

APPEAL #2



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



APPLICATION FOR APPEAL PLANNING & ZONING COMMISSION DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: \$250.00

* Exemptions. If a financial hardship is demonstrated by an applicant defined as a situation where the demonstrated income of the property owner falls within the parameters set by the most recent U.S. Department of Housing and Urban Development - Public Housing and Section 8 Income Limits for Very Low Income (50 percent of regional median income) documentation shall be presented to the impact fee administrator to determine qualifications for said waiver of appeal fee.

PLANNING AND DEVELOPMENT USE ONLY

DATE & RECEIVED 3-18-24

BY:

Upstate Records

Case Number: 2026-4529-ZC Planning & Zoning Commission Meeting Date: March 9, 2026

Planning & Zoning Commission Action

Being Appealed: Approval of rezoning request from L-1 to L-2

Name of Appellant: Lewisburg Civic Association

(PLEASE PRINT)

Address: 326 Copal Street, Mandeville LA 70448

Phone # (504) 232-0510 (cell)

Email Address: lrobein@ruspclaw.com

Appellant's Standing: Owner () Developer () Adjacent Property Owner () Other (x)

(Please Check One)

If "Other" Checked,

Please Explain: The Lewisburg Civic Association is a 45-year old organization that was formed to preserve, protect and defend the character of Lewisburg, and it has an active history of working to preserve the unique and semi-rural character of our 192-year old neighborhood, Lewisburg. Our members would be adversely affected if the decision is not overturned.

Reason(s) for Appeal: The decision was based on significant mistakes in the analysis by the Commission, such as including property within the City of Mandeville within the comparable surroundings, misstating the history and erring as to the surrounding area lot sizes. L-2 zoning is not consistent with the majority of the land in Lewisburg, and contrary to the L-1 zoning that was established in 2010 at our Civic Association's request. The Commission failed to properly assess the request against the requirements of factors in Sec. 200-3.3.G of the Zoning Ordinance, and the decision amounted to spot zoning, which is not allowed. The Commission failed to address the inadequacy of the primary access road, Copal Street, as supported by the expert report of Kelly McHugh that we submitted. Based on the Commissioners' statements, this could be precedent setting, and developers who seek similar zoning changes may sue if they are denied. Lewisburg has no sewerage or water, and inadequate roads, and the Commission failed to address why half-acre zoning that could greatly increase the number of future homesites is in keeping with the Zoning Ordinance. The historic, semi-rural character of Lewisburg should not be dismissed so summarily.

Appellant's Signature: Louis Robein
By Louis Robein, President of Lewisburg Civic Association

Date: March 17, 2026

Notice of appeal shall be filed within 10 days of the Planning & Zoning Commission's decision.
Note that this appeal will be placed on the next available Parish Council Agenda.

Administrative Comment

April 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4529-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the north side of Copal Street, west of Magnolia Street, Mandeville; S43 & 45, T8S, R14E; Ward 4, District 10

Petitioner: Samatha Gann Moisant

Posted: February 6, 2026

Owner: Samatha Moley

Commission Hearing: March 9, 2026

Size: 1.01 acres

Determination: Approved



Current Zoning: L-1 (Large Lot Residential District)

Requested Zoning: L-2 (Large Lot Residential District)

Future Land Use:

Residential Medium Intensity

Flood Zone:

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE is 13" + 1' Freeboard = 14' FFE

FINDINGS

- The applicant is requesting to rezone 1.01 acres from L-1 (Large Lot Residential District) to L-2 (Large Lot Residential District), which is located on the north side of Copal Street, west of Magnolia Street, Mandeville.

Zoning History

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	L-1 (Large Lot Residential)

Site and Structure Provisions

- The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 (Large Lot Residential)
South	Residential	L-1 (Large Lot Residential)
East	Residential	L-1 (Large Lot Residential)
West	Undeveloped	L-1 (Large Lot Residential)

- As seen in Table 2, subject property borders undeveloped and developed residential parcels zoned L-1 (Large Lot Residential District) to the north, south, east and west.

Administrative Comment

April 9, 2026

Department of Planning and Development



ZONING STAFF REPORT

2026-4529-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

- 6. The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers.
 - a. The minimum lot size required within the L-1 Large Lot Residential District is 1 acre with a minimum width of 150'.
- 7. The L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers.
 - a. The minimum lot size required within the L-2 Large Lot Residential District ½ -acre or greater with a minimum parcel width of 100 feet.
- 8. Permitted Uses within both districts include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central, water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility The existing L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet. Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central, water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility
- 9. If approved the applicant can apply for a minor subdivision to create two ½-acre residential parcels.

Consistency with New Directions 2040

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

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.

Administrative Comment

April 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4529-ZC

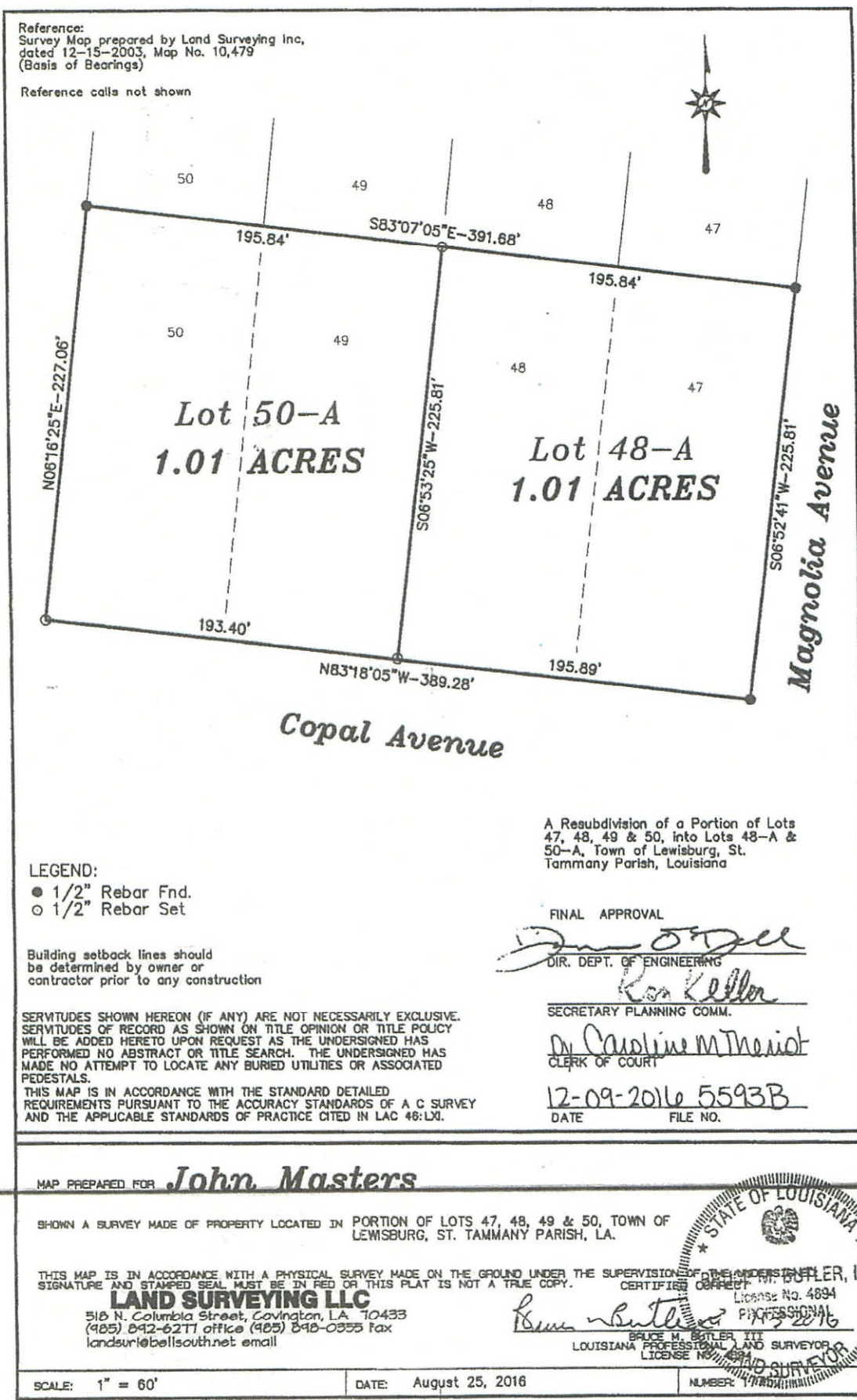
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



we are getting survey to return to original lots 50 and 49.





SASSAFRAS

D04CW01033

D04CW01031

MAGNOLIA

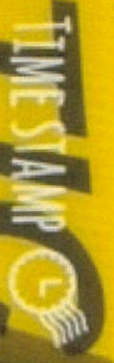
COPAL

HICKORY

DOBY

L-1

PUBLIC NOTICE



An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4529-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM

03/09/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 03/09/2026 by C.M.T.

February 6, 2026

9:55 AM

2026-4529-ZC