ROLL CALL

CALL TO ORDER

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE DECEMBER 3, 2019 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **2019-1707-ZC**
   - Existing Zoning: A-2 (Suburban District)
   - Proposed Zoning: HC-3 (Highway Commercial District)
   - Acres: .5 acres
   - Petitioner: Bayou Boys Towing - Casey Thonn
   - Owner: Barbara Jones
   - Location: Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, District 13.
   - Council District: 13

2. **2019-1709-ZC**
   - Existing Zoning: HC-1 (Highway Commercial District)
   - Proposed Zoning: HC-1 (Highway Commercial District) & Entertainment Overlay
   - Acres: 2.15 acres
   - Petitioner: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
   - Owner: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
   - Location: Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7.
   - Council District: 7

3. **2019-1711-ZC**
   - Existing Zoning: A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
   - Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
   - Acres: 10.11 acres
   - Petitioner: Anthony McGee
   - Owner: Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean
   - Location: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T7S, R10E, Ward 2, District 3.
   - Council District: 3
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, JANUARY 7, 2020
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. 2019-1712-ZC
Text Change: An Ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-1264 relative to permitted uses in the PF-1 Public Facilities District to add a new permitted use “Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, dog park, and pet cemetery.”
St Tammany Parish Council by motion 11/7/2019

5. 2019-1713-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District) & MHO Manufactured Housing Overlay)
Acres: .951 acres
Petitioner: St Tammany Parish Council by motion 11/7/2019
Owner: Kathryn & Pratia Nobles
Council District: 2

6. 2019-1714-ZC
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: .57 acres
Petitioner: St Tammany Parish Council by motion 11/7/2019
Owner: Robert F. Harbison, Jr.
Location: Parcel located on the north side of US Highway 190/Fremoaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremoaux Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12.
Council District: 12

7. 2019-1716-ZC
Existing Zoning: HC-3 (Highway Commercial District)
Proposed Zoning: MD-1 (Medical Residential District)
Acres: 3.901 acres
Petitioner: Mike Sarana
Owner: PHVIF Covington, LLC – Kevin Cadin
Location: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5.
Council District: 5

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT
MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 3, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL
Present: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph,
Absent:
Staff Present: Helen Lambert, Erin Cook, Leslie DeLatte, Emily Couvillion, and Ashley McMenamin

CALL TO ORDER

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

INVOCATION

The Invocation was presented by Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented Richard

APPROVAL OF THE NOVEMBER 13, 2019 MINUTES

Randolph made a motion to approve, seconded by Drumm

YEA: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
NAY:
ABSENT: Parker

ZONING CHANGE REQUEST CASES

1. 2019-1660-ZC

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

Proposed Zoning: A-4A (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

Acres: .11 acres

Petitioner: Steven Eagle

Owner: Steven Eagle

Location: Parcel located on the east side of Hudson Street, north of Coast Boulevard, being Lots 6 and 7, Section A, Square 11, Central Park Subdivision, 56712 Hudson Street, Slidell, S23, T9S, R14E, Ward 8, District 12.

Council District: 12

Steven Eagle came to the podium.

Bagert made a motion to approve, seconded by Drumm

YEA: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 3, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

NAY:
ABSENT: Parker

2. 2019-1661-ZC

Existing Zoning: CBF-1 (Community Based Facilities District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 7.1 Acres
Petitioner: Holy Trinity Lutheran Church - Rob Olmstead
Owner: Holy Trinity Lutheran Church - Rob Olmstead
Location: Parcel located on the Southeast corner of LA Highway 21 and Marigold Drive, being 1 N Marigold Drive, Covington, S47, T7S, R11E, Ward 1, District 1.
Council District: 1

Rob Olmstead came to the podium

Bagert made a motion to approve, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
NAY: 
ABSENT:

3. 2019-1668-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 6.96 acres
Petitioner: Mattie Puls
Owner: Mattie Puls
Location: Parcel located on the north side of Joiner Wymer Road, west of LA Highway 1077, being 12325 Joiner Wymer Road, Covington S33, T6S, R10E, Ward 1, District 3.
Council District: 3

Mattie Puls came to the podium.

Rusty Pleune, Joel Bounds, Erin Pleune and Vicki Hesson spoke in favor of this request

Willie made a motion to approve, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
NAY: 
ABSENT:
4. **2019-1671-ZC**

   **Existing Zoning:** A-1 (Suburban District)
   
   **Proposed Zoning:** A-3 (Suburban District)
   
   **Acres:** 2.364 acres
   
   **Petitioner:** Thomas J. Smith
   
   **Owner:** John Smith Family, L.L.C.
   
   **Location:** Parcel located on the northeast side of LA Highway 1091, south of Cornibe Road, being 62532 LA Highway 1091, Pearl River, S24, T85, R14E, Ward 8, District 9.
   
   **Council District:** 9
   
   Melody Holden spoke against this request
   
   Randolph made a motion to approve as amended to A-2, seconded by Bagert
   
   **YEA:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
   
   **NAY:**
   
   **ABSENT:**

5. **2019-1678-ZC**

   **Existing Zoning:** A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
   
   **Proposed Zoning:** A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
   
   **Acres:** 4.918 acres
   
   **Petitioner:** Jose & Maria Morales
   
   **Owner:** Jose & Maria Morales
   
   **Location:** Parcel located on the southeast corner of Lee Settlement Road and Bill Lee Road, Folsom, S6,T55,R10E, Ward 2, District 3
   
   **Council District:** 3

   Lorena Morales representing Jose Morales, came to the podium
   
   Willie made a motion to deny, seconded by Drumm
   
   **YEA:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
   
   **NAY:**
   
   **ABSENT:**
6. **2019-1690-ZC**
   
   **TEXT CHANGE**
   Ordinance amending the St. Tammany Parish Unified Development Code Chapter 130 to amend Section 130-969 relative to permitted uses in HC-3 Highway Commercial District to add a new permitted use “Cemetery”.

   Jeff Schoen came to the podium with an explanation of the text change

   Bagert made a motion to approve, seconded by Seeger

   **YEA:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
   **NAY:**
   **ABSENT:**

7. **2019-1691-ZC**
   
   Existing Zoning: A-5 (Two Family Residential District)
   Proposed Zoning: A-4A (Single-Family Residential District)
   Acres: 58.910 acres
   Petitioner: Jones Fussell, L.L.P. - Jeffrey Schoen
   Owner: Martin Oramous
   Location: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell, S31, T85, R15E, Ward 8, District 9.
   Council District: 9

   Jeff Schoen representing Lynn Levy Land Co. came to the podium

   Vicki Pruett spoke against this request

   Bagert made a motion to approve, seconded by Randolph

   **YEA:** Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
   **NAY:**
   **ABSENT:**

8. **2019-1692-ZC**
   
   Existing Zoning: A-5 (Two Family Residential District)
   Proposed Zoning: PUD (Planned Unit Development Overlay)
   Acres: 58.910 acres
   Petitioner: Jones Fussell, L.L.P. - Jeffrey Schoen
   Owner: Martin Oramous
   Location: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell, S31, T85, R15E, Ward 8, District 9.
   Council District: 9
MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 3, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

Bagert made a motion to approve, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drum and Randolph

NAY: 

ABSENT: 

9. **2019-1693-ZC**

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: MD-2 (Medical Clinic District) & RO (Rural Overlay)

Acres: 1.04 acres

Petitioner: Kristen O’Keefe

Owner: New Heights Therapy Center, Inc.

Location: Parcel located on the east side of Beacon Road, north of LA Highway 40, being 82302 Holliday Road, Folsom, S7, T5S, R11E, Ward 2, District 3.

Council District: 3

Louise Brady representing Ms. O’Keefe came to the podium

Eddie McCleod came to the podium with some questions

Willie made a motion to approve seconded by Fitzmorris

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drum and Randolph

NAY: 

ABSENT: 

PLAN REVIEW CASES:

1. **CP02-08-076PR – USE: Ochsner Hospital Medical Office Building**

   CORRIDOR: Highway 21

   ZONING: MD-3 Medical Facility District

   USE SIZE: 73,500 sq. ft.

   PETITIONER: Duplantis Engineering Group – David Laizer

   OWNER: Ochsner Clinic Foundation – John J. Herman

   LOCATION: Parcel located at the southwest corner of LA Highway 21 and Ochsner Blvd; S47, T7S, R10E; Ward 1, District 1

   Townsend Underhill and John Herman came to the podium

   Tommy Buckle came to the podium to answer some questions

   Richard made a motion to approve with all staff recommendations except #6, seconded by Fitzmorris
MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 3, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph
NAY:
ABSENT:

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
ZONING STAFF REPORT

Date: December 27, 2019  Meeting Date: January 7, 2020
Case No: 2019-1707-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: December 18, 2019

GENERAL INFORMATION

PETITIONER: Bayou Boys Towing - Casey Thomn
OWNER: Barbara Jones
REQUESTED CHANGE: From A-2 Suburban District to HC-3 Highway Commercial District
LOCATION: Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, District 13
SIZE: .5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: State  Road Surface: 2 Lane Asphalt  Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped Land</td>
<td>A-2 Suburban District</td>
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<tr>
<td>South</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
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<tr>
<td>East</td>
<td>Commercial</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>HC-2 Highway Commercial District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: No  Multi occupancy development: No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-3 Highway Commercial District. The site is located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff is not in favor of the request as the majority of the parcels along Highway 433 are zoned residential.
Case No.: 2019-1707-ZC
PETITIONER: Bayou Boys Towing - Casey Thonn
OWNER: Barbara Jones
REQUESTED CHANGE: From A-2 Suburban District to HC-3 Highway Commercial District
LOCATION: Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, District 13
SIZE: .5 acres
SKETCH OF LOTS 117 & 118 IN PINE VILLA SUBDIVISION
ST. TAMMANY PARISH, LA
FOR CITY OF SLIDELL

SKETCH NO: 35 310 - 34
DATE: OCT. 28, 1983
SCALE: 1" = 50'

BORGEN ENG., INC.
SLIDELL, LA

2019-1707-ZC
ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1709-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
OWNER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
REQUESTED CHANGE: From HC-1 Highway Commercial to HC-1 Highway Commercial and Entertainment Overlay
LOCATION: Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S4R, T8S, R12E, Ward 4, District 7
SIZE: 2.15 acres

ACCESS ROAD INFORMATION
Type: State
Road Surface: 2 Lane Asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tr>
<th>Direction</th>
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<tbody>
<tr>
<td>North</td>
<td>Vacant Land</td>
<td>NC-5 Retail and Service District</td>
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<tr>
<td>South</td>
<td>Tammany Trace and Residential</td>
<td>A-1A Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
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<tr>
<td>West</td>
<td>Vacant Land</td>
<td>A-1A Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: Yes
Multi occupancy development: No

COMPREHENSIVE PLAN:
Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:
The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to HC-1 Highway Commercial District and Entertainment Overlay. The site is located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe. The 2025 Future Land Use Plan designates the site to be develop with commercial and residential uses.

The existing building was previously use as a restaurant and a portion of the remaining property was use as farm. The objective of the request is to allow for the existing buildings and the site to be use as an entertainment venue and restaurant with lounge. Note that the purpose of the Entertainment Overlay is to allow for entertainment venues, bars, restaurant with lounges and any other facility required to obtain a permit for the sale of beverages of high alcoholic content, other than beer or wine adjacent to residentially zoned neighborhoods.

Staff is not in favor of the request considering that the site is abutting residential zoning on south, east and west sides.
Case No.: 2019-1709-ZC
PETITIONER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
OWNER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
REQUESTED CHANGE: From HC-1 Highway Commercial to HC-1 Highway Commercial and Entertainment Overlay
LOCATION: Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7
SIZE: 2.15 acres
ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1711-ZC
Posting Date: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Anthony McGee
OWNER: Julian McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee
REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
LOCATION: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3
SIZE: 10.11 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish
Road Surface: 1 Lane Asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped Land</td>
<td>A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped Land</td>
<td>A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: Yes
Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, sating and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay. The site is located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom. The 2025 future land use plan designates the site to be developed with residential and agricultural uses that preserve the country side.

Note that the reason for the request is to accommodate the subdivision of land to parallel a former succession.

Staff is not in favor of the request considering that the site is surrounded by undeveloped land and residential uses zoned A-1 Suburban District.
Case No.: 2019-1711-ZC
PETITIONER: Anthony McGee
OWNER: Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee
REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
LOCATION: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3
SIZE: 10.11 acres
BUCK ANTHONY ROAD

A SURVEY OF THE PROPERTY FOR THE SUCCESSION OF
JULIS WILEY MCGEE, SR.

PROPOSED 25' ACCESS SERVITUDE

LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- METAL READING
- 1/2" IRON ROD SET
- MAG NAIL SET

NOTE 1) Said property is located in Flood Zone "D" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225203 00269 Map Revised, MARCH 1, 1984.

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Surveys shown are not necessarily exclusive. Surveys of record will be added hereto upon request after a title opinion. Plot Revised ___

I certify this plot represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.

D & S SURVEYORS, INC.
2451 N. HWY. 190, SUITE 203, DOWNTOWN, LOUISIANA 70433

WAYNE R. SIMKIN P.L.S. REG. # 4751
07-79
CHECKED SCALE WRS 1"=100" 1 OF 1

A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

DATE SHEET NO 10/15/2007 1 OF 1

NOTE: D & S Surveyors, Inc. is a professional land surveying firm located in Covington, Louisiana. They specialize in property boundary surveys, cadastral surveys, and legal surveys. The survey in the image appears to be for Buck Anthony Road and involves a survey of the property for the succession of Julius Wiley McGee, Sr.
ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.________  ORDINANCE COUNCIL SERIES NO._______

COUNCIL SPONSOR: MR. FITZGERALD PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: ________________ SECONDED BY: ___________________

ON THE ___________ DAY OF _________________, 2020

ORDINANCE AMENDING THE ST TAMMANY PARISH UNIFIED DEVELOPMENT CODE, SECTION 130-1264, RELATIVE TO PERMITTED USES IN THE PF-1 PUBLIC FACILITIES DISTRICT TO ADD A NEW PERMITTED USE (7) "PRIVATE NON-PROFIT ANIMAL SERVICES, INCLUDING BUT NOT LIMITED TO VETERINARY CLINIC, KENNEL, BOARDING, GROOMING, DOG PARK, AND PET CEMETERY"

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1712-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code to amend Section 130-1264 relative to permitted uses in PF-1 Public Facilities District to add new permitted use “Private Non-Profit Animal Services including but not limited to Veterinary Clinic, Kennel, Boarding, Grooming, Dog Park & Pet Cemetery”; and

WHEREAS, the St. Tammany Parish Government considers the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and;

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to add the use of Private Non-Profit Animal Services including but not limited to Veterinary Clinic, Kennel, Boarding, Grooming, Dog Park & Pet Cemetery to the PF-1 Public Facilities District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends Chapter 130 St. Tammany Unified Development Code, as follow:

Amend Division 38 PF-1 Public Facilities District specifically Section 130.1264 PERMITTED USES, add a new

(7) Private Non-Profit Animal Services including but not limited to Veterinary Clinic, Kennel, Boarding, Grooming, Dog Park & Pet Cemetery.
ORDINANCE CALENDAR NUMBER: 
ORDINANCE COUNCIL SERIES NO. 

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: ____________, SECONDED BY: ________________

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ___ DAY OF _____, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO. 20-____.

________________________________________
, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MIKE COOPER, PARISH PRESIDENT

Published Introduction: ________________, 2020
Published Adoption: ________________, 2020
Delivered to Parish President: ________________, 2020 at
Returned to Council Clerk: ________________, 2020 at
ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1713-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St Tammany Parish Council by motion
OWNER: Kathryn & Printis Nobles
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of Gurtner Drive, south of LA Highway 36, being 72197 Gurtner Drive, Abita Springs, S36, T6S, R11E, Ward 3, District 2
SIZE: .951 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish
Road Surface: 1 Lane Asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Tammany Trace and Undeveloped Land</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential and Undeveloped Land</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>1-2 Industrial District</td>
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</tbody>
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EXISTING LAND USE:
Existing development: Yes
Multi occupancy development: No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Gurtner Drive, south of LA Highway 36, being 72197 Gurtner Drive, Abita Springs. The 2025 future land use plan designates the site to be developed with residential uses which vary in site design and density, including manufactured homes.

Staff is not in favor of the request for the A-4 Single-Family Residential district considering that the site is surrounded by parcels of land that are zoned A-3 and a change in the zoning designation could allow for a potential increase in density. However, staff is not opposed to the request for the MHO Manufactured Housing Overlay as it complies with the site’s comprehensive plan designation.
Case No.: 2019-1713-ZC
PETITIONER: St Tammany Parish Council by motion
OWNER: Kathryn & Printis Nobles
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single Family Residential District and MHO
Manufactured Housing Overlay
LOCATION: Parcel located on the west side of Gurtner Drive, south of LA Highway 36, being 72197 Gurtner Drive, Abita Springs, S36, T6S, R11E, Ward 3, District 2
SIZE: .951 acres
REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N03°25'W (per Title)

POB is reported to be South 139.0';
N89°45'W 433.5'; S03°00'E 397.0';
N89°45'W 409.0' & N03°30'W 283.0'
from the Center of Sec. 36, T8S, R11E.

GURTNER ROAD
(ASPHALT)

REFERENCE BEARING:
Iron Rod A to Iron Pipe B

NO3'25'W(per Title)

POB is reported to be South 139.0';
N89°45'W 433.5'; S03°00'E 397.0';
N89°45'W 409.0' & N03°30'W 283.0'
from the Center of Sec. 36, T8S, R11E.

GURTNER ROAD
(ASPHALT)

REFERENCE BEARING:
Iron Rod A to Iron Pipe B

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from the Center of Sec. 36, T8S, R11E.

GURTNER ROAD
(ASPHALT)

REFERENCE BEARING:
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N89°45'W 409.0' & N03°30'W 283.0'
from the Center of Sec. 36, T8S, R11E.

GURTNER ROAD
(ASPHALT)

REFERENCE BEARING:
Iron Rod A to Iron Pipe B

POB is reported to be South 139.0';
N89°45'W 433.5'; S03°00'E 397.0';
N89°45'W 409.0' & N03°30'W 283.0'
from the Center of Sec. 36, T8S, R11E.

GURTNER ROAD
(ASPHALT)

REFERENCE BEARING:
Iron Rod A to Iron Pipe B

POB is reported to be South 139.0';
N89°45'W 433.5'; S03°00'E 397.0';
N89°45'W 409.0' & N03°30'W 283.0'
from the Center of Sec. 36, T8S, R11E.
ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1714-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St Tammany Parish Council by motion

OWNER: Robert F. Harbison, Jr.

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell, T11, R9S, R14E, Ward 8, District 12

SIZE: .57 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: State
Road Surface: 4 Lane Asphalt
Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
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<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped Land</td>
<td>A-6—Single Family Urban (City of Slidell)</td>
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<tr>
<td>South</td>
<td>Undeveloped Land</td>
<td>NC-4 Neighborhood Institutional District</td>
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<tr>
<td>East</td>
<td>Residential</td>
<td>A-4—Transitional (City of Slidell)</td>
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<tr>
<td>West</td>
<td>Commercial</td>
<td>C-4—Highway Commercial (City of Slidell)</td>
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EXISTING LAND USE:
Existing development: Yes
Multi occupancy development: No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District. The site is located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not have any objection to the request as the petitioned property is located on a block with multiple existing Highway Commercial zoning designations (Slidell Zoning District: C-4 Highway Commercial).
Case No.: 2019-1714-ZC
PETITIONER: St Tammany Parish Council by motion
OWNER: Robert F. Harbison, Jr.
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District
LOCATION: Parcel located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12.
SIZE: .57 acres
ZONING STAFF REPORT

Date: December 27, 2019  Meeting Date: January 7, 2020
Case No.: 2019-1716-ZC  Determination: Approved, Amended, Postponed, Denied
Posted: December 18, 2019

GENERAL INFORMATION

PETITIONER: Mike Sarona
OWNER: PHVIF Covington, LLC – Kevin Cadin
REQUESTED CHANGE: From HC-3 Highway Commercial District to MD-1 Medical Residential District
LOCATION: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5
SIZE: 3.901 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish  Road Surface: 2 Lane Asphalt  Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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<tr>
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<th>Surrounding Zone</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped Land</td>
<td>PUD Planned Unit Development Overlay</td>
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<tr>
<td>South</td>
<td>Interstate 12</td>
<td>Interstate 12</td>
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<td>East</td>
<td>Commercial</td>
<td>HC-3 Highway Commercial</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped Land</td>
<td>HC-3 Highway Commercial and PUD Planned Unit Development Overlay</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: Yes  Multi occupancy development: No

COMPREHENSIVE PLAN:

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

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-3 Highway Commercial District to MD-1 Medical Residential District. The site is located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington. The 2025 Future Land Use Plan calls for the site to be developed with commercial uses within existing commercial districts that are compatible with existing surrounded uses and provide for public benefits.

The site is currently developed with a hotel. The zoning change is being requested to allow for the existing building to be used as an assisted living facility.

Staff is not opposed to the request as the purpose of the MD-1 district is to provide for the location of long-term care and housing of individuals with medical conditions. The request is compliant with the site’s comprehensive plan designation which calls for residential, commercial and institutional uses. Also, the petitioned site is surrounded by more intensive commercial uses to the north and the east sides.
Case No.: 2019-1716-ZC

PETITIONER: Mike Sarona

OWNER: PHVIF Covington, LLC – Kevin Cadin

REQUESTED CHANGE: From HC-3 Highway Commercial District to MD-1 Medical Residential District

LOCATION: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5

SIZE: 3.901 acres