



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL #1



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: 10/2/24

2024-3934-ZC

2024-3934-ZC

| | |
|-------------------|--|
| Existing Zoning: | L-2 (Large Lot Residential District) |
| Proposed Zoning: | HC-2 (Highway Commercial District) |
| Location: | Parcel located on the north side of Shady Lane and on the 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:

15 Granville Lane Covington LA 70016

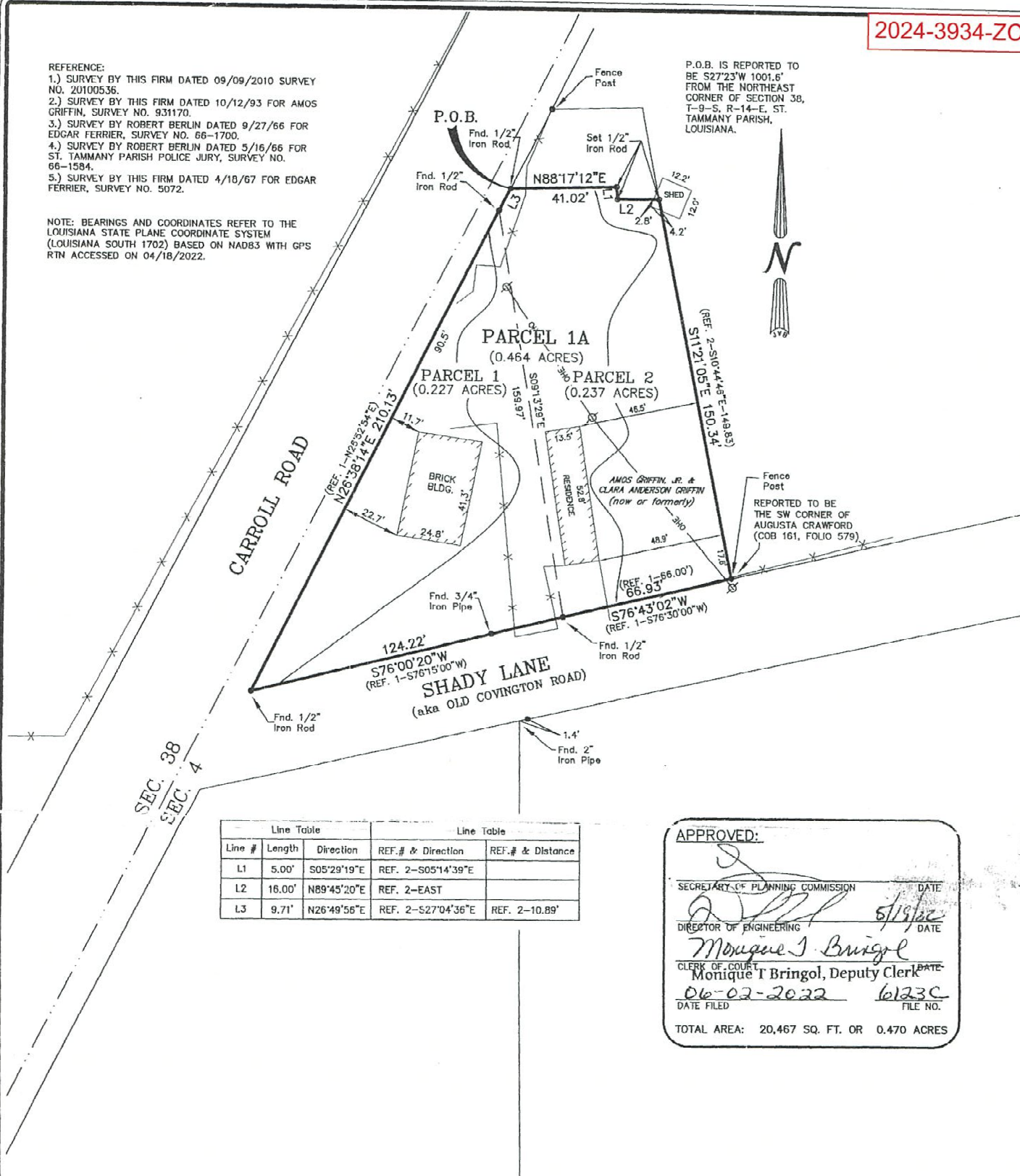
PHONE #:

985-774-6375

REFERENCE:

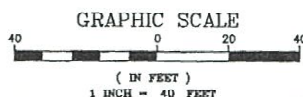
- NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 04/18/2022.

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 _____ DATE 5/19/22
 DIRECTOR OF ENGINEERING _____ DATE
 Monique T. Bringol
 CLERK OF COURT _____ DATE
 Monique T Bringol, Deputy Clerk
 06-02-2022 6/23/22
 DATE FILED _____ FILE NO.
 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

REVISÉ:

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: ivbassoc@ivburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

| | |
|------------------|--------------------|
| DRAWN BY: VLL | CHECKED BY: DJP |
|------------------|--------------------|

SCALE: 1" = 40'

**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

DANIEL J. POCHÉ
LA REG NO 50666



PREACHERS OAK LN

NC-2

L-2

CARROLL RD

L-2

SHADY LN

NC-2

HC-1

LIBERTY DR

SLIDELL

WEST

ST CHRISTOPHER

ST PAUL

KAYCEE

JAYCEE

CARROLL



ZONING STAFF REPORT
2024-3934-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 on the east side of Carroll Road, Slidell;
S4, T9S, R14E; Ward 9, District 14 **Council District:** 11

Petitioner: Harold Burfict **Posted:** September 17, 2024
Owner: Harold Burfict **Commission Hearing:** October 1, 2024
Size: .464 acres **Determination:** Denied



Current Zoning
L-2 Large Lot Residential 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
Elevation Requirements:
FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the .464-acre parcel from L-2 Large Lot Residential 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 | L-2 Large Lot Residential 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 | L-2 Large Lot Residential District |
| South | Residential | L-2 Large Lot Residential District |
| East | Residential | L-2 Large Lot Residential District |
| West (Across Carroll Road) | Undeveloped | L-2 Large Lot Residential District |



ZONING STAFF REPORT
2024-3934-ZC

MICHAEL B. COOPER
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PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject property abuts L-2 Large Lot Residential District zoning on all sides which allows for one single-family dwelling unit on parcel sizes of a half an acre or greater. Catty-corner to the site is a cemetery zoned NC-2 Neighborhood Commercial District.
6. The requested HC-2 Highway Commercial District's purpose is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.
7. There is a MHO Manufactured Housing Overlay on a portion of the property, approved by the St. Tammany Parish Council in 2019 as per ordinance 19-4164.
8. 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 compliance with all Parish drainage, parking, and landscaping regulations, all minimum standards associated with a car dealership and all other applicable Parish regulations.

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.

Standards for Review (Sec. 200-3.1.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 condition, 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.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

