



ST. TAMMANY PA

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 4

ZC DENIED: 05/02/2023



THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 5/3/23

2022-3189-ZC

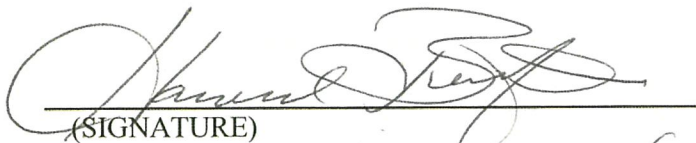
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Shady Lane and east side of Carroll Road, Slidell; S4, T9S, R14E; Ward 9, District 14
Acres: .464 acres
Petitioner: Harold Burfict
Owner: Harold Burfict
Council District: 14

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.


(SIGNATURE)

PRINT NAME: Harold Burfict

ADDRESS: 5 Geanville Lane Covington LA 70016

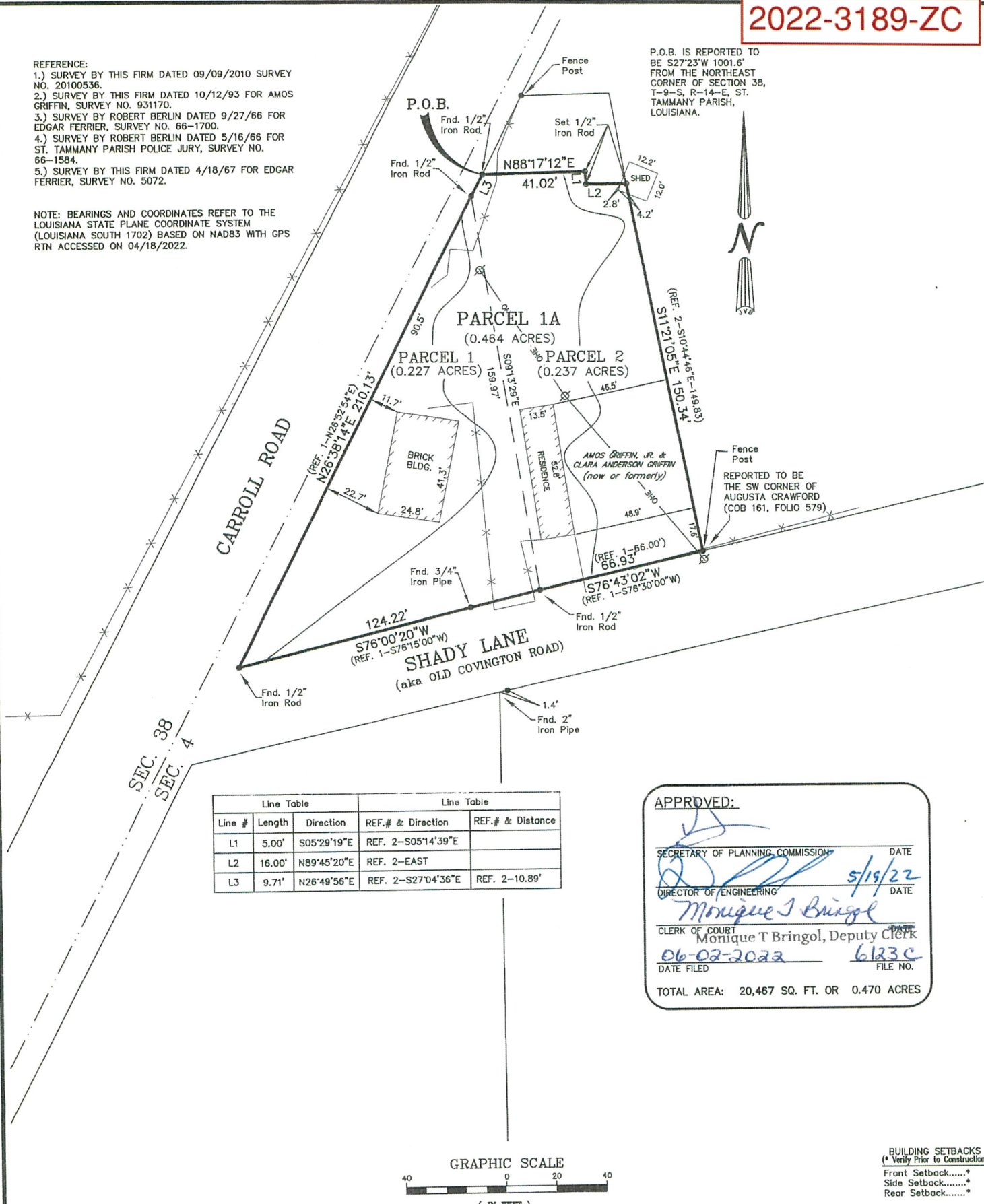
PHONE #: 985-774-6375

2022-3189-ZC

REFERENCE:
 1.) SURVEY BY THIS FIRM DATED 09/09/2010 SURVEY NO. 20100536.
 2.) SURVEY BY THIS FIRM DATED 10/12/93 FOR AMOS GRIFFIN, SURVEY NO. 931170.
 3.) SURVEY BY ROBERT BERLIN DATED 9/27/66 FOR EDGAR FERRIER, SURVEY NO. 66-1700.
 4.) SURVEY BY ROBERT BERLIN DATED 5/16/66 FOR ST. TAMMANY PARISH POLICE JURY, SURVEY NO. 66-1584.
 5.) SURVEY BY THIS FIRM DATED 4/18/67 FOR EDGAR FERRIER, SURVEY NO. 5072.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 04/18/2022.

P.O.B. IS REPORTED TO BE S27°23'W 1001.6' FROM THE NORTHEAST CORNER OF SECTION 38, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.



Line Table			Line Table		
Line #	Length	Direction	REF.# & Direction	REF.# & Distance	
L1	5.00'	S05°29'19"E	REF. 2-S05°14'39"E		
L2	16.00'	N89°45'20"E	REF. 2-EAST		
L3	9.71'	N26°49'56"E	REF. 2-S27°04'36"E	REF. 2-10.89'	

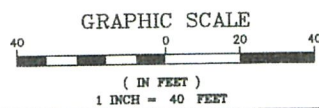
APPROVED:

SECRETARY OF PLANNING COMMISSION: *[Signature]* DATE: 5/19/22

DIRECTOR OF ENGINEERING: *[Signature]* DATE: 6/23/22

CLERK OF COURT: Monique T. Bringol, Deputy Clerk DATE FILED: 06-02-2022 FILE NO.: 6123C

TOTAL AREA: 20,467 SQ. FT. OR 0.470 ACRES



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....*
 Side Setback.....*
 Rear Setback.....*

ADDRESS: CARROLL ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0420 E
 F.I.R.M. Date 04/21/1999
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20220137

DATE: 04/18/2022

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL CHECKED BY: DJP

SCALE: 1" = 40'

REVISED:

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A RESUBDIVISION PLAT OF
 PARCEL 1 & PARCEL 2 INTO PARCEL 1A
 IN SECTION 4, T-9-S, R-14-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: HAROLD BURFICT

STATE OF LOUISIANA
[Signature]
 DANIEL J. POCHE
 LA. REG. No. 5066



MHO

NC-2

Avondale

A-3

A-3

MHO

SHADY

NC-2

Bayou Liberty Gardens

LIBERTY

HC-1

ST CHRISTOPHER

ST PAUL

Carolyn Park

WEST

West Hall Park

CARROLL

JAYCEE

KAYCEE

NC-2



ZONING STAFF REPORT
2022-3189-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 Shady Lane and east side of Carroll Road, Slidell; S4, T9S, R14E; Ward 9, District 14
Council District: 14

Owner: Harold Burfict

Posted: January 23, 2023

Applicant: Harold Burfict

Commission Hearing: May 2, 2023

Size: .464 acres

Determination: Denied



Current Zoning
A-3 Suburban District
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Residential: Medium-Intensity
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone AE-EL 11
Critical Drainage: Yes

FINDINGS

1. The applicant is requesting to rezone the .464-acre parcel from A-3 Suburban District to HC-2 Highway Commercial District. The property is located on the north side of Shady Lane and east side of Carroll Road, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	Unknown
09-2020	Unknown	A-3 Suburban District

Site and Structure Provisions

3. Per the petitioner's application, the subject property is developed with an existing mobile home and accessory building.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West (Across Carroll Road)	Undeveloped	A-3 Suburban District

5. The subject property abuts A-3 Suburban District zoning on all sides which allows for one single-family dwellings with one unit per every half-acre. The purpose of the HC-2 Highway Commercial District's purpose is to provide for the location of moderately scaled, more intense retail, office and



ZONING STAFF REPORT
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service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.

- 6. There is an MHO Manufactured Housing Overlay on a portion of the property, approved by the St. Tammany Parish Council in 2019 as per ordinance 19-4164.
- 7. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The site is proposed to be developed with a new and used car lot on the site and will be subject to come into compliance with all applicable Parish drainage, parking, and landscaping regulations, as well as all minimum standards associated with a car dealership.

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 NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

