



APPEAL #1

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.



Case Number 2026-4652-CP Planning & Zoning Commission Meeting Date: 9/1/26

Planning & Zoning Commission Action

Being Appealed: Approval of Conditional Use Permit

Name of Appellant: Brock Dumestre

(PLEASE PRINT)

Address: 79355 Monte Cino Rd, Bush, LA 70431

Phone # 504458-2315 Email Address brockjr@tspirit.com

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

If "Other" Checked,

Please Explain: Nearby resident on behalf of adjacent property owners: Other residents opposed

Reason(s) for Appeal:

SEE ATTACHED

Appellant's
Signature: [Signature]

Date: 9/3/26

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.



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PLANNING AND DEVELOPMENT
RECEIVED
SEP 11 2026
DATE & RECEIVED BY: J. Acade
09/11/26

Case Number: 2026-4652-CP Planning & Zoning Commission Meeting Date: 09/11/26

Planning & Zoning Commission Action
Being Appealed: _____

Name of Appellant: Blake Scott
(PLEASE PRINT)

Address: 78171 Hwy 1083

Phone # 985-796-1456 Email Address bcmauto@gmail.com

Appellant's Standing: Owner ☒ Developer () Adjacent Property Owner () Other ()
(Please Check One)

If "Other" Checked,
Please Explain: _____

Reason(s) for Appeal: The approved dirt pit is going to hinder the quality of life. Dust, noise, possible well water contamination, and will also devalue the properties in the immediate area up to if not more than 30%. Would you want to live next to a dirt pit?

Appellant's
Signature: [Signature] Date: 9/11/26

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ZONING STAFF REPORT
2026-4652-CP

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 west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6

Petitioner: Gynn Huhn

Posted: August 13, 2026

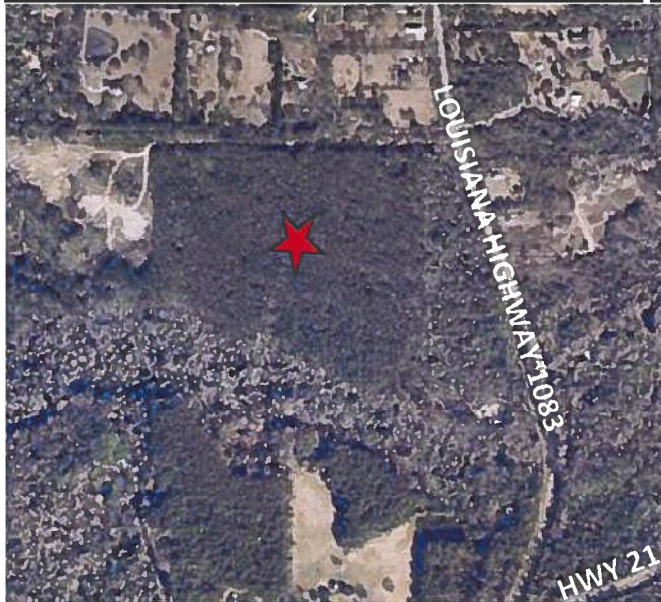
Owner: Margaret Ann Burns Sacco

Commission Hearing: September 1, 2026

Size: 53.0 acres

Prior Determination: Postponed for one month – 08/04/2026

Determination: Approved with limitations to twelve 12 trucks per day



Current Zoning:

L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)

Requested Use: Commercial Excavation

Future Land Use: Rural and Agricultural

Flood Zone: Effective Flood Zone: A, Preliminary Flood Zone: A; CDA: Yes

Elevation Requirements:

Pending determination from Corps of Engineers

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.
2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Request:

3. The applicant is requesting a conditional use permit for a commercial excavation operation. The proposed activity will take place on a 53.0-acre parcel currently zoned L-1 Large Lot Residential District, RO Rural Overlay, and MHO Manufactured Home Overlay. The property is located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Road, Bush.
4. Per the Unified Development Code, the term Commercial Excavation is defined as "Removal or recovery by any means whatsoever of rock, minerals, mineral substances, or organic substances other than vegetation from water or land on or beneath the land surface, whether exposed or submerged."
5. Commercial excavation uses are permitted through the Conditional Use process within a RO Rural Overlay and are permitted by-right within the I-1, I-2, and I-3 Industrial Districts.
6. The subject property is currently undeveloped and is flanked by undeveloped residentially zoned properties to the west and developed residential properties to the north, south, and east.



Staff Analysis:

7. Section 400-8(J) - Use Standards provides minimum requirements for commercial excavation uses including setback and buffer requirements, side slope requirements, and signage requirements. Additionally, the project must meet all minimum standards as defined in Chapters 600 - General Development Standards and 900 – Infrastructure of the Unified Development Code.
8. Following the August 4, 2026 postponement, the applicant submitted revised plans and hydrologic information on August 20, 2026, in response to comments provided through the review process. The revised plans provide additional information regarding the proposed excavation limits, access, erosion and sediment controls, site reclamation, and ultimate land use. The revised plans also indicate that the excavation area will be progressively backfilled and reclaimed. Based on this additional information, Engineering is requiring a post-development drainage plan and hydrologic calculations for the final backfilled condition. Additional revisions are also required regarding proposed grading and top-of-bank elevations, excavation volumes relative to the 100-year water surface elevation, and site access and construction details.
9. Staff notes that the proposed commercial excavation is a substantial, long-term operation consisting of approximately 24 acres of excavation to an anticipated depth of 30 to 40 feet. The site plan indicates that excavation will take approximately ten years; however, a timeline has not been provided for completion of the proposed backfilling and reclamation. As a result, the total duration of the operation is currently unknown.

The applicant proposes hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Saturday. As shown in the attached noise standards, the applicable daytime period begins at 7:00 a.m. on weekdays and 8:00 a.m. on weekends. Staff notes that compliance with the applicable noise limits does not necessarily determine whether the proposed days and hours of operation are appropriate for this conditional use. Given the proximity of existing single-family residences and the anticipated duration of the operation, staff recommends that the Commission consider whether Saturday operations and/or additional limitations on the hours of operation are appropriate.

The revised plans also indicate that excavated material will be hauled off site and suitable material will be brought back to the site as part of the backfilling and reclamation process. Given the duration of the proposed use, staff recommends that additional information be provided regarding anticipated truck traffic and haul routes, the phasing of excavation and reclamation, the amount of the site that will be actively disturbed at any one time, and the anticipated timeline for final reclamation.

(1) E, R-1, R-2, L-1, L-2, S-1, S-2, TF, M-L, M-M, M-H, PUD, and all zoning districts with a manufactured housing overlay:

Maximum dB(A)		
Daytime	65	7:00 a.m. to 9:00 p.m. weekdays
		8:00 a.m. to 10:00 p.m. weekends
Nighttime	60	9:00 p.m. to 7:00 a.m. weekdays
		10:00 p.m. to 8:00 a.m. weekends

EXPAND

10. The applicant has provided additional information in response to the previous project review; however, the information submitted regarding backfilling and reclamation has resulted in additional Engineering review and the need for further hydrologic analysis. Planning staff has also requested additional information regarding the duration and phasing of the backfilling and reclamation activities.

Staff comments were sent to the applicant on August 24, 2026 and revised plans haven't been submitted as of the date of this report. This staff report reflects the documents which were received on August 20, 2026.



ZONING STAFF REPORT
2026-4652-CP

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Ross Liner
Director

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

Staff recommends deferring a determination of consistency with the Comprehensive Plan until the additional information requested as part of this review has been provided. New Directions 2040 generally supports preserving rural character and limiting uses that generate substantial traffic, noise, or other impacts in rural areas. The additional information will allow staff to better evaluate the proposed excavation in light of those policies, particularly given the scale and duration of the operation and its proximity to existing residential development.

Standards for Review (Sec. 200-3.4.G) - The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:

1. The requested conditional use meets all applicable use standards as outlined in Chapter 600 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire.
 - b. Off-street parking and loading areas.
 - c. Refuse and service areas.
 - d. Utilities with reference to location, availability, and compatibility.
 - e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.
 - f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - g. Required yards and open space.
 - h. Height and bulk of structures.
 - i. Hours of operation.

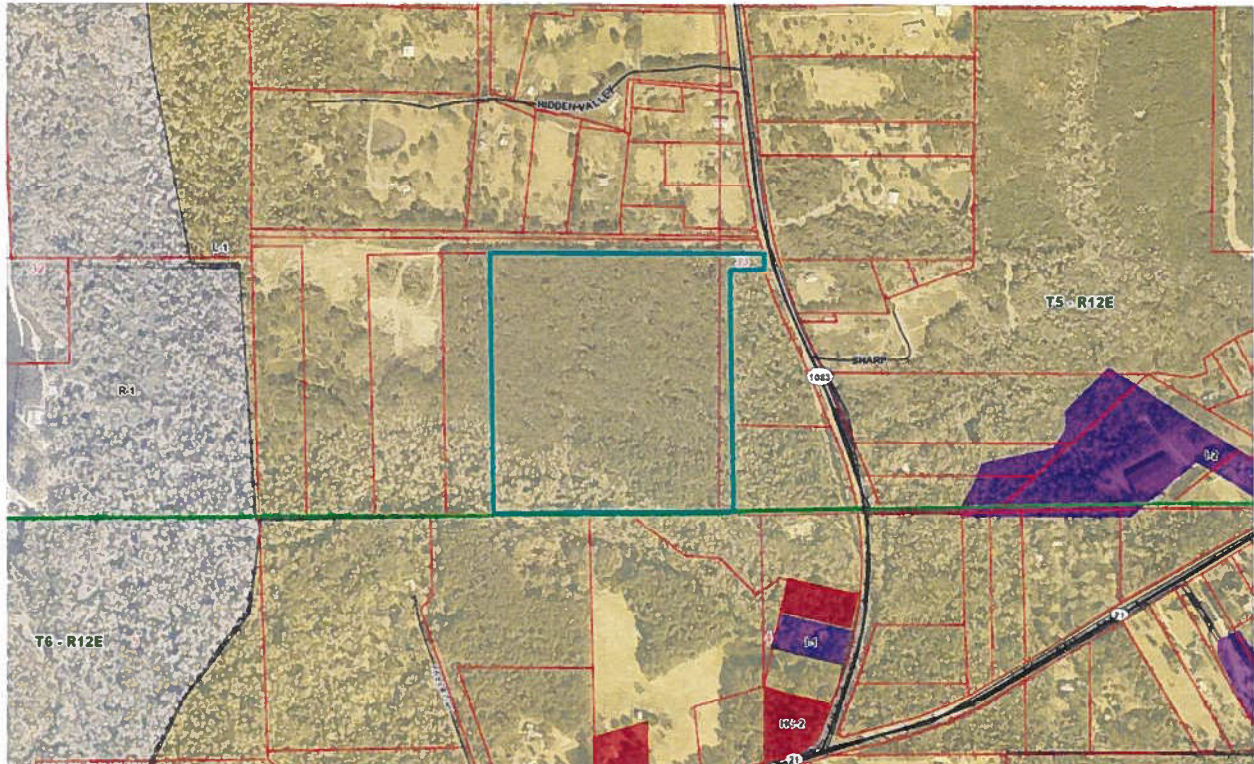


ZONING STAFF REPORT
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- j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic on neighborhood streets.
- k. The amount and location of existing impervious surface.



SITE PLAN NOTES:

- 1. ALL DIRT TO BE HAULED OFF SITE
- 2. DIRT EXCAVATION TO BE COMPLETED IN ONE PHASE IN APPROXIMATELY 10 YEARS
- 3. HOURS AND DAYS OF OPERATION: MONDAY THROUGH SATURDAY (7:00 A.M. – 5:00 P.M.)
- 4. APPROXIMATE MAXIMUM DEPTH (30' to 40')

PURPOSE AND STATEMENT OF NEED

Waldheim Materials, LLC proposes the development of an approximately 24-acre excavation area within a 53-acre parcel located on Highway 1083 in St. Tammany Parish, Louisiana. The purpose of the operation is to excavate and supply approximately 1,000,000 cubic yards of locally available red clay and other suitable structural fill material for use in residential, commercial, institutional, and infrastructure construction projects throughout St. Tammany Parish.

St. Tammany Parish is expected to experience continued population and development growth, with projections indicating the potential construction of approximately 22,000 to 34,000 additional homes over the next ten years. Residential growth of this magnitude will also generate demand for supporting commercial development, schools and other institutional facilities, roads, utilities, drainage improvements, and other public infrastructure. These projects require substantial quantities of suitable structural fill. Northern St. Tammany Parish contains significant natural deposits of red clay, sand, gravel, and other materials suitable for construction. As a result, the area has historically served as an important local source of construction materials supporting development throughout the Parish and surrounding region.

The proposed operation is consistent with this historical land use pattern. Other excavation and material operations have operated within the surrounding area, demonstrating the property managed extractor activities can coexist with surrounding agricultural and residential uses. The proposed operation will be conducted in a manner that minimizes environmental impacts, including traffic, drainage, environmental conditions, or groundwater resources when appropriate operational and environmental controls are implemented.

Many existing natural resources in the area are approaching the end of their productive excavation life. The proposed Waldheim Materials operation would provide additional local capacity as these existing sources are depleted and would help meet the anticipated demand for structural fill associated with continued growth and development within St. Tammany Parish.

The availability of a local source of structural fill also reduces the distance that heavy trucks must travel to obtain construction materials. This can reduce transportation costs, fuel consumption, truck miles traveled, and the associated impacts of transporting material from more distant sources.

PROPOSED OPERATION

Excavation will occur within an approximately 24-acre portion of the 53-acre property, leaving a substantial portion of the overall tract outside the primary excavation limits. Excavation will proceed vertically through the suitable structural fill deposits to an anticipated depth of approximately 30 to 40 feet below existing grade. Excavation will continue until sand, sandy clay, or other material representing the practical lower limit of the structural fill deposit is encountered. At that point, excavation within the affected area will cease.

Suitable red clay and other structural fill material removed during excavation will be transported off-site for use in construction and development projects. The operation is therefore intended to recover a naturally occurring construction resource for beneficial use rather than permanently develop the property for an intensive commercial or industrial use.

BACKFILL AND SITE RECLAMATION

Following excavation, the excavated areas will be progressively backfilled and reclaimed. Backfill material is anticipated to consist of suitable imported topsoil, brown dirt, soil material, and approved organic vegetative material, including trees and natural woody material, where permitted by applicable regulations and project approvals.

Backfilling will continue until the excavated area is restored to approximately the surrounding natural grade. Final grading will be performed to establish a stable surface and drainage patterns compatible with the surrounding property.

Disturbed areas will be stabilized as necessary during the operation, and following final grading the reclaimed area will be allowed to establish natural vegetative cover. Grasses, shrubs, trees, and other vegetation appropriate to the site will ultimately cover the reclaimed areas.

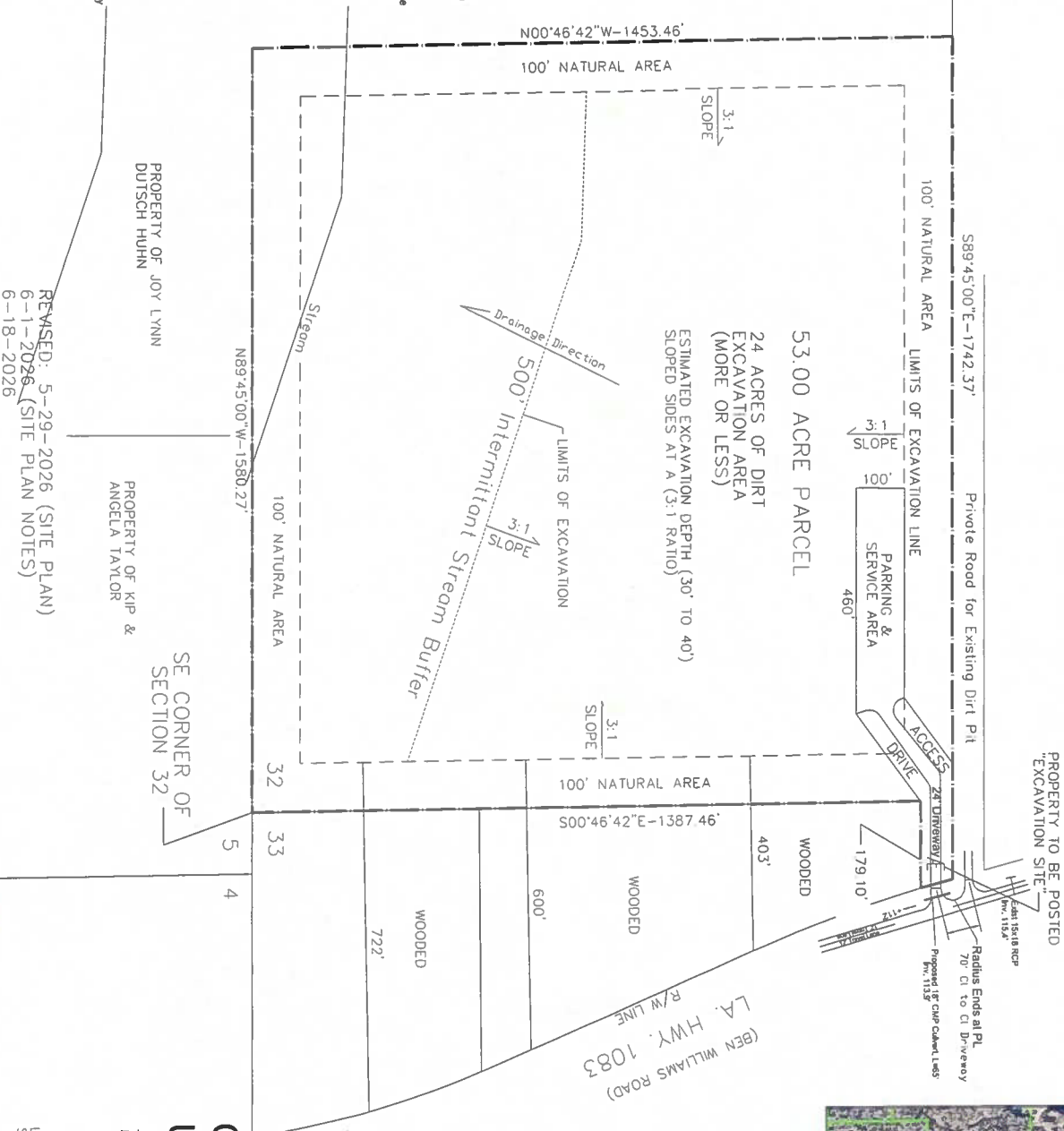
ULTIMATE LAND USE

The excavation operation represents a temporary use of the property. Upon completion of material excavation and reclamation, the affected area will be returned to approximately natural grade and allowed to revegetate. The reclaimed property is intended to remain permanent grasspace.

No residential subdivision, commercial center, industrial facility, paved parking area, or other intensive permanent development is proposed for the reclaimed excavation areas as part of this project.

SITE PLAN

SITE



REFERENCE:
1.) A SURVEY BY JERON R. FITZMORRIS DATED 10-10-1991, JOB #5546
2.) A SURVEY BY HERBERT C. SANDERS DATED 01-21-1981, JOB #ST-80-697

THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C, PER FEMA MAP NO. 225205 0150 C, DATED 10-17-1989

Commercial Plans
RECEIVED
8/20/2026
DEPARTMENT OF
ENGINEERING
ENGINEERING
REVIEW COPY

CONDITIONAL
USE SITE PLAN

WALDHEIM MATERIALS, L.L.C.

1"=125'
4-8-2026

LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

22358

Tec3/DynHuh55Ac

JWC

PRELIMINARY NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROLS

Perimeter Controls — Install silt fence on downgradient boundaries. Silt fence shall be trenched/keyed into the ground and maintained upright. Do not place silt fence across concentrated-flow channels unless specifically designed for that use.

Excavation Berm — Maintain a stable perimeter berm/setback where practical to prevent sheet runoff from flowing directly into the pit and to keep excavated spoil from migrating off site.

Stockpiles — Locate soil piles away from drainage conveyances, water bodies, and excavation edges. Install downgradient sediment control. Stabilize or cover stockpiles when inactive.

Haul Roads — Grade to minimize concentrated runoff. Apply aggregate or other stabilization where rutting and sediment transport occur. Do not intentionally wash sediment from roads into drainage systems.

EXCAVATION DEWATERING

No visibly sediment-laden excavation water shall be pumped from the excavation.

Pump Intake — Locate the suction intake above the excavation bottom. Use a floating intake to reduce entrainment of bottom sediment.

Settling — Provide adequate detention before filtration.

Discharge — Use riprap and geotextile to dissipate energy. Discharge shall not cause erosion, flooding, property damage, or a visible sediment plume.

Monitoring — A responsible person shall observe active dewatering. Stop pumping immediately if unacceptable sediment is leaving the controlled discharge area. Repair/upgrade controls before resuming.

Dewatering Log — Record date/time, approximate pumping rate/duration, treatment devices, discharge location, visual condition of effluent, maintenance performed, and responsible person.

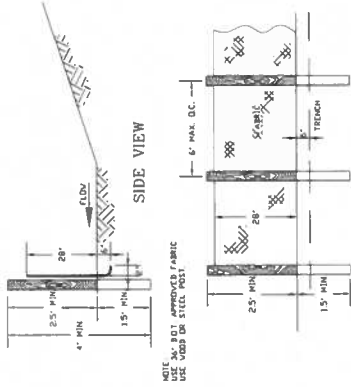
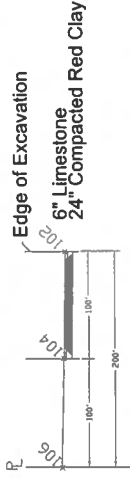
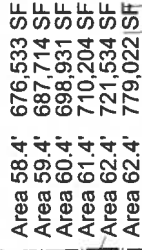


FIGURE 1. Silt Fence

POST SIZE		FENCE		FENCE	
MIN. LENGTH	LOCATION	TYPE	LOCATION	TYPE	LOCATION
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631	631	632	632	633	633
634	634	635	635	636	636
637	637	638	638	639	639
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643	643	644	644	645	645
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664	664	665	665	666	666
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676	676	677	677	678	678
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700	700	701	701	702	702
703	703	704	704	705	705
706	706	707	707	708	708
709	709	710	710	711	711
712	712	713	713	714	714
715	715	716	716	717	717
718	718	719	719	720	720
721	721	722	722	723	

THIS PROPERTY IS LOCATED IN FLOOD ZONE A
& C, PER FEMA MAP NO. 225205 0150 C,
DATED 10-17-1989

REF #5546 3 of 4



Pre and Post grades to remain same to drain area to pond.

1"=125'
4-8-2026
JWG

LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

20' Weir Detail

REF #5546 4 of 4

Cut/Full Summary						
Name	Cut Factor	Full Factor	2d Area	Cut	Full	Ret
FOOD EXPORT	1.000	1.000	25.000 acres	1220402.000 Cu. Yd.	5005.110 Cu. Yd.	1214596.890 Cu. Yd.
FOOD IMPORT	1.000	1.000	25.000 acres	1220402.000 Cu. Yd.	5005.110 Cu. Yd.	1214596.890 Cu. Yd.
Totals						

THIS MAP IS FOR REZONING ONLY.



REFERENCE:
1.) A SURVEY BY JERON R. FITZMORRIS
DATED 10-10-1991, JOB #5546
2.) A SURVEY BY HERBERT C. SANDERS
DATED 01-21-1981, JOB #ST-80-697

THIS PROPERTY IS LOCATED IN FLOOD ZONE A
& C; PER FEMA MAP NO. 225205 0150 C,
DATED 10-17-1989

Private Road

S89°45'00"E-1742.37'

(BEN WILLIAMS ROAD)
LA. HWY. 1083

N89°45'00"W
179.10'

Approx. Flood
Zone Line

53.00 ACRES
(more or less)

N00°46'42"W

1453.46'

1387.46'

S00°46'42"E

Flood Zone C

Flood Zone A

T-5-S, R-12 -E

1580.27'

N89°45'00"W

T-6-S, R-12-E

SE CORNER OF
SECTION 32

32

33

5

4



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

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE
STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

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

Bruce M. Butler, III

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

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6271 office (985) 898-0955 fax

MAP PREPARED FOR

GLYNN HUHN

SCALE: 1"=250'	DRAWN BY
DATE: 4-8-2026	
LOCATED IN SECTION 32, T-5-S, R-12-E ST. TAMMANY PARISH LOUISIANA	
SURVEY NUMBER 22358	

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

Aug 13/2026 at 10:59:51 AM
78101-78197 Ben Williams Rd
Bush LA 70431
United States



2026-4652-CP

Aug 13, 2026 at 10:59:47 AM
78101-78197 Ben Williams Rd
Bush LA 70431
United States

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4652-CP

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

September 1, 2026

for more information
call: (885) 838-2529 or
email: planning@stgov.org
www.stgov.org/development

Printed on 8-13-26 by G.A.

2026-4652-CP