec. 400-8(M)
Microbrewery						C*	C*	C*	P*	P*	Sec. 400-8(G)
Office, Warehousing						P	P	P	P	P	

Industrial											
Distribution or Warehousing Facility						P-	P-	P-	P-	P-	

* * *

Sec. 400-3.5 Highway Commercial Districts.

A. HC-1 Highway Commercial District.

* * *

2. *Permitted uses.*

* * *

~~p. Distribution or warehousing facility~~ Dwelling, single-family

q. Dwelling, two-family

r. Educational facility, adult secondary

s. Educational facility, business college or school

t. Educational facility, learning center

u. Educational facility, elementary or middle school

v. Educational facility, high school

w. Educational facility, university and associated research center

x. Educational facility, vocational school

y. Food processing

z. Garden supply and greenhouses

aa. Gas station with convenience store*

bb. Golf course and recreational facility

cc. Gymnasium

dd. Hotel

ee. Laboratory

- ff.** Liquor store
- gg.** Marina, commercial
- hh.** Medical facility, clinic
- ii. Microbrewery***
- jj.** Office
- kk. Office, Warehouse**
- ll.** Park
- mm.** Parking lot
- nn.** Personal service establishment
- oo.** Place of worship
- pp.** Playground
- qq.** Printing establishment
- rr.** Recreational vehicle park
- ss.** Residential care facility
- tt.** Restaurant, delicatessen
- uu.** Restaurant, dine-in with lounge
- vv.** Restaurant, dine-in without lounge
- ww.** Restaurant, drive-thru*
- xx.** Retail establishment
- yy.** Short term rental*
- zz.** Stormwater retention or detention facility
- aaa.** Tower, radio, telecommunications, television or microwave*
- bbb.** Veterinary clinic, no outdoor kennels
- ccc.** Wholesale goods establishment

* * *

B. HC-2 Highway Commercial District.

* * *

2. Permitted uses.

* * *

r. ~~Distribution or warehousing facility~~ Dwelling, single-family

s. Dwelling, two-family

t. Educational facility, adult secondary

u. Educational facility, business college or school

v. Educational facility, learning center

w. Educational facility, elementary or middle school

x. Educational facility, high school

y. Educational facility, university and associated research center

z. Educational facility, vocational school

aa. Food processing

bb. Garden supply and greenhouses

cc. Gas station with convenience store

dd. Golf course and recreational facility

ee. Gymnasium

ff. Kennels, commercial

gg. Laboratory

hh. Liquor store

ii. Marina, commercial

jj. Manufacturing, artisan

kk. Medical facility, clinic

ll. Microbrewery*

mm. Office

nn. Office, Warehouse

oo. Outdoor display of building, pool, and playground equipment

pp. Outdoor retail sales

qq. Outdoor storage yard

rr. Park

ss. Parking lot

tt. Personal service establishment

uu. Place of worship

vv. Playground

ww. Printing establishment

xx. Recreational vehicle park

yy. Residential care facility

zz. Restaurant, delicatessen

aaa. Restaurant, dine-in with lounge

bbb. Restaurant, dine-in without lounge

ccc. Restaurant, drive-thru

ddd. Retail establishment

eee. Sales center with assembly processes

fff. Short term rental*

ggg. Stormwater retention or detention facility

hhh. Tower, radio, telecommunications, television or microwave*

iii. Veterinary clinic, no outdoor kennels

jjj. Veterinary clinic, outdoor kennels

kkk. Warehouse, self-storage

lll. Wholesale goods

* * *

C. HC-2A Highway Commercial District.

* * *

2. *Permitted uses.*

* * *

r. ~~Distribution or warehousing facility~~ Dwelling, single-family

s. Dwelling, two-family

t. Educational facility, adult secondary

u. Educational facility, business college or school

v. Educational facility, learning center

w. Educational facility, elementary or middle school

x. Educational facility, high school

y. Educational facility, university and associated research center

z. Educational facility, vocational school

aa. Entertainment, indoor

bb. Food processing

cc. Garden supply and greenhouses

dd. Gas station with convenience store

ee. Golf course and recreational facility

ff. Gymnasium

- gg.** Kennels, commercial
- hh.** Laboratory
- ii.** Liquor store
- jj.** Manufacturing, artisan
- kk.** Marina, commercial
- ll.** Medical facility, clinic
- mm. Microbrewery***
- nn. Office
- oo. Office, Warehouse**
- pp.** Outdoor display of building, pool, and playground equipment
- qq.** Outdoor retail sales
- rr.** Outdoor storage yard
- ss.** Park
- tt.** Parking lot
- uu.** Personal service establishment
- vv.** Place of worship
- ww.** Playground
- xx.** Printing establishment
- yy.** Recreational vehicle park
- zz.** Restaurant, delicatessen
- aaa.** Restaurant, dine-in with lounge
- bbb.** Restaurant, dine-in without lounge
- ccc.** Restaurant, drive-thru
- ddd.** Retail establishment

eee. Sales center with assembly processes

fff. Short term rental*

ggg. Stormwater retention or detention facility

hhh. Tower, radio, telecommunications, television or microwave*

iii. Veterinary clinic, no outdoor kennels

jjj. Veterinary clinic, outdoor kennels

kkk. Warehouse, self-storage

lll. Wholesale goods establishment

* * *

D. HC-3 Highway Commercial District.

* * *

2. *Permitted uses.*

* * *

r. ~~Distribution or warehousing facility~~ Dwelling, multiple family

s. Educational facility, adult secondary

t. Educational facility, business college or school

u. Educational facility, learning center

v. Educational facility, elementary or middle school

w. Educational facility, high school

x. Educational facility, university and associated research center

y. Educational facility, vocational school

z. Entertainment, indoor

aa. Entertainment, live performances

bb. Food processing

- cc.** Funeral home or crematorium
- dd.** Garden supply and greenhouses
- ee.** Gas station with convenience store
- ff.** Golf course and recreational facility
- gg.** Gymnasium
- hh.** Hotel
- ii.** Kennels, commercial
- jj.** Laboratory
- kk.** Liquor store
- ll.** Manufacturing, artisan
- mm.** Marina, commercial
- nn.** Medical facility, clinic
- oo.** **Microbrewery***
- pp. Office
- qq.** **Office, Warehouse**
- rr.** Outdoor display of building, pool, and playground equipment
- ss.** Outdoor retail sales
- tt.** Outdoor storage yard
- uu.** Park
- vv.** Parking lot
- ww.** Personal service establishment
- xx.** Place of worship
- yy.** Playground
- zz.** Printing establishment

aaa. Recreation, commercial

bbb. Recreational vehicle park

ccc. Restaurant, delicatessen

ddd. Restaurant, dine-in with lounge

eee. Restaurant, dine-in without lounge

fff. Restaurant, drive-thru

ggg. Retail establishment

hhh. Sales center with assembly processes

iii. Short term rental*

jjj. Stormwater retention or detention facility

kkk. Tower, radio, telecommunications, television or microwave*

lll. Transportation terminal

mmm. Vehicle impound lot

nnn. Veterinary clinic, no outdoor kennels

ooo. Veterinary clinic, outdoor kennels

ppp. Warehouse, self-storage

qqq. Wholesale goods establishment

* * *

3. HC-4 Highway Commercial District.

* * *

2. Permitted uses.

* * *

t. ~~Distribution or warehousing facility~~ Educational facility, adult secondary

u. Educational facility, business college or school

- v. Educational facility, learning center
- w. Educational facility, elementary or middle school
- x. Educational facility, high school
- y. Educational facility, university and associated research center
- z. Educational facility, vocational school
- aa. Entertainment, indoor
- bb. Entertainment, live performances
- cc. Food processing
- dd. Funeral home or crematorium
- ee. Garden supply and greenhouses
- ff. Gas station with convenience store
- gg. Golf course and recreational facility
- hh. Gymnasium
- ii. Hotel
- jj. Kennels, commercial
- kk. Laboratory
- ll. Liquor store
- mm. Manufacturing, artisan
- nn. Marina, commercial
- oo. Medical facility, clinic
- pp. **Microbrewery***
- qq. Office
- rr. **Office, Warehouse**
- ss. Outdoor display of building, pool, and playground equipment

- tt.** Outdoor retail sales
- uu.** Outdoor storage yard
- vv.** Park
- ww.** Parking lot
- xx.** Personal service establishment
- yy.** Place of worship
- zz.** Playground
- aaa.** Printing establishment
- bbb.** Recreation, commercial
- ccc.** Recreational vehicle park
- ddd.** Restaurant, delicatessen
- eee.** Restaurant, dine-in with lounge
- fff.** Restaurant, dine-in without lounge
- ggg.** Restaurant, drive-thru
- hhh.** Retail establishment
- iii.** Sales center with assembly processes
- jjj.** Short term rental*
- kkk.** Stormwater retention or detention facility
- lll.** Tower, radio, telecommunications, television or microwave*
- mmm.** Transportation terminal
- nnn.** Truck stop
- ooo.** Vehicle impound lot
- ppp.** Veterinary clinic, no outdoor kennels
- qqq.** Veterinary clinic, outdoor kennels

rrr. Warehouse, self-storage

sss. Wholesale goods establishment

* * *

6. Amend Chapter 400 – Zoning, Sec. 400-4 Specialized Zoning District Regulations to clarify the site and structure provisions for structures within the CBF-1 zoning district located within 200 feet of single family residentially zoned property, to read as follows:

C. CBF-1 Community-Based Facilities District

* * *

4. *Site and structure provisions.*

~~a. Maximum structure size. No structure located within 200 feet of any residentially zoned property may have a ground floor area exceeding 500 square feet in area~~

* * *

7. Amend Chapter 400 – Zoning, Sec. 400-5 Industrial Zoning District Regulations to add low impact development review standards to the Design Criteria section of the AML Advanced Manufacturing and Logistics District, to read as follows:

SEC. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS.

* * *

H. AML ADVANCED MANUFACTURING AND LOGISTICS DISTRICT.

* * *

3. **SITE AND STRUCTURE PROVISIONS.**

* * *

g. Design Criteria

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per Sec. 600-3.4 of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per Sec. 600-4 of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per Sec. 600-2 of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per Sec. 600-5 of this UDC.

v. Engineering report and low impact development. An engineering report shall be provided to the Department of Planning and Development and the department of Engineering detailing low impact development and green infrastructure feasibility on the site.

* * *

8. Amend Chapter 400 – Zoning, Sec. 400-5 Industrial Zoning District Regulations to add *Distribution or Warehousing Facility* as a permitted use in all Industrial Zoning Classifications and the Advanced Manufacturing and Logistics District, add *Brewery or Distillery* and

Microbrewery as a permitted use in the I-1 Light Industrial District and I-2 Industrial District and to renumber sections accordingly, to read as follows:

* * *

Sec. 400-5.1 Industrial Zoning Districts and Uses Established.

* * *

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Commercial							
Microbrewery	P*	P*					Section 400-8.D
Industrial							
Brewery or Distillery	P*	P*					Section 400-8.D
Distribution or Warehousing Facility	P	P	P			P	

* * *

C. I-1 Light Industrial and Warehouse District

* * *

2. Permitted uses.

* * *

- a. Auto repair and service*
- b. Entertainment, indoor
- c. Gas station
- d. Microbrewery***
- e. Office
- f. Outdoor display of building, pool, and playground equipment**
- g. Recreation, commercial**
- h. Restaurant, dine-in with lounge**
- i. Restaurant, dine-in without lounge**
- j. Brewery or Distillery***
- k. Contractor storage yard**
- l. Distribution or Warehousing Facility**
- m. Food processing**
- n. Manufacturing, artisan**

- o.** Manufacturing, light
- p.** Outdoor storage yard
- q.** Warehouse
- r.** Electrical energy substation*
- s.** Small wireless facility*
- t.** Stormwater retention or detention facility*
- u.** Tower, radio, telecommunications, television or microwave*

* * *

D. I-2 Industrial District

* * *

2. Permitted uses.

* * *

- a. Auto repair and service*
- b. Crematorium
- c. Entertainment, indoor
- d. Gas station
- e. Microbrewery***
- f. Office
- g.** Outdoor display of building, pool, and playground equipment
- h.** Radio and television studios and broadcasting stations
- i.** Recreation, commercial
- j.** Restaurant, dine-in with lounge
- k.** Restaurant, dine-in without lounge
- l.** Beverage distilling
- m.** Book bindery
- n. Brewery or Distillery***

- o.** Cannery, fruit and vegetable
- p.** Cleaning and dyeing works
- q.** Contractor storage yard
- r.** Dairy products manufacturing
- s. Distribution or Warehousing Facility**
- t.** Fabrication, structural
- u.** Food processing
- v.** Manufacturing, advanced
- w.** Manufacturing, artisan
- x.** Manufacturing, heavy
- y.** Manufacturing, light
- z.** Outdoor salvage yard
- aa.** Outdoor storage yard
- bb.** Petroleum product storage
- cc.** Septage treatment facility*
- dd.** Warehouse
- ee.** Welding shops
- ff.** Well drilling services
- gg.** Public utility facility
- hh.** Electrical energy substation*
- ii.** Small wireless facility*
- jj.** Stormwater retention or detention facility*
- kk.** Tower, radio, telecommunications, television or microwave

* * *

E. I-3 Industrial District

* * *

2. *Permitted uses.*

* * *

- a. Auto repair and service*
- b. **Distribution or Warehousing Facility**
- c. Gas station
- d. Office
- e. Outdoor display of building, pool, and playground equipment
- f. Radio and television studios and broadcasting stations
- g. Restaurant, dine-in with lounge
- h. Restaurant, dine-in without lounge
- i. Cannery
- j. Cleaning and dyeing works
- k. Contractor storage yard
- l. Excavation, commercial*
- m. Fabrication, structural
- n. Manufacturing, advanced
- o. Manufacturing, artisan
- p. Manufacturing, heavy
- q. Manufacturing, light
- r. Natural gas gathering plant
- s. Non-atomic electric generating plants
- t. Manufacturing, light
- u. Outdoor salvage yard
- v. Outdoor storage yard
- w. Petroleum product storage

- x. Pleasure boat dry dock hull repair
- y. Septage treatment facility*
- z. Steel mill
- aa. Warehouse
- bb. Waste tire collection and processing facility
- cc. Welding shops
- dd. Well drilling services
- ee. Public utility facility
- ff. Electrical energy substation*
- gg. Small wireless facility*
- hh. Stormwater retention or detention facility*
- ii. Tower, radio, telecommunications, television or microwave

* * *

H. AML Advanced Manufacturing and Logistics District

* * *

2. *Permitted uses.*

* * *

- a. Data center and data warehousing
- b. **Distribution or Warehousing Facility**
- c. Office
- d. Research and development facility
- e. Food processing
- f. Manufacturing, advanced
- g. Manufacturing, artisan
- h. Manufacturing, light
- i. Warehouse

j Wastewater treatment facility, limited*

k. Electrical energy substation*

l. Small wireless facility*

m. Stormwater retention or detention facility*

n. Tower, Radio, Telecommunications, Television or Microwave

* * *

9. Amend Chapter 400 – Zoning, Sec. 400-8 Use Standards to add additional standards for *Microbrewery and Gas Station with Convenience Store* when located within the HC-1 Highway Commercial District.

* * *

G. Brewery or Distillery ~~with Tours~~ and Microbrewery

* * *

2. Where a brewery, ~~or~~ distillery, **or microbrewery with tours** is allowed, the proposed use shall meet the following criteria:

* * *

M. Convenience Store (with Gas)/Gas Station with Convenience Store

The sale of gas and other fuel shall be an accessory use permitted in the zoning district when the criteria of this section are met:

1. In the **HC-1 and** HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of 4 units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than 2 vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total of 6 units. On parcels that are 90,000 square feet or greater in size, the number of fuel pumping units shall not exceed 8 units.

* * *

10. Amend Chapter 600 – General Development Standards, Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping to clarify requirements for commercial and industrial properties to file for and receive land clearing permits, to read as follows:

SEC. 600-3.2 LAND CLEARING STANDARDS

* * *

B. Applicability.

* * *

- 4. *Work not permitted.* The parish shall not consider requests for proposed grading, fill, or site work of any kind as part of a land clearing permit.
- 5. *Application process.* Permit application requirements and procedures shall be carried out in accordance with Chapter 200 - Procedures of this UDC.
- 6. *Permit validity.* Land clearing permits shall be valid for a period of 2 years, wherein all permitted activities and a compliance inspection must be completed.
- 7. **Clearing only. When an application for a land clearing permit of a site that has a zoning classification other than E, R-1, R-2, L-1, L-2, S-1, or S-2 is not accompanied by the required documents to apply for a site work permit and/or a building permit, the proposed clearing plan must show the protection of all Natural Areas required for the site which are outside of any required easement or servitude, as defined in Exhibit 600-3-13: Landscape Area Requirements and Exhibit 600-3-7: Protected Trees and Survey Requirements, and all protected tree species as defined in Exhibit 600-3-7: Protected Trees and Tree Survey Requirements.**

* * *

11. Amend Chapter 600 – General Development Standards, Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping to clarify requirements for tree surveys where required, to read as follows:

SEC. 600-3.3 TREE PRESERVATION AND MITIGATION

* * *

B. Applicability.

* * *

- 3. *Required tree survey.* A developer or property owner shall submit a tree survey **stamped by a Louisiana licensed Land Surveyor or a Louisiana licensed Landscape Architect** identifying all protected trees according to Exhibit 600-3-7. The tree survey shall be drawn to scale and indicate the required natural areas, landscape areas, and the location, size by caliper, and species of existing protected trees as required in Exhibit 600-3-7.

* * *

12. Amend Chapter 600 – General Development Standards, Sec. 600-6 Accessory Use Standards to clarify which zoning districts non-traditional accessory structures are prohibited within, and to allow Agricultural Buildings above the Urban Growth Boundary Line with minimum requirements to read as follows:

SEC. 600-6.1 ACCESSORY BUILDING STANDARDS

* * *

- 4. *Maximum height and area.*
 - a. The height of any accessory structure shall not exceed 20 feet.
 - b. Accessory structures shall not exceed 7.5 percent of the area of the lot on which the primary structure is situated, or 2,500 square feet.
 - c. The maximum height and area restrictions do not apply to accessory structures located on lots located above the urban growth boundary line and within the Rural Overlay District, or to accessory structures located on lots measuring 1 acre or more below the urban growth boundary line and within the Rural Overlay District
- 5. *Prohibited accessory structures in residential, commercial, and medical zoning districts.* The following accessory structures are prohibited within the **L-1 and L-2 Large Lot Residential**

Districts and the S-1 and S-2 Suburban Residential Districts: converted mobile homes, truck vans, trailers, recreational vehicles, bus body vehicles, shipping containers, cargo containers, railroad cars, and similar prefabricated items and structures.

* * *

SEC. 600-6.2 ACCESSORY USE STANDARDS

* * *

5. Agricultural buildings are permitted above the Urban Growth Boundary Line where a property is three acres or greater in size and does not have a Rural Overlay.

13. Amend Chapter 600 – General Development Standards, Sec. 600-6 Accessory Use Standards to clarify that guest homes must meet the minimum setbacks indicated within the subject property’s respective zoning classification, to read as follows:

SEC. 600-6.2 ACCESSORY USE STANDARDS.

* * *

- 2. Garage apartment or guest houses are permitted in all residential districts and shall not exceed 1,000 square feet of habitable floor space. For lots over 1 acre in area, a guest house may be scaled to 7.5 percent of the total lot provided the guest house does not exceed 2,500 square feet of habitable floor space. **All guest homes must meet the minimum primary setbacks required within the respective zoning classification for which the property is within. All guest homes must be located behind the main structure. Where a guest home is proposed to be located on a corner lot or through-lot, the guest home must meet the front yard setbacks against the closest adjacent street.**

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ST. TAMMANY PARISH PLANNING AND ZONING COMMISSION

RESOLUTION

RESOLUTION SERIES NO: _____ PROVIDED BY: PLANNING & ZONING COMMISSION

RESOLUTION TO REQUEST THAT THE ST. TAMMANY PARISH COUNCIL AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – UNIFIED DEVELOPMENT CODE, SEC. 100-2.2(C)(7), TO INCREASE THE PER DIEM FOR PLANNING AND ZONING COMMISSION MEMBERS.

WHEREAS, the St. Tammany Parish Code of Ordinances, Part II – Unified Development Code, Section 100-2.2(C)(7), establishes that a per diem of fifty dollars (\$50) be paid for each Planning and Zoning Commission meeting attended; and,

WHEREAS, the St. Tammany Parish Planning and Zoning Commissioners expend considerable time, energy, and effort in preparation for each meeting, including but not limited to, reviewing the Agenda, site visits, and review of Staff Reports from the St. Tammany Parish Department of Planning and Development; and,

WHEREAS, members of the Planning and Zoning Commission desire an increase in the per diem rate to one hundred dollars (\$100), noting that the per diem has not been increased since 1993 in Ordinance Police Jury Series No. 93-1805.

THE PLANNING AND ZONING COMMISSION HEREBY RESOLVES to request that the St. Tammany Parish Council amend St. Tammany Parish Code of Ordinances, Part II – Unified Development Code, Sec. 100-2.2(C)(7), to increase the per diem to one hundred dollars (\$100) for Planning and Zoning Commissioners.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF ____ 2024, AT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

DAVE DOHERTY, COUNCIL CHAIRMAN

ATTEST:

MITCHELL KOGAN, CLERK OF PLANNING AND ZONING COMMISSION