AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 10, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE SPECIAL RESCHEDULED OCTOBER 8, 2019 MINUTES

APPROVAL OF THE NOVEMBER 12, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Entering the Parish Right-of-way
Request to Enter the Parish Right-of-Way for Audubon Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.
Debtor: Mr. William H. Johnson
Parish Council District Representative: Hon. Jacob Groby
General Location: The property is located on the north side of Labarre Street, east of Foy Street, Mandeville, Louisiana. Ward 4, District 7

Entering the Parish Right-of-way
Request to Enter the Parish Right-of-Way for Coffee Street and Oak Street, Town of Mandeville Subdivision for the purpose of improvement of the streets and installing drainage features.
Debtor: Gingercrest, Inc. (RaceTrac Petroleum, Inc.)
General Location: The property is located on the north side of Florida Street, east of Coffee Street and west of Oak Street, Mandeville, Louisiana. Ward 4, District 10.

REVOCATION REVIEW
MINOR SUBDIVISION REVIEW

2019-1667-MSP
A minor subdivision of 7.76 acres into Parcels 1 & 2
Owners: Melanie A. Pichon
Surveyor: J.V. Burkes & Associates, Inc
Parish Council District Representative: Hon. Steve Stefancik
General Location: The property is located on the east side of Corner Drive, north of US Highway 190, Slidell, Louisiana. Ward 9, District 11

2019-1701-MSP
A minor subdivision of 4.49 acres & 1 acre into Parcels A & B
Owners: James C. Hall & Lyle Lapeyrouse
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the east side of LA Highway 1077, north Dummyline Road, Covington, Louisiana. Ward 1, District 1

2019-1710-MSP
A minor subdivision of 2.98 acres into Parcels A & B
Owners: Brian & Merry Byers
Surveyor: Land Surveying, LLC
General Location: The property is located on the west side of Allen Road, south of Jarrell Road, Covington, Louisiana. Ward 10, District 6

2019-1719-MSP
A minor subdivision of 37.49 acres into Parcels A, B, C & D
Owners: Terence P. Ryan & Terence P. Ryan, Jr.
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the south side of Boyd Rd, east of Tantela Ranch Road, Covington, Louisiana. Ward 1, District 3

2019-1727-MSP
A minor subdivision of 4.582 acres into Parcels A & B
Owners: Ferrer Cottages, LLC - Douglas Ferrer
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the west side of Military Road/LA Highway 21, north of LA Highway 36, Covington, Louisiana. Ward 3, District 2

RESUBDIVISION REVIEW

2019-1724-MRP
A resubdivision of Tract B into Tracts B-1 & B-2, Phase 4, Northpointe Business Park
Owners: Northpointe Business Park, LLC - Christopher Lopez & Gary Bourgeois
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the south side and at the end of Northpointe Court, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3
2019-1726-MRP
A resubdivision of lots 1-14, lot 76, lots C1-C8 & a 10.3 acre Tract into Lots 1A-14A, 15-28, GS-5 & a 10.49 acre Tract, Phase 1, Covington Place Cottages
Owners: Tidal Group, LLC - Adam Henning
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the north side of 10th Street, on the west side of Covington Cottage Lane and on the north and south side of Craftsman Court, Covington, Louisiana.
Ward 3, District 2

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2019-1687-FP
Oaklawn Trace, Phase 1
Developer/Owner: J/MAC Development, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik
General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11
Postponed at the November 12, 2019 meeting

2019-1688-FP
Wingfield, Phase 1
Developer/Owner: Bruno Brothers Real Estate
Engineer/Surveyor: Arrow Engineering & Consulting, Inc,
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3
Postponed at the November 12, 2019 meeting

2019-1722-FP
Lakeshore Villages, Phase 4-A-4
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC
Parish Council District Representative: Hon. S. Michele Blanchard
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13
2019-1721-FP
Bedico Creek, Parcel 6
Developer/Owner: Bedico Creek Preserve, LLC
Engineer: Kelly McHugh & Associates
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

Notice of Intention to Consider Adoption of Amendment to Developmental Agreement
A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 21 and add Lot 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 42 lots and adding 42 lots).
Debtor: Advanced Mortgage Company
Parish Council District: Hon. David Fitzgerald
General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

OLD BUSINESS

2019-1494-PP
Bellevue Estates
Developer/Owner: H & I Investments, LLC
Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jacob B. Groby III
General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 4 District 7

Change in Ownership

NEW BUSINESS

ADJOURNMENT
ROLL CALL
Present: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph
Absent: Parker
Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, Cleland, Lange, Vorenkamp, Henderson

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

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

APPOINTMENT OF PARLIAMENTARIAN - Doherty appointed Fitzmorris

APPROVAL OF THE SEPTEMBER 10, 2019 MINUTES
Bagert moved to approve, second by Randolph.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1105-PP - POSTPONED
Providence Parks, Phase 1
Developer/Owner: Providence Parks, LLC
Engineer: SLD Engineering and Surveying
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3
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
Postponed from the December 11, 2018 meeting indefinitely
MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Bagert moved to postpone for one month, second by Crawford.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1604-PP - POSTPONED
River Park Estates, Phase 2
Developer/Owner: River Park Estates, LLC
Engineer/Surveyor: Deep South Design Group, LLC
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3 District 3
Postponed at the September 10, 2019 meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Bagert moved to postpone for one month, second by Drumm.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1638-PP - POSTPONED
Spring Lakes, Phase 3
Developer/Owner: Lonesome Development, LLC
Engineer/Surveyor: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Randolph moved to postpone for one month, second by Fitzmorris.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: Crawford

2019-1633-FP - POSTPONED
Grande Maison, Phase 3-C
Developer/Owner: Grande Maison Development, LLC
Engineer/Surveyor: Kelly McHugh and Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano
General Location: The property is located on the east side of LA Highway 59, south of Interstate -12, Mandeville, Louisiana. Ward 4 District 5
MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Fitzmorris moved to postpone for one month, second by Randolph.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1640-FP - POSTPONED
Maison du Lac, Phase 3-B
Developer/Owner: WBB Realty, LLC
Engineer/Surveyor: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Fitzmorris moved to postpone for one month, second by Crawford.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

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

Entering the Parish R.O.W. - APPROVED
Request to Enter the Parish Right of Way for Ozone Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.
Debtor: SMS Holdings, LLC
Parish Council District: Hon. Jacob Groby
General Location: The property is located on the north side of Joans Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

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

Entering the Parish R.O.W. - APPROVED
Request to Enter the Parish Right of Way for Rapatel Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.
Debtor: SMS Holdings, LLC
Parish Council District: Hon. Jacob Groby
General Location: The property is located at the end of Rapatel Street, south of Armand Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Fitzmorris moved to approve, second by Crawford.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

REVOCATION REVIEW

REV19-09-003 - APPROVED
The revocation of Louisa Street & a portion of Rousella Avenue, located on the west side of LA Highway 59, across Lotus Lane, First Subdivision of Glendale Heights, Mandeville, Louisiana, Ward 4, District 10
Applicant: PTP Properties, LLC

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 approve, second by Seeger.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

MINOR SUBDIVISION REVIEW

2019-1608-MSP - APPROVED
Owners: Lusk Management LLC - Blake Lusk
Surveyor: Kelly McHugh & Associates, Inc
General Location: The property is located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington, Louisiana. Ward 4, District 5
Postponed at the September 10, 2019 meeting

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

2019-1624-MSP - APPROVED
A minor Subdivision of 1.63 acres into Parcels A & B
Owners: Judy Williams Cannon
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner
General Location: The property is located on the west side of LA Highway 41, north of LA Highway 40, Bush Louisiana. Ward 5, District 6
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Judy Williams Cannon
Opposition: None
Seeger moved to approve, second by Randolph.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1630-MSP - APPROVED
A minor subdivision of 2.19 acres into Parcels A & B
Owners: Joy Barron Fitzmorris
Surveyor: John G. Cummings and Associates
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the west side of LA Highway 25, north of C. Gotti Road, Folsom, Louisiana. Ward 2, District 3

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

2019-1635-MSP - APPROVED
A minor subdivision of 41.36 acres into Parcels A, B, C & D
Owners: Mark and Lisa Wise
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Jacob Groby
General Location: The property is located at the end of both Isaac Road & Prosper Road, west of LA Highway 434, Lacombe, Louisiana. Ward 7, District 7

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

2019-1636-MSP - APPROVED
A minor subdivision of Lot B-4 into Lots B-4A & B-4B
Owners: Grand Homes - John Ploue III
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the south side of Brewster Road, west of Grand Oaks Blvd, Madisonville, Louisiana. Ward 1, District 1
MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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 with waivers, second by Fitzmorris.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

RESUBDIVISION REVIEW

2019-1647-MRP - APPROVED
A resubdivision of lots 2, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Square 311, Side A, into lots 1A, 2A, 3A, 4A, 5A, 6A & Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30 Square 311, Side B, into lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B & 30 B, Town of Mandeville.
Owners: Affordable Homes & Land, LLC - Mr. Robert Rosiere
Surveyor: J. V. Burkes & Associated, Inc.
Parish Council District Representative: Hon. Jacob Groby
General Location: The property is located on the east & west sides of Cours Carson Street Extension & on the northwest corner of Soult Street & Preval Street, Mandeville, Louisiana. Ward 4, District 7

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

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2019-1603-FP - APPROVED
Ashton Parc, 4th Filing
Developer/Owner: First Horizon, Inc.
Engineer/Surveyor: Benchmark Group, LLC
Parish Council District Representative: Hon. Chris Canulette
General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana. Ward 8 District 8
Postponed at the September 10, 2019 meeting
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Murray McCullough
Opposition: None
Randolph moved to approve, second by Willie.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Waiver Request - APPROVED
Waiver to Restrictive Covenant #9 on the Recorded Plat for The Moorings at Oak Harbor Subdivision, Phase 4 - Owner of Lot #68 would like to have a horseshoe driveway installed.
Owner: Troy and Melissa Watson
Parish Council District Representative: Hon. Jerry Binder
General Location: The property is located south of Oak Harbor Blvd., east of LA Highway 11, Slidell, Louisiana. Ward 9 District 12

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

NEW BUSINESS

ADJOURNMENT
ROLL CALL
Present: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph
Absent: Parker
Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, Lange, Vorenkamp, Henderson

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

APPROVAL OF THE OCTOBER 8, 2019 MINUTES
Richard moved to approve, second by Bagert.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1687-FP - POSTPONED
Oaklawn Trace, Phase 1
Developer/Owner: J/MAC Development, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik
General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Bagert moved to postpone for one month, second by Randolph.
Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1688-FP - POSTPONED
Wingfield
Developer/Owner: Bruno Brothers Real Estate
Engineer/Surveyor: Arrow Engineering & Consulting, Inc,
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None

**Fitzmorris moved to postpone for one month, second by Randolph.**
**Yea:** Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
**Nay:** N/A
**Abstain:** N/A

**Notice of Intention to Consider Adoption of Amendment to Developmental Agreement - POSTPONED**
A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 21 and add Lot 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 42 lots and adding 42 lots).
Debtor: Advanced Mortgage Company
Parish Council District: Hon. David Fitzgerald
General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None

**Randolph moved to postpone for one month, second by Fitzmorris.**
**Yea:** Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph
**Nay:** N/A
**Abstain:** N/A

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

**Entering the Parish Right-of-way - APPROVED**
Request to Enter the Parish Right-of-way of Dove Park Road for the purpose of installing a sewer force main in conjunction with the construction of Dove Park Estates Subdivision
Debtor: Dove Park Estates, LLC
Parish Council District: Hon. Rykert Toledano
General Location: The property is located on the north side of Dove Park Road, west of LA Highway 59 Mandeville, Louisiana. Ward 4, District 5

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

**Randolph moved to approve, second by Willie.**
**Yea:** Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
**Nay:** N/A
**Abstain:** N/A

**REVOCATION REVIEW**
MINOR SUBDIVISION REVIEW

2019-1674-MSP - APPROVED
A minor subdivision of 1.89 acres into Parcels A & B
Owners: Jeffrey Johannsen
Surveyor: John Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik
General Location: The property is located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

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

2019-1681-MSP - APPROVED
A minor subdivision of 14.20 acres identified as Parcel KS-1 into Parcels KS-1A & KS-1B
Owners: Byron A. & Myra D. Brown
Surveyor: Dading, Marques & Associates, LLC
Parish Council District Representative: Hon. Steve Stefancik
General Location: The property is located on the east side of Transmitter Road, south of East Main Street, Lacombe, Louisiana. Ward 7, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Myra D. Brown
Opposition: None
Randolph moved to approve, second by Fitzmorris.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

RESUBDIVISION REVIEW

2019-1679-MRP - APPROVED
Owners: VARNCO Properties, LLC – Kenneth & Bettina Varnado
Parish Council District Representative: Hon. S. Michele Blanchard
General Location: The property is located on the north side US Highway 190 East, on the west side of Northshore Lane & on the east side of Panther Street, Slidell, Louisiana, Ward 8, District 13
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None
Opposition: None
Randolph moved to approve, second by Fitzmorris.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1683-MRP - APPROVED
A resubdivision of lot 588A-1 into lots 587A-1 & 588A-2, Tchefunta Club Estates, Phase II
Owners: Bluebird Development & Design, LLC - Jamison Bagnell
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the southwest side of Hummingbird Road, north of Riverdale Drive, Covington, Louisiana. Ward 1, District 1

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

2019-1689-MRP - APPROVED
Owners: SMS Holdings Company, LLC
Parish Council District Representative: Hon. Jacob Groby
General Location: The property is located on the east & west sides of Ozone Place & on the west side of Rapatel Street, Mandeville, Louisiana. Ward 4, District 7

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

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION REVIEW

2018-1105-PP - APPROVED
Providence Parks, Phase 1
Developer/Owner: Providence Parks, LLC
Engineer: SLD Engineering and Surveying
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3
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
Postponed from the December 11, 2018 meeting indefinitely
Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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: Matt Allen
Randolph moved to approve, second by Drumm.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1604-PP - APPROVED
River Park Estates, Phase 2
Developer/Owner: River Park Estates, LLC
Engineer/Surveyor: Deep South Design Group, LLC
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3 District 3
Postponed at the September 10, 2019 meeting
Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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 approve, second by Randolph.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1638-PP - APPROVED
Spring Lakes, Phase 3
Developer/Owner: Lonesome Development, LLC
Engineer/Surveyor: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3
Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda
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: Matt Allen
Randolph moved to approve, second by Seeger.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

FINAL SUBDIVISION REVIEW

2019-1633-FP - APPROVED
Grande Maison, Phase 3-C
Developer/Owner: Grande Maison Development, LLC
Engineer/Surveyor: Kelly McHugh and Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano
General Location: The property is located on the east side of LA Highway 59, south of Interstate - 12, Mandeville, Louisiana. Ward 4 District 5
Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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 with waiver, second by Fitzmorris.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1640-FP - APPROVED
Maison du Lac, Phase 3-B
Developer/Owner: WBB Realty, LLC
Engineer/Surveyor: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1
Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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
Randolph moved to approve, second by Fitzmorris.
Yea: Seger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1685-FP - APPROVED
Spring Lakes, Phase 2
Developer/Owner: Lonesome Development, LLC
Engineer/Surveyor: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. James Thompson
General Location: The property is located on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3
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
Seeger moved to approve, second by Fitzmorris.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

2019-1686-FP- APPROVED
Lakeshore Villages, Phase 4-A-3
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC
Parish Council District Representative: Hon. S. Michele Blanchard
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

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 approve, second by Fitzmorris.
Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
Nay: N/A
Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

OLD BUSINESS

NEW BUSINESS

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 MR. WILLIAM H. JOHNSON, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. WILLIAM H. JOHNSON, 1551 LABARRE STREET, MANDEVILLE, LA 70448 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION AUDUBON STREET, IMMEDIATELY EAST OF FOY STREET, 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 ASPHALT 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 $6,200 for a period of one (1) year.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of $3,900 for a period of two (2) years.

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. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

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

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

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

16. 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.

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

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

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

20. 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 10TH DAY OF DECEMBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

______________________________
DAVID DOHERTY JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

______________________________
SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 7/1/2019
PREPARED FOR: B I L L J O H N S O N
OF MANDEVILLE, (NOT IN CORPORATE LIMITS)
Y PARISH, LOUISIANA.

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

SKETCH OF PROPOSED STREET
FOR LOTS 8-A & 12-A, SQUARE 260,
TOWN OF MANDEVILLE, (NOT IN CORPORATE LIMITS)
ST. TAMMANY PARISH, LOUISIANA.

S 29°31'45" W 120.00'

LOT 12
LOT 4
LOT 2
LOT B
LOT A
LOT 8-A

SCALE: 1" = 40' DATE: 11-13-19
DRAWN: CRJ JOB NO.: 19-422
REvised.
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____________

TITLE: A RESOLUTION AUTHORIZING GINGERCREST, INC. (RACETRAC PETROLEUM, INC.), TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO GINGERCREST, INC. (RACETRAC PETROLEUM, INC.), 200 GALLERIA PARKWAY; SUITE 900; ATLANTA, GA 30339 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF OAK AND COFFEE STREETS, NORTH OF LA HIGHWAY 190; TOWN OF MANDEVILLE (UNINCORPORATED), FOR THE PURPOSE OF IMPROVING THE ROADS AND DRAINAGE.

WARD 4, DISTRICT 10.

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 ASPHALT 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. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

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

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

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

7. That the petitioner post a Performance Obligation in the amount of $29,200 for a period of one (1) year.

8. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of $16,100 for a period of two (2) years.
9. 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.

10. 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.

11. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.

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 submit a site plan of Petitioner’s property.

16. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 10.

17. That the petitioner submit as-built drawings certifying that road is constructed in accordance with the approved plans.

18. 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 10TH DAY OF DECEMBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

_________
DAVID DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

_________
SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/29/2019
MINOR SUBDIVISIONS
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MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 3rd, 2019) –

CASE NO.: 2019-1667-MSP

OWNER/DEVELOPER: Melanie Pichon  
ENGINEER/SURVEYOR: J. V. Burkes & Associates, Inc

SECTION: 5, 32 & 37  
TOWNSHIP: 8 & 9 South  
RANGE: 14 East

WARD: 9  
PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: The property is located on the east side of Corner Drive, north of US Highway 190, Slidell, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 7.76 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel 1 – 6.76 acres & Parcel 2 – 1 acre

ZONING: HC-2 Highway Commercial District

STAFF COMMENTARY:  
Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 7.76 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcel 1 not meeting the minimum lot width of 80 feet along Corner Road, and requiring a waiver of the regulation by the Planning Commission.
- Parcels 2 not having public road frontage and being accessed via access servitude, partially connected to a Parish Road, and requiring a waiver of the regulations by the Planning Commission.

Staff is not opposed to the request to create the 2 parcels of land since both parcels meet the minimum lot size under the HC-2 Highway Commercial Zoning District.

Should the Planning Commission wishes to recommend approval it subject to the below comments:

1. Provide the width of the access servitude identified as “Asphalt Road” on the survey.
2. Indicate on the survey that the 30 foot Drain Canal is “Dedicated to St. Tammany Parish”.
3. Corner Drive shall be identified on the survey at the “Mag Nail set in Asphalt” since it is the end of the Parish maintained portion of the drive.
4. Update the date on the survey plat.
5. Include a signature line for the Chairman of the Planning Commission.

In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.
I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist anywhere across any of the property lines, except as shown. Encumbrances shown hereon or not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereon 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.: 2252050420E
DATE: 4/21/99
ZONE: B&C
B.F.E. = NA

* Verify prior to construction with local governing body.

A MINOR SUBDIVISION OF A 7.76 AC. PARCEL


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 Minimum Standards for Property Boundary Surveys. Bearings are based on record bearings unless noted otherwise.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019) –

CASE NO.: 2019-1701-MSP

OWNER/DEVELOPER: James C. Hall & Lyle Lapeyrouse
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 41 & 44
TOWNSHIP: 7 South
RANGE: 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION: The property is located on the east side of LA Highway 1077, north of Dummyline Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 5.49 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 3 acres & B – 2.49 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:
Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 5.49 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcels B not having public road frontage and being accessed via 25 foot access servitude.

Staff is not opposed to the creation of Parcels A & B since the two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review and the minimum lot width and maximum allowable density under the A-2 Suburban Zoning District.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019) –

CASE NO.: 2019-1710-MSP

OWNER/DEVELOPER: Brian & Merry Byers
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 20  TOWNSHIP: 6 South  RANGE: 12 East
WARD: 10  PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT: 

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

GENERAL LOCATION: The property is located on the west side of Allen Road, south of Jarrell Road, Covington, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 2.98 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 1.26 acres & B – 1.72 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 2.98 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcels B not having public road frontage and being accessed via 20 foot access servitude.

Staff has no objection to the request since the two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review and the minimum lot width and maximum allowable density under the A-2 Suburban Zoning District.
MAP PREPARED FOR
BRIAN BYERS

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN
SECTION 20, T-6-S, R-12-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 ON THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 846-0355 fax
landsurvey@bellsouth.net email

SCALE: 1" = 70' DATE: 7-08-2019 NUMBER: 19342

A Minor Subdivision of a 2.96 Acre Parcel of
Rt 122, St. Tammany Parish, Louisiana

LAND SURVEYING LLC
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 3rd, 2019)

CASE NO.: 2019-1719-MSP

OWNER/DEVELOPER: Terence P. Ryan & Terence P. Ryan, Jr.
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 15  TOWNSHIP: 6 South  RANGE: 10 East

WARD: 1  PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the south side of Boyd Road, east of Tantela Ranch Road, Covington, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 37.49 acres into

NUMBER OF LOTS/PARCELS: 4 Parcels; A – 15.7 acres, B – 11.78 acres, C – 5 acres & D – 5 acres

ZONING: A-1 Suburban District

STAFF COMMENTARY: 
Department of Development – Planning & Engineering

The applicant is requesting to create four (4) parcels from a 37.49 acre parcel. The minor subdivision request requires a public hearing due to:

- Front parcel identified as parcel A does not have Parish Road Frontage and is being accessed through a private drive, requiring a waiver of the regulations by the Planning Commission.
- Front parcel identified as parcel A does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District, requiring a waiver of the regulations by the Planning Commission.
- Parcel C is proposed to be accessed through a 30’ servitude that does not currently exists and/or was not created before the creation of the Urban Growth Boundary Line adopted November 10, 2010, requiring a waiver of the regulations by the Planning Commission. Note that if the Commission’s motion is in favor of granting the variance, it shall include stipulations regarding the status of 30’ access servitude:
  - remain a servitude/driveway or improved to the same standards as the existing 30 foot right of way from Boyd Road.
  - determine the time to complete the construction of the access.

Staff has no objection to the request subject to the above & below comments:

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.

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

Parcel A
6.00 ACRES

Parcel B
11.78 ACRES

Parcel C
5.00 ACRES

Parcel D
5.00 ACRES

Canal

Section 15, T-6-S, R-10-E. St.
Tammany Parish, Louisiana

DRAWN NUMBER
17767

Revised: 5-15-2018 (Resub)

Terr3/TerryRyon
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 3rd, 2019) –

CASE NO.: 2019-1727-MSP

OWNER/DEVELOPER: Ferrer Cottages, LLC - Douglas Ferrer
ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 42  TOWNSHIP: 6 South  RANGE: 11 East

WARD: 3  PARISH COUNCIL DISTRICT: 2
TYPE OF DEVELOPMENT:  
   ___  SUBURBAN (Residential acreage between 1-5 acres)
   _____  RURAL (Low density residential 5 acres or more)
   _____  OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of Military Road/LA Highway 21, north of LA Highway 36, Covington, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 4.582 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 3.457 acres & B – 1.125 acre

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 4.582 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcels A not having public road frontage and being accessed via 20 foot access servitude.

Staff is not opposed to the creation of Parcels A & B since both parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review and the minimum lot width and the density requirement under A-2 Suburban District, subject to the below comment:

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission
CALLS ALONG LITTLE BOGUE FALAYA RIVER

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
S36°00'00"E (per Reference Survey No. 2)

L1 N50°26'44"E 32.85'
L2 N52°17'03"E 58.46'
L3 N57°51'23"E 71.02'
L4 N63°06'26"E 84.85'
L5 N64°06'26"E 64.79'
L6 N43°07'06"E 36.72'
L7 N40°20'31"E 8.76'

L7 (per Reference Survey No. 2)

LEGEND

= 1" IRON PIPE FOUND
= 3/4" IRON PIPE FOUND
= 1/2" IRON ROD FOUND
= 1/2" IRON ROD SET
= FENCE
RS = REFERENCE SURVEY NO. 1

NOTE:
This property is located in Flood Zones A, B & C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

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: Ferrer Cottages, LLC

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 4.582 ACRES INTO PARCELS A & B, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

SCALE: 1" = 100'

JOHN G. CUMMINGS
PROFESSIONAL LAND SURVEYOR

LICENSE NO. 4770

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOB NO. 12042-DF
DATE: 11/18/2019

REVISED:
RESUBDIVISION REVIEW
RESUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019)

CASE FILE NO: 2019-1724-MRP

NAME OF SUBDIVISION: Northpointe Business Park, Phase 4

LOTS BEING DIVIDED: Resubdivision of Tract B into Tracts B-1 & B-2

SECTION: 3  WARD: 1
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

PROPERTY LOCATION: The property is located at the end and on the south side of Northpointe Court, west of LA Highway 1077, Covington, Louisiana.

ZONING: I-2 Industrial Zoning District

PROPERTY OWNER: Northpointe Business Park, LLC - Christopher Lopez & Gary Bourgeois

STAFF COMMENTARY:
The owner is requesting to resubdivide one (1) lot into two (2) buildable industrial sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.

Recommendation:
Staff has no objections to the resubdivision request, as shown on the attached survey, subject to the following:

1. The survey must be amended to include a signature line for the Chairman of the Planning Commission.
TRACT B—2
5.175 ACRES
—354.98'

NORTHPOINTE COURT
S89'32'37"E
62.82
635.03'
20' NO CUT BUFFER

TRACT B—1
15.66 ACRES

TRACT B—2
5.175 ACRES

SCALE: 1" = 200'
JOB NO.: 19239-R
DATE: 11/21/2019
REVISED:
RESUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019)

CASE FILE NO: 2019-1726-MRP

NAME OF SUBDIVISION: Covington Place Cottages, Phase 1

LOTS BEING DIVIDED: Resubdivision of lots 1-14, Lot 76, Lots C-1-C-8 & a 10.30 acre tract into Lots 1A-14A, 15-28, GS-5 & a 10.49 acre tract

SECTION: 42  WARD: 3
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 2
RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of 10th Street, on the west side of Covington Cottage Lane and on the north and south side of Craftsman Court, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Tidal Group, LLC - Adam Henning

STAFF COMMENTARY:
The owner is requesting to resubdivide twenty-four (24) lot into thirty (30) residential sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of lots within a subdivision that requires approval of the Planning Commission and consist of an amendment of the previously approved Phase 1 of the subdivision.

Recommendation:
Staff has no objections to the resubdivision request, as shown on the attached survey, subject to the following:

1. Addresses are to be indicated on the plat.
FINAL SUBDIVISION REVIEW
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FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As December 3, 2019)  

CASE NO.: 2019-1687-FP  

SUBDIVISION NAME: Oaklawn Trace, Phase 1  

DEVELOPER: J/Mac Development, LLC  
310 Howze Beach Road  
Slidell, LA 71461  

ENGINEER/SURVEYOR: Kelly McHugh & Associates  
845 Galvez Street  
Mandeville, LA 70448  

SECTION: 33  
TOWNSHIP: 8 SOUTH  
RANGE: 13 EAST  

WARD: 7  
PARISH COUNCIL DISTRICT: 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)  
_______ OTHER (Multi family, commercial or industrial)(PUD)  

GENERAL LOCATION: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana.  

TOTAL ACRES IN DEVELOPMENT: 30.65  

NUMBER OF LOTS: 65  
AVERAGE LOT SIZE: Varies  

SEWER AND WATER SYSTEMS: Central  

ZONING: PUD  

FLOOD ZONE DESIGNATION: “AE-EL 10”  

STAFF COMMENTARY:  

Department of Planning and Development  

The developer requested postponement for the November 12, 2019 Planning Commission meeting.  

Periodic inspections have been made by this office during construction and a final inspection was made on October 22, 2019. The inspection disclosed that all of the asphalt roadways were constructed, and the
roadside ditches and shoulders need final grading.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the final inspection and review of the provided plans. These items will need to be completed prior to the plats being signed:

**General Information:**

1. Roadside ditches and ditches within drainage servitudes need to be regraded to provide positive flow.
2. Numerous cross culverts have been silted in and need to be cleaned.
3. The new connection for Oaklawn Trace at US Hwy 190 is showing signs of raveling and needs to be corrected.
4. Rip-Rap at numerous outfall pipe locations need to be re-installed (Typical).
5. Pond banks and pond tops need to be vegetated (sodded/hydro-seeded) to eliminate erosion and siltation into the detention ponds (Typical).
6. The fire hydrant across from lot #6 needs to be raised to the proper grade.

**Final Plat:**

7. Lots #84-88 have incorrect addressing. Revise addresses per addressing spreadsheet provided for this development.
8. Lot #22 and the lift station have incorrect addressing. Revise addresses per addressing spreadsheet provided for this development.
9. Show the 60’ drainage servitude from pond #2 extending to the Trace right-of-way.
10. Label the 20’ drainage servitude on the east side of pond #1.
11. Label the drainage servitude between pond #1 and pond #2 on the plat.
12. Provide parcel labels for all greenspace parcels on the plat (Typical).
13. Label the 20’ drainage and utility servitude on the plat between lots #21 and #22.

**Paving & Drainage Plan:**

14. Revise the Paving & Drainage plan to better delineate the 20’ drainage servitude between pond #1 and pond #2.
15. Provide as-built information for the newly constructed left turn lane on US Hwy 190.

16. Label the drainage servitude to the east of lot #15.

17. Provide as-built information for the outfall ditch and drainage improvements located within the Trace right-of-way.

18. Update the driveway culvert schedule to include lots #85-#88.

19. Verify lots #84-#89 are supposed to be rear to front drainage.

20. Provide pond bottom as-built elevations to verify the minimum required 5’ depth for wet ponds is being provided.

21. Contech recommends that A-2000 pipe exposed to UV for a period longer than two years should be covered or coated. Numerous sections of drain pipe were not installed to these manufacturers recommendations and will become brittle over time due to UV exposure.

22. There is an existing ditch between lot #23 and #24 that is not shown on the As-Built plans. Revise the As-Builts to denote this existing temporary drainage feature or this ditch needs to be filled in accordance with the approved drainage and grading plan.

**Water & Sewer Plan:**

23. Revise the drainage servitude between pond #2 and the Trace to be 60’ as shown on the as-built paving and drainage plan.

24. Provide As-Built information for the newly constructed water well site.

25. Provide As-Built information for the newly constructed wastewater treatment site.

26. Revise sewer note #24 to include the new DEQ ID # for this project.

27. Provide a revised Letter of Acceptance for this sewer system from Clear Stream Utilities stating that they are now responsible to own and maintain all sewer infrastructure associated with this subdivision.

28. Provide a Letter of Acceptance for the water system for this subdivision.

29. Provide a Clear Water Test for the new water lines within this development.

30. Provide permit documentation and approvals for the new water system for this subdivision.

31. Provide permit documentation and approvals for the new sewer system for this subdivision.

32. Verify that lots #21 and #22 have a sewer service provided as shown on the As-Built Water &
Sewer plan.

**Signage Plan:**

33. Revise plan to show all-way stop controlled intersections and add “all-way” plaques.

**Informational Items:**

The required recreational facilities for Oaklawn Trace shall be completed before the Final Plat for the next phase of Oaklawn Trace can be recorded.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,450 linear feet x $12.00 per linear foot = $41,400.00 for a period of one (1) year.

No Mandatory Developmental fees are required since a public hearing was held prior to January 1, 2005.

The Voluntary Developmental Agreement for this development is under review and will need to be finalized before the plats can be recorded.

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
CASE NO.: 2019-1688-FP

SUBDIVISION NAME: Wingfield, Phase 1

DEVELOPER: Bruno Brothers Real Estate
70325 Highway 1077
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.
P.O. Box 881
Madisonville, LA 70447

SECTION: 33 WARD: 1
TOWNSHIP: 6 SOUTH PARISH COUNCIL DISTRICT: 3
RANGE: 10 EAST

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

GENERAL LOCATION: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 150.98

NUMBER OF LOTS: 40 AVERAGE LOT SIZE: 1.87 Acres

SEWER AND WATER SYSTEMS: Community

ZONING: A-1A

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY:

Department of Planning and Development

The developer requested postponement for the November 12, 2019 Planning Commission meeting.

Periodic inspections have been made by this office during construction a final inspection was made on October 24, 2019 and a confirmation inspection was made on November 26, 2019. The confirmation inspection disclosed that all of the asphalt roads are constructed, the road shoulders need to be reconstructed and the roadside ditches need final grading.
Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the confirmation inspection and review of the provided plans. These items will need to be completed before the plats are signed:

**General Information:**

1. A recreational facilities plan needs to be submitted and approved for this development. Once approved the required facilities need to be constructed before the Final Plats for the next phase of Wingfield Subdivision can be recorded.

2. Provide roadway base testing results.

3. Provide asphalt roadway testing results.

4. Provide utility trench bedding testing results.

5. Provide utility trench backfill testing results.

6. Shoulders along Crossvine Drive near the areas disturbed with the water line work need to be regraded.

7. Ditches along Crossvine Drive near the areas disturbed with the water line work need to be regraded.

8. Ditches along Plumegrass Drive need to be regraded to provide positive flow.

9. Detention Pond #1 and #2 top of banks and slopes needs to be vegetated and a mature stand of grass established.

10. Establish and regrade roadside ditches and shoulders along Joiner-Wymer Road.

11. Grade and vegetate the back slope by the outfall pipe for Pond #2.

12. Erosion control measures were removed in areas associated with water line repairs, these erosion control measures need to be reinstalled where vegetation is not established to avoid further erosion.

13. Ditches along the west side of Silverthorn Street near Plumegrass Drive need to be regraded to provide positive flow.

14. The 30’ drainage servitude between lots #9 and #10 needs to be regraded to provided positive flow.

15. Revise the Title Block section on all plan sheets to state Wingfield Subdivision, Phase 1.

16. The road names shown on all plan sheets will need to be updated to reflect the 911 addressing
approved road names once provided.

**Final Plat:**

17. The greenspace behind lot #30 does not have an access servitude in order for it to be maintained by the HOA, revise the plans to provide this greenspace with an access servitude for maintenance.

18. The developer needs to contact the 911 addressing office to have the addressing completed. Once the addressing is completed these addresses need to be added to the Final Plat.

19. Revise the Legal Description to reflect Phase 1 of Wingfield Subdivision and exclude the “Future Phase” parcels.

20. Revise the general information table to reflect the revised “Area” and “Number of Lots” for Phase 1 of Wingfield Subdivision.

**Paving & Drainage Plan:**

21. The inverts shown along Buttonbush Drive do not provide positive flow. The roadside ditch needs to be regraded or the As-Built need to be verify to ensure this ditch has positive flow.

22. Provide pipe material, size and invert elevations on all drainage structures. (Typical)

23. The Bedico Creek cross-section needs to be revised to show the correct width, and the 50’ foot “No Cut Buffers” from the mean top bank.

24. The “Drawing Index” needs to be revised to correctly match the plan set submitted for “Wingfield Subdivision, Phase 1”.

**Water & Sewer Plan:**

25. Provide clear water tests for the new water lines installed in association with Wingfield Subdivision.

26. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.

27. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.

28. Provide an As-Built plan for the sewer force main extension required from Wingfield Subdivision to Tuscany Subdivision. Include a cross-section or call-outs on this plan showing the as-built location and depth for the sewer force main within the Joiner-Wymer Road right-of-way.

29. Revise the sewer force main call-out to clearly identify the correct sewer line.

30. Revise conflicts with the fire hydrant call-outs and legend. (Typical)
31. Revise the water line tie in at Bunny Lane call-out to reflect the correct sheet number.

**Signage Plan:**

32. 911 addressing has not approved the proposed street names within this development. Street name signage previously installed may need to be reinstalled if 911 addressing does not approve the proposed street names.

**Water Line Extension Plan:**

33. Update the Bunny Lane cross-section to show the As-Built location of the water line including the depth and location of the new water line within the Bunny Lane right-of-way.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 8,736 linear feet x $22.00 per linear foot = $192,200.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077.00 per lot x 40 lots = $43,080.00

Drainage Impact Fee = $1114 per lot x 40 lots = $44,560.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
CASE NO.: 2019-1722-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 4-A-4

DEVELOPER: D.R. Horton, Inc. Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Duplantis Design Group, LLC
16564 East Brewster Road
Covington, LA 70433
Acadia Land Survey
206 East 2nd Street
Thibodaux, Louisiana 70301

SECTION: 35  WARD: 9
TOWNSHIP: 9 SOUTH  PARISH COUNCIL DISTRICT: 13
RANGE: 14 EAST

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 north of Oak Harbor Blvd., West of LA Highway 433, East of I-10, Slidell.

TOTAL ACRES IN DEVELOPMENT: 10.559

NUMBER OF LOTS: 0  AVERAGE LOT SIZE: N/A

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “AH-EL 1.0”

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on November 21, 2019. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

The following uncompleted items existed at the time of the final inspection and review of the provided plans. These items will need to be completed prior to the plats being signed:
**General Information:**

1. The median to the south of the East Howze Beach round-about needs final grading and to be vegetated.

**Paving & Drainage Plan:**

2. The East Howze Beach Road and round-about drainage infrastructure shown on the provided As-Built plans differ from the previously approved plans. Provide a written explanation outlining the reasoning for the drainage changes to be reviewed by this office.

3. Revise the As-Built plans to show the subsurface discharge location for the revised drainage structures along East Howze Beach Road.

**Water & Sewer Plan:**

4. Include the PWS ID # and DEQ ID # for the water and sewer systems this development is connected to.

5. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.

6. Provide a water line call-out on all As-Built Water and Sewer plan sheets, include the size of the installed water line in this call-out.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,592 linear feet x $22.00 per linear foot = $79,000.00 for a period of two (2) years.

The staff has no objection 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.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the "Urban Growth Boundary Line".

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 9, 2019)

CASE NO.: 2019-1721-FP

SUBDIVISION NAME: Bedico Creek, Parcel 6

DEVELOPER: Bedico Creek Preserve, LLC
            3520 Holiday Drive, Suite 100
            New Orleans, LA 70114

ENGINEER/SURVEYOR: Kelly McHugh and Associates, Inc.
                    845 Galvez Street
                    Mandeville, LA 70448

SECTION: 6       WARD: 1
TOWNSHIP: 7 SOUTH PARISH COUNCIL DISTRICT: 1
RANGE: 10 EAST

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)
                     _______ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana

TOTAL ACRES IN DEVELOPMENT: 4.42

NUMBER OF LOTS: 12     AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and a final inspection was made on November 21, 2019. This inspection disclosed that all of the concrete roadways and shoulders are constructed, and roadside ditches need final grading.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:
General Information:

1. All roadway joints need to be sealed to the top of pavement with joint sealant.
2. Provide base test results.
3. Provide concrete test results.
4. Provide utility trench bedding test results.
5. Provide utility trench backfill test results.
6. The western ditch along Audubon Parkway north of Bedicove Drive needs to be regraded to provide positive flow to the existing outfall and the As-Built Paving & Drainage plan updated to reflect this work.

Final Plat:

7. Update the length of streets section in the “General Information” to reflect 108 feet.
8. Update the road surface section in the “General Information” to reflect concrete.
9. Revise the water well site address to state “1086”.

Paving & Drainage Plan:

10. Provide as-built ditch elevations near lots #932 & #933 to ensure the ditch was constructed in accordance with the approved plans.

Water & Sewer Plan:

11. Remove the new 4” PVC water line call-out from the As-Built water and sewer plan.

Informational Items:

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 108 linear feet x $25.00 per linear foot = $2,700.00 for a period of two (2) years.

The staff has no objection to 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.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005. This subdivision is within the “Urban Growth Boundary Line”.
Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
AMENDMENTS TO DEVELOPMENTAL AGREEMENTS
ADMINISTRATIVE COMMENT

The developer has requested an amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove lots in Square 31 and Square 21 and add lots in Square 14 and Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision. The amendment would remove 42 lots and add 42 lots.

This amendment was submitted for approval at the November 12, 2019 Planning Commission meeting. However, as the lot numbers originally provided by the developer were incorrect, the proposal must be postponed to the December 10, 2019 Planning Commission in order to amend the draft agreement and re-advertise in accordance with LA R.S. 33:4780.30.
OLD BUSINESS
December 3, 2019

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

Re: 2019-1494-PP - Bellevue Estates Subdivision  
Change in Ownership

Honorable Commissioners,

The original developer/owner, H & I Investments, LLC c/o Mr. Bobby Hurley, created a new “LLC” for the above captioned project. Bellevue Estates 59, LLC c/o Mr. Bobby Hurley is now the developer/owner of Bellevue Estates Subdivision.

Therefore, it is recommended that the Planning Commission approve the name change of the developer/owner for Bellevue Estates Subdivision.

Sincerely,

Jay B. Watson, P.E.
Parish Engineer

Attached: Name change request for Bellevue Estates 59, LLC

xc:
Honorable Jacob Groby
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Bobby Hurley, Bellevue Estates 59, LLC
Shelby R. Vorenkamp

From: Bobby Hurley <bhurley@hurleyhomesllc.com>
Sent: Thursday, November 21, 2019 5:44 PM
To: Jan F. Pavur; Shelby R. Vorenkamp
Cc: Brian Intravia
Subject: RE: Letter of Credit - Bellevue Estates 59

Shelby,

We initially began the approval process for Bellevue Estates in the name of H&I Investments, LLC, but around the first of the year we established an LLC, Bellevue Estates 59, for the purpose of developing the subdivision. So, we would like to request that the ownership of the development be changed from H&I Investments to Bellevue Estates 59, LLC. Please let me know what you need from us to get this done. Thanks

Thanks,
Bobby Hurley
Hurley Homes, LLC
985-966-5280
www.hurleyhomesllc.com

Jan F. Pavur
Assistant to the Chief Financial Officer
Department of Finance
St. Tammany Parish Government
21454 Koop Drive, Ste. 2F-1, Mandeville, LA 70471
p: 985.898.2513  f: jfpavur@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.