



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT



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: 01/04/23

2022-3135-ZC

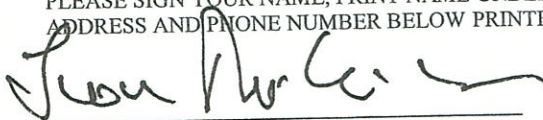
Existing Zoning: HC-3 (Highway Commercial District)  
Proposed Zoning: HC-3 (Highway Commercial District) and Entertainment Overlay  
Location: Parcel located on the south side of LA Highway 435, east of Merrimeade Lane and west of White Oaks Road, being 28484 Hwy 435 Abita Springs; S18, T6S, R13E; Ward 6, District 6  
Acres: 10 acres  
Petitioner: Ivan Milicevic  
Owner: Ivan Milicevic  
Council District: 6

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: IVAN MILICEVIC

ADDRESS: 111 N. POLK ST

PHONE #: 504-415-3596

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT  
2022-3135-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 south side of LA Highway 435, east of Merrimeade Lane and west of White Oaks Road, being 28484 Hwy 435 Abita Springs; S18, T6S, R13E; Ward 6, District 6

**Owner:** Ivan Milicevic      **Council District:** 6

**Applicant:** Ivan Milicevic      **Posted:** December 8, 2022

**Size:** 10 acres      **Commission Hearing:** January 3, 2023

**Determination:** Denied



**Current Zoning**

HC-3 Highway Commercial District

**Requested Zoning**

HC-3 Highway Commercial District

Entertainment Overlay

**Future Land Use**

Rural & Agriculture

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:** No

*Findings*

1. The petitioner is requesting to change the zoning classification from HC-3 Highway Commercial District to HC-3 Highway Commercial District and Entertainment Overlay. The site is located on the south side of LA Highway 435, east of Merrimeade Lane and west of White Oaks Road, being 28484 Hwy 435, Abita Springs.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown – Comprehensive Rezoning	A-1 Suburban District
19-4029	A-1 Suburban District	HC-3 Highway Commercial District

*Compatibility or Suitability with Adjacent Area*

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-2 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

3. The subject property is currently developed with an entertainment/wedding venue that is permissible under the HC-3 Highway Commercial District classification. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and single-family residentially zoned property. Because this property does not have a buffer in-between the subject property and the adjacent



## ADMINISTRATIVE COMMENTS



### ZONING STAFF REPORT

2022-3135-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

### PLANNING & DEVELOPMENT

Ross Liner  
Director

single-family residentially zoned parcels, the applicant has applied for the current request to rezone the property to obtain the Entertainment Overlay.

4. The purpose of the Entertainment Overlay is to accommodate a limited number of entertainment based uses required to obtain a permit for the sale of beverages of high alcoholic content, other than beer and wine, in a limited geographic area, adjacent to residentially zoned neighborhood, to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.
5. If approved, the applicant would be permitted to apply for a liquor license with the St. Tammany Parish Sheriff's Office as well as with the Louisiana ATC Office to serve/sell higher alcohol content on-site.

#### *Consistency with New Directions 2040*

**Rural & Agriculture:** 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.





2022-3135-ZC

Subject Property

2018-1775-ZC

