

**Planning Commission  
Public Hearing  
February 12, 2019**

The meeting was called to order by Zoning Chairman Michael Blache and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Michael Blache, Rebecca Bush, and Jeff Lahasky

Absent: Bill Sones

Also Present: Louise Scott, Director, Planning Department; Council Member Laura Sica, Mike Pulaski, Parks and Parkways Member Nancy Clark and Historic Preservation District Member Richard Adamiak

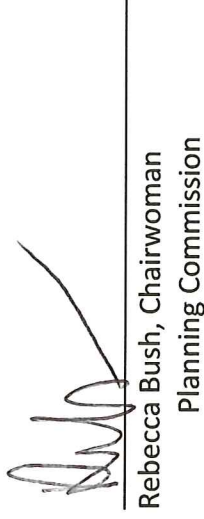
Mr. Adams moved to adopt the minutes of August 28, 2018, seconded by Ms. Bush and was unanimously approved.

Mr. Clark moved to adopt the minutes of October 23, 2018, seconded by Ms. Bush and was unanimously approved.

Mr. Clark moved to adopt the minutes of December 4, 2018, seconded by Ms. Bush and was unanimously approved.

Ms. Bush moved adjourn, seconded by Mr. Fairley and was unanimously approved.

  
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Lori Spranley, Secretary

  
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Rebecca Bush, Chairwoman  
Planning Commission

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The only case discussed was Z19-02-03 Recommendation to the City Council regarding ordinance 19-01, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO REZONE FROM "R-1", SINGLE FAMILY, AND PM-1, MARINA DISTRICT-WATERFRONT LOTS, TO "O", OPEN SPACE/RECREATION CERTAIN GROUNDS LOCATED IN SQUARE NO. 88-A OF THE CITY OF MANDEVILLE, IDENTIFIED AS TRACT 1, BEING LOTS 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, AND 42; TRACT 2 BEING 55,263 SF AND PORTION OF UNIMPROVED MONROE ST. (REFERENCED HEREIN AS THE "POTTERY HILL SITE" OR "SUBJECT PROPERTY") CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED WITHIN THE CASH SALE OF THE PROPERTY, ATTACHED AS EXHIBIT "1,"; AND PROVIDING FURTHER MATTERS IN CONNECTION THEREWITH

Ms. Scott presented this case was discussed at the work session for a recommendation on Ordinance 19-01.

The City of Mandeville purchased the referenced property identified as the Pottery Hill Site on July 9, 2007 for the purposes in part of "preserving an extremely significant, pre-historic site. Following the purchase of the property, the City contracted with SURA, Inc., an archaeological consulting firm to conduct Phase II, where prehistoric artifacts found qualified a portion of the site for the National Register of Historic Places. Prior to Phase II, Phase I had been conducted for a private party, the finding of which were the impetus for the City purchasing the property. The fieldwork revealed that prehistoric materials, including ceramics, were evenly distributed over the site.

This site also included a large, specimen live oak, measuring 72" diameter (in 2005). This live oak was located in the unimproved Monroe Street Right of Way. This tree was registered with the Live Oak Society under the name "Pottery Oak".

This site also contained a significant area of jurisdictional wetlands as depicted on the plan prepared by DEL Cooper Engineering, Inc. dated 7-29-05. It indicates that the area south of Monroe Street is wetland (~55,263 sf), and a significant portion of unimproved Monroe Street and a portion of lots 10-34 (even). Lots 6, 8, and a portion of 10 are part of Bayou Castain were under water.

At their January 10, 2019 meeting, the City Council adopted Ordinance 18-40 that included the entirety of the "Pottery Hill Site" on the City's Historic Resources Survey with a designation as a "Landmark" site. This Historic Preservation District Commission voted unanimously to recommend adoption of Ordinance 18-40 and included in their recommendation the following. *Consistent with the definition of landmark site, classifying this site with Landmark status, exemplifies the prehistoric culture and provides a snapshot of the Tchefuncte culture living beside the bayou.*

The stated purpose of the O Open Space/Recreation Zoning District is as follows:



**7.5.7.1. Purpose of the Open Space/Recreational District**

The purpose of the open space/recreational district is to provide for open space, parks and recreational areas; for uses that are accessory thereto, as well as certain facilities that are generally associated with recreational uses; and for such other uses as are specifically permitted in this district under the provisions of these regulations.

The proposed zoning of O, Open Space/Recreation is consistent with Goal 3 of the Comprehensive plan:

*Goal 3, To Preserve and enhance historic and cultural resources that symbolize Mandeville's identity*

*Policy 3.1 Identify, preserve and protect significant buildings, districts and sites of historical, architectural and archaeological or culturally significant.*

*Goal 6: To establish and maintain accessible recreational amenities serving all residents.*

*Policy 6.1: Establish and maintain neighborhood parks, trails or other recreation facilities within ½ mile of each residential area. Use park dedication requirements to ensure that each new residential development dedicates land and facilities or proportionate funding in lieu of land dedication.*

This site contains jurisdictional wetlands, a specimen live oak, a snapshot of a pre-historic culture and serves as an impromptu park and access to Bayou Castain for the neighborhood. All these are in keeping with the purpose of the Open Space/Recreational zoning district and are consistent with the Comprehensive Land Use Plan.

The Parks and Parkways Commission also adopted a recommendation for approval and both recommendations would be forwarded as one memo to the City Council.

Mr. Clark asked for historical curiosity, if the last four lots that were under water were ever above water. Ms. Scott said she did not know, but at some point in time they were probably above water since they were platted.

Mr. Adams said this would be the best zoning for the property. He asked in the site development criteria if there were any area restrictions? Ms. Scott said the CLURO stated no less than 2,000 square feet.

Mr. Lahasky confirmed the City owned the lot and purchased the land for preservation. Ms. Scott said at the time of purchase even though it was privately owned, people had created a path to the bayou for access. It had always served as a passive park in the neighborhood.

James Watley, 550 Colbert Street, said he could see the Pottery Oak down the street and was there this past weekend looking for artifacts and he asked to keep it open space.

Ms. Bush moved to recommend adoption of Ordinance 19-01 to rezone the property to Open Space, seconded by Mr. Adams and was unanimously approved.

Mr. Adams said with Pelican Park he became involved with the zoning of the Nature Center having a designation called the Public Facilities District II that the City might be interested in reviewing. It would also protect the Dew Drop and Lange House. He suggested creating a similar district. Mr. Clark said the district could prohibit some uses that were currently destructive to natural settings.

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