AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, JANUARY 8, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

PUBLIC ANNOUNCEMENTS
- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE DECEMBER 11, 2018 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1315-PP
Whispering Forest
Developer/Owner: Robert Hesson
Engineer: Arrow Engineering & Consulting
Parish Council District Representative: Hon. James Thompson
Requesting Postponement to February 12, 2019 meeting

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

Request to Enter the Parish Right of Way for Cours Carson St., Town of Mandeville S/D for the purpose of extending the street and installing drainage and utility lines.
Debtor: BBB Holdings, LLC
Parish Council District: Hon. Jacob Groby

REVOCATION REVIEW

REV18-12-005
Request to revoke a portion of Albert St., Nelson St., & Armand St., Town of Mandeville S/D. Located Southeast of LA Hwy 1088, West of Soult St., North of Labarre St., North of Mandeville
Applicant: McInt, LLC
Parish Council District: Hon. Jacob Groby

MINOR SUBDIVISION REVIEW

2018-1333-MSP
A Minor S/D of Parcel C (8 acres) into Parcel C-1 & C-2, Stonehill Rd Folsom
Owner: Jared & Nicole Weiser
Surveyor: Land Surveyor, LLC
Parish Council District: Hon. James Thompson

**PETITIONS/REQUESTS**

**RESUBDIVISION REVIEW**
**DORMANT SUBDIVISION REVIEW**
**TENTATIVE SUBDIVISION REVIEW**
**PRELIMINARY SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW**

2018-1316-FP
Tamanend - St. Tammany Advanced Campus (STAC)
Developer/Owner: St. Tammany Parish Government
Engineer: Richard C Lambert Consultants, LLC
Parish Council District Rep.: Hon. Steve Stefancik
Postponed at the December 11, 2018

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

2016-252-PP
Wingfield
Request to waive the requirement for placing a fire hydrant on Joiner Wymer Rd.
Developer/Owner: Bruno Bros. Real Estate Management & Development
Engineer: Arrow Engineering & Consulting
Parish Council District: Hon. James Thompson

2018-1334-AOC
Magnolia Trace S/D, Pearl River
Act of Correction to reduce Private Drainage Servitude running through Lot #11 from 15 feet to 5 feet.
Surveyor: J.V Burkes

**NEW BUSINESS**

**ADJOURNMENT**
ST. TAMMANY PARISH PLANNING COMMISSION MEETING MINUTES
6:00PM – TUESDAY, DECEMBER 11, 2018
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL
Present: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Absent: Richardson
Staff Present: Jay Watson, Chris Tissue, Ted Reynolds, Cara Bartholomew, Emily Couvillon, Karlin Riles, Jennifer Lange

PUBLIC ANNOUNCEMENTS
• Phones and Pagers
• Appeals
• Speaker Cards
• Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
• Please exit the building

INVOCATION - Randolph presented the Invocation.
PLEDGE OF ALLEGIANCE - Bagert presented the Pledge of Allegiance

APPROVAL OF THE NOVEMBER 13, 2018 MINUTES
Randolph moved to approve, second by Drumm.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1053-PP - POSTPONED INDEFINITELY
The Preserve at Goodbee Lakes
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer: Quality Engineering and Surveying
Parish Council District Representative: Hon. James Thompson
POSTPONED FROM THE JUNE 12, 2018 MEETING
POSTPONED FROM THE JULY 10, 2018 MEETING
POSTPONED FROM THE AUGUST 14, 2018 MEETING
POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING
POSTPONED INDEFINITELY AT THE OCTOBER 09, 2018 MEETING
REQUEST TO BE PLACED ON THE DECEMBER AGENDA APPROVED AT THE NOVEMBER 13, 2018 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen
Opposition: None
Cazaubon moved to postpone, second by Willie.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay: 
Abstain:
2018-1105-PP - POSTPONED INDEFINITELY
Providence Parks, Phase 1
Developer/Owner: Providence Parks, LLC
Engineer: SLD Engineering and Surveying
Parish Council District Representative: Hon. James Thompson
POSTPONED FROM THE JULY 10, 2018 MEETING
POSTPONED FROM THE AUGUST 14, 2018 MEETING
POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING
POSTPONED FROM THE OCTOBER 9, 2018 MEETING FOR 2 MONTHS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne
Opposition: None
Willie moved to postpone, second by Cazaubon.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2018-1316-FP - POSTPONED ONE (1) MONTH
Tamanend - St. Tammany Advanced Campus (STAC)
Developer/Owner: St. Tammany Parish Government
Engineer: Richard C Lambert Consultants, LLC
Parish Council District Rep.: Steve Stefancik

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen
Opposition: None
Randolph moved to postpone, second by Doherty.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

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

Entering the Parish Right of Way (C.S. Owens Rd) - APPROVED
Request: Install two (2) covered cross walks
Debtor: St. Tammany Parish School Board
General Location: C.S. Owens Rd, Madisonville Elementary School

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen
Opposition: None
Fitzmorris moved to approve, second by Doherty.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:
MINOR SUBDIVISIONS

2018-1015-MSP - APPROVED WITH WAIVERS
A minor subdivision of a 4.07-acre parcel into Parcels A, B, C & D
Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Steve Stefancik
POSTPONED INDEFINITELY AT THE JUNE 12, 2018 MEETING
REQUEST TO BE PLACED ON THE DECEMBER AGENDA APPROVED AT THE NOVEMBER 13, 2018 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant
Opposition: None
Cazaubon moved to approve with waivers, second by Randolph.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2018-1288-MSP - APPROVED WITH WAIVERS
A minor subdivision of 37.3 acre Parcel into Parcel A & Parcel B, Hedge Ln, Folsom
Owner: Delos & Yun Thompson
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant
Opposition: None
Cazaubon moved to approve with waivers, second by Randolph.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2018-1295-MSP - APPROVED
A minor subdivision of a 13-acre parcel into Parcels C-1, C-2 & C-3, Hwy 41 & Howard O' Berry Rd, Pearl River
Owner: Craig Singletary
Surveyor: John G Cummings & Associates
Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant
Opposition: None
Fitzmorris moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:
2018-1307-MSP - APPROVED
A minor subdivision of a 3.5-acre parcel Wiggins Rd, Mandeville
Owner: Brian Babineaux
Surveyor: R.W. Krebs
Parish Council District Rep.: Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant
Opposition: None
Bagert moved to approve, second by Fitzmorris.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2018-1311-MSP - APPROVED WITH WAIVER
A Minor subdivision of a 23.48 acre tract into Tract A & Tract B, Hwy 1077 Covington
Developer/Owner: Terry & Donna Beaver
Surveyor: C. Mistic Surveyors, Inc.
Parish Council District Rep.: Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant
Opposition: None
Cazaubon moved to approve with waiver, second by Randolph.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

PETITIONS/REQUESTS
REVOCATION/CLOSINGS REVIEW
RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2018-1313-TP - APPROVED WITH WAIVER
Maison Trace
Developer/Owner: First Horizon, Inc.
Engineer: T Baker Smith, LLC
Parish Council District Rep.: Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen
Opposition: None
Lorren moved to approve with waiver second by Doherty.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:
PRELIMINARY SUBDIVISION REVIEW

2018-1280-PP - APPROVED WITH WAIVER
Rigolets Estates, Phase 3A-1
Developer/Owner: Succession of Fredrick J. Sigur
Engineer: GEC, Inc.
Parish Council District Representative: Hon. Michele Blanchard
POSTPONED FROM THE NOVEMBER 13, 2018 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant
Opposition: Alex Gonzales and Jane Gardner
Randolph moved to approve with waiver, second by Doherty.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2018-1315-PP
Whispering Forest
Developer/Owner: Robert Hesson
Engineer: Arrow Engineering & Consulting
Parish Council District Representative: Hon. James Thompson
(Withdrawn due to incomplete application)

FINAL SUBDIVISION REVIEW

2018-1312-FP - APPROVED
Maison du Lac, Phase 3A
Developer/Owner: WBB Realty, LLC
Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Rep.: Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne
Opposition: None
Bagert moved to approve, second by Cazaubon.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2018-1314-FP - APPROVED
Jackson Court
Developer/Owner: First Horizon, Inc.
Engineer: Sigma Consulting Group
Parish Council District Rep.: Marty Dean
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen
Opposition: None
Lorren moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

NEW BUSINESS
Vote on Chair and Vice Chair at January 8, 2019 meeting.

ADJOURNMENT
ENTERING THE PARISH
RIGHTS-OF-WAY,
SERVITUDES AND
EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION
RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. ________

TITLE: A RESOLUTION AUTHORIZING BBB HOLDINGS, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO BBB HOLDINGS, LLC, 1720 DUPARD STREET, MANDVILLE, LA 70448; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF COURS CARSON STREET BETWEEN JOANS AND PREVAIL STREETS; TOWN OF MANDEVILLE SUBDIVISION (UNINCORPORATED), FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.

WARD 4, DISTRICT 7.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the concrete road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations.” Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII “Parish Fees,” Division 3 “Development,” Subdivision V “Mandatory Impact Fees” and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

8. That the petitioner post a Performance Obligation in the amount of $30,400 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project.

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish’s Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish’s Selective Road Maintenance System.

12. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

13. That the petitioner shall submit a copy of the current owner’s deed.

14. That the petitioner shall produce proof that the right of way is dedicated to the Parish.

15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal “Clean Water Act” or a Section 404 Permit under the Federal “Clean Water Act” authorizing the opening of the portion of the right of way in question.

16. That the petitioner shall submit a site plan of Petitioner’s property and the unopened right of way.

17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 7.

18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _______ DAY OF ___, 20____, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

______________________________
SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/10/2018
REVOCATIONS
REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV18-12-005

NAME OF STREET OR ROAD: A portion of Albert Street, Nelson Street, and Armand Street, Town of Mandeville

NAME OF SUBDIVISION: Town of Mandeville

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located Southeast of LA Hwy 1088, West of Soult Street, North of Labarre Street, North of Mandeville

SURROUNDING ZONING: A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: McInt. LLC

STAFF COMMENTARY:

Department of Development:
The applicant is proposing to revoke a portion of Albert Street, Nelson Street, and Armand Street in order to develop Kingswood Subdivision. The adjacent property owners include McInc, LLC (Sq. 340, 341, 327, 360) and St. Tammany Parish Government (Sq. 328).

The southern portion of Albert St. abuts Sq. 328, owned by the Parish. Due to a future drainage project in the area the Parish will retain ½ of the right of way. The Parish has no objection to the revocation request.

The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property. The right-of-way does not appear to serve any public use or benefit, other than to the applicants. Staff has no objections to the proposed revocation request subject to the applicant assimilating the right-of-way into their adjacent properties through the Parish’s resubdivision process.
MINOR SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 27, 2018)

CASE NO.: 2018-1333-MSP

OWNER/DEVELOPER: Nicole & Jared Weiser
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 32 & 33  TOWNSHIP: 4 South  RANGE: 10 East
WARD: 2  PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:  
- SUBURBAN (Residential acreage between 1-5 acres)
- X RURAL (Low density residential 5 acres or more)
- OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the north side of Stonehill Rd, East of LA Hwy 25, North of Folsom

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 8 acres

NUMBER OF LOTS/PARCELS: Parcel C (8 acres) into Parcel C-1 (4 acres) & Parcel C-2 (4 acres)

ZONING: A-1A - Suburban Residential, 2018-1093-ZC approved at the August 7, 2018 meeting

REASONS FOR PUBLIC HEARING: The Parcel C was a part of a previously approved Minor S/D (2016-461-MSA).

STAFF COMMENTARY:

Department of Development - Planning & Engineering

The applicant is requesting to subdivide a previously approved minor subdivision into two parcels. Parcel C-1 will be accessed by an existing gravel drive, within the 35’ Access Servitude.

The minor subdivision request meets all of the minimum requirements of the Subdivision Ordinance; staff has no objection to the request.
PRELIMINARY SUBDIVISION REVIEW
CASE NO.: 2018-1315-PP

SUBDIVISION NAME: Whispering Forest (Resubmitted)

DEVELOPER: Bob Hesson
12090 Joiner-Wymner Road
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting/John C. Cummings & Associates
P.O. Box 881
Madisonville, LA 70447

SECTION: 33  WARD: 1
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)

GENERAL LOCATION: The property is located on the west side of Joiner-Wymer Road west of LA HWY #1077 and west of Covington, LA

TOTAL ACRES IN DEVELOPMENT OR PHASE: 8.91

NUMBER OF LOTS: 9  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: A-3

FLOOD ZONE DESIGNATION: “A”

TENTATIVE APPROVAL GRANTED: October 13, 2015

STAFF COMMENTARY:

Department of Development and Development

The developer has requested postponement to the February 12, 2019 meeting.
FINAL SUBDIVISION REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 2, 2019)

CASE NO.: 2018-1316-FP

SUBDIVISION NAME: Tamanend, Phase 1 (S.T.A.C.)

DEVELOPER: Patricia B. Brister, Parish President
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Weyerhaeuser Real Estate Development, Co.
100 Mariners Boulevard; Suite 10
Mandeville, LA 70448

ENGINEER/SURVEYOR: Richard C. Lambert, LLC
900 West Causeway Approach
Mandeville, LA 70471

Randall W. Brown and Associates, Inc.
228 West Causeway Approach
Mandeville, LA 70448

SECTION: 4
TOWNSHIP: 8 SOUTH
RANGE: 13 EAST
WARD: 7
PARISH COUNCIL DISTRICT: 7 & 11

TYPE OF DEVELOPMENT:
_____ URBAN (Residential lots less than 1 acre)
_____ SUBURBAN (Residential lots between 1-5 acres)
_____ RURAL (Residential Farm Tract lots 5 acres plus)
_____ X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the east side of LA HWY #434 and north of I-12.

TOTAL ACRES IN DEVELOPMENT: 55.035

NUMBER OF LOTS: 5
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 & C

STAFF COMMENTARY:

Department of Planning and Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on November 28, 2018. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and drainage is functioning.

General Comments:
**Final Plat:**

1. Restrictive Covenants #1 and #6 - Revise “Dwelling” to “Structure.”

2. Show owner and developer as follows:

   Patricia B. Brister, Parish President
   St. Tammany Parish Government
   P.O. Box 628
   Covington, LA 70434

   MEMBER
   Weyerhaeuser Real Estate Development Company
   100 Mariners Boulevard; Suite 10
   Mandeville, LA 70448

3. Provide “Servitude Agreement” with Exhibit.

**INFORMATIONAL ITEMS:**

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Since the developer has “no end users,” the Mandatory Development Fees are not due prior to signing the subdivision plat, but due upon building permit application.

This subdivision is within the “Urban Growth Boundary Line.”

Revised drawings will not be accepted prior to the January 8, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
OLD BUSINESS
Re: Wingfield Subdivision
Waiver - Fire Hydrant Installation

Honorable Commissioners,

The developer has requested a waiver to not be required to install fire hydrants within the right-of-way of Joiner-Wymer Road due to the limited width of the current right-of-way. Should the waiver be approved, the developer shall obtain written permission from LDH, the utility company and the applicable fire district.

Sincerely,

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable James Thompson
    Mr. Sidney Fontenot
    Ms. Erin Stair
    Mr. Earl J. Magner
    Mr. Chris Tissue, P.E.
    Mr. Theodore Reynolds, E.I.
    Ms. Cara Bartholomew
    Mr. Robert Bruno
Shelby R. Vorenkamp - Development

From: Jay Watson
Sent: Tuesday, December 11, 2018 4:47 PM
To: Shelby R. Vorenkamp - Development; Cara L. Bartholomew
Cc: Sidney Fontenot; Erin Stair
Subject: FW: Joiner-Wymer Road - waterlines for Wingfield

Shelby/Cara,

We will include the below request for a waiver of the regulations on the January PC agenda under old business.

Let me know if you have any questions.

Thanks,

Jay B. Watson, P.E.
14% Parish Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
985.809.7448 e: jwatson@stpgov.org
www.stpgov.org

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

From: Robert Bruno <rbruno@brunomgmt.net>
Sent: Tuesday, December 11, 2018 2:30 PM
To: Sidney Fontenot <sfontenot@stpgov.org>; Jay Watson <jwatson@stpgov.org>
Subject: RE: Joiner-Wymer Road - waterlines for Wingfield

Sidney we are formally requesting a waiver of the requirement for placing fire hydrant on Joiner Wymer road. The basis of the request is that Tammany Utilities has indicated they will not have sufficient room to work on a service for fire hydrants because of the limited right away.

Robert Bruno
Managing Partner
Bruno Brothers Management
70325 Hwy 1077 Suite 300
Covington, LA 70433

985-792-7110
www.brunobrothersproperty.com
January 2, 2019

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

Re: Magnolia Trace Subdivision, Lot #11
Act of Amendment

Honorable Commissioners,

The above captioned Act of Amendment has been reviewed by the Department of Development - Engineering and no objection is offered.

Therefore, it is recommended that the Act of Amendment be approved to amend the width of the 15 foot Private Drainage Servitude to a 5 foot Private Drainage Servitude.

Sincerely,

Jay B. Watson, P.E.
Parish Engineer

Enclosure: Act of Amendment, Recorded Plat for Magnolia Trace and Survey of Lot #11

xc: Honorable Steve Stefancik
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, E.I.
Ms. Cara Bartholomew
Mr. Sean Burkes, J.V. Burkes & Associates, Inc.
Mr. Dennis Collier, Dennis Collier Construction, LLC
ACT OF AMENDMENT  
OF SUBDIVISION PLAT

UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State of Louisiana, and the Parish of St. Tammany,

PERSONALLY CAME AND APPEARED:

Sean M. Burkes, REGISTERED PROFESSIONAL LAND SURVEYOR

Who begin first duly sworn by me, did depose and state that:

After further examination of the official subdivision plat for Magnolia Trace Subdivision recorded 6/21/07, filed as Map File No. 4494, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered that an amendment needs to be made to said plat.

Map on file shows a 15' Private Drainage Servitude running through Lot 11

In order to correct the recorded Subdivision Plat, the undersigned does hereby amend the subdivision plat for Magnolia Trace Subdivision as follows:

The 15' Private Drainage Servitude running through Lot 11 will be reduced to a 5' Private Drainage Servitude instead of 15'

Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, Louisiana to make mention on the face of the Subdivision Plat recorded in Clerks Map File No. 4494, to serve as the occasion may require.
THUS DONE AND PASSED at 12th January, 2018, in the presence of the undersigned competent witnesses and me, Notary, on the 29th day of November, 2018.

Amy Fontenot

Notary Public
Notary I.D./Bar No. (As Applicable): 17824

WITNESS

PROFESSIONAL LAND SURVEYOR
Louisiana Registered, P.L.S. 4782

Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the 29th day of November, 2018.

Amy Fontenot
WITNESS

PROFESSIONAL LAND SURVEYOR
Louisiana Registered, P.L.S. 4782

Daniel E. Zelenka, II

Notary Public
Notary I.D./Bar No. (As Applicable): 17824

WITNESS
A SURVEY MAP OF
LOT 11, MAGNOLIA TRACE
LOCATED IN SECTION 19, T—8—S, R—15—E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: DENNIS COLLIER CONSTRUCTION