



**APPEAL #2**

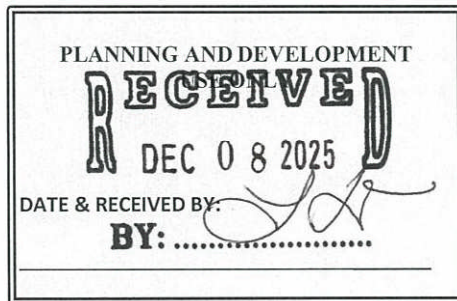
ST. TAMMANY PARISH

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.



Case Number: 2025-4415 ZC Planning & Zoning Commission Meeting Date: 12/2/25

Planning & Zoning Commission Action

Being Appealed: Rezone S-2 to HCA

Name of Appellant: Joseph E. Scott  
(PLEASE PRINT)

Address: 76214 Beverly Drive, Covington, LA 70433

Phone # 985.960.0819 Email Address SCOTTJ8561@yahoo.com

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

If "Other" Checked,  
Please Explain: \_\_\_\_\_

Reason(s) for Appeal: With apologies, I was handling this matter myself and mistakenly missed the hearing date. I believe my request conforms with the recommendation of the zoning staff given the nature of the property, long term use + surrounding area.

Appellant's Signature: [Signature] Date: 12/2/25

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.

2025-4415-ZC

S-2

CASSIST

FIEBELMANIST

COAST BLVD

CBF-1

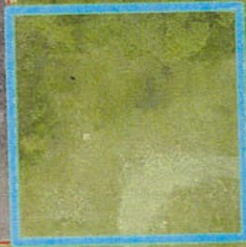
BOSWORTHIST

HC-2

W HOWZE BEACH RD

433

SLIDELL





**ZONING STAFF REPORT**  
2025-4415-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 Coast Blvd., west of Cass Street, and east of Bosworth Street, Slidell; S23, T9S, R14E; Ward 8 District 12

**Petitioner:** Joseph E. Scott

**Posted:** November 17, 2025

**Owner:** Joseph E. Scott

**Commission Hearing:** December 2, 2025

**Size:** .36 acres

**Determination:** Denied



**Current Zoning:**

S-2 (Suburban Residential District)

**Requested Zoning:**

HC-1 (Highway Commercial District)

**Future Land Use:**

Residential - Medium Intensity

**Flood Zone**

Effective Flood Zone: A5

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**Elevation Requirements:**

BFE 9' + 1' Freeboard = 10' FFE

**FINDINGS**

1. The applicant is requesting to rezone .36 acres from S-2 Suburban Residential District to HC-1 Highway Commercial District. The parcel is located on the north side of Coast Blvd., west of Cass Street, and east of Bosworth Street, Slidell.

*Zoning History*

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SD 14
09-2117	SD 14	S-2 Suburban Residential

*Site and Structure Provisions*

2. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	S-2 Suburban Residential District
South (across Coast Blvd.)	Commercial	HC-2 Highway Commercial District
East	Undeveloped	S-2 Suburban Residential District
West	Undeveloped	I-1 Light Industrial and Warehouse District

3. As shown in Table 2, the subject site abuts residentially zoned properties zoned S-2 Suburban Residential District to the north and east, a property zoned I-1 Light Industrial and Warehouse District to the west, and properties zoned HC-2 Highway Commercial District to the south.



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4. The S-2 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-2 District.
  - a. The minimum lot size requirements within the S-2 Suburban Residential District include 7,500 sq. ft. lot sizes with 75' of lot width.
5. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish.

Animal services, Art studio, Athletic field, Auto repair and service\*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Catering facility, Civic, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental\*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave\*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment, Dwelling, Multiple-Family, Outdoor Storage Yard, Microbrewery\* or Micro distiller.

6. If approved, the applicant may apply for a building permit for any of the commercial uses listed above.

*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 2: New development and redevelopment will be orderly, carefully planned, and predictable.

*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.



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

