



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 3

Pat Brister
Parish President

ZC APPROVED: 01/07/2014

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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

RECEIVED
JAN 16 2014

DATE: 1-14-14

CASE NUMBER: ZC14-01-004

ZC14-01-004

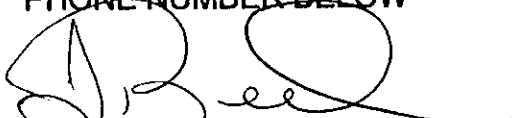
Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres:	1 acre
Petitioner:	Bobbie J. Colgin
Owner:	Bobbie J. Colgin
Location:	Parcel located at the end of Gum Creek Street, north of Rhonda Road, being 37452 Gum Creek Road, Pearl River, S3,T8S,R14E, Ward 8, District 11
Council District:	11

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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW


(SIGNATURE)

Print name here: Tammy Bolian

Tammy Bolian

37452 Gum Creek Rd

PHONE # 985-630-6176



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APPEAL REQUEST

RECEIVED
JAN 18 2014

DATE: 1-14-2014

CASE NUMBER: ZC14-01-004

The Zoning Commission decision is in violation of A-2 density code, Section 5.0704. The Petitioner's request is to establish a 2nd residence, (for a family member), on one acre of land that already has a mobile home rented to tenants.

<u>ZC14-01-004</u>	
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Leigh Gutierrez / [Signature] Print name here: Leigh Gutierrez & George Gutierrez
(SIGNATURE)

37451 Gum Creek Road

Pearl River, LA 70452

PHONE # 985-863-8090



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Department of Development

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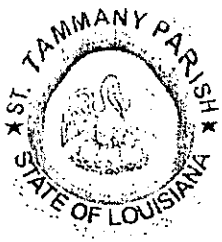
PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Brian and Christina Phillips Print name here: Brian and Christina Phillips
(SIGNATURE)

37443 Gum Creek Rd

Pearl River, LA 70452

PHONE # 985-863-9489



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APPEAL REQUEST

DATE: JAN-13, 2014

RECEIVED
JAN 16 2014

CASE NUMBER: ZC 14-01-004

ZC14-01-004

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Print name here: SPRING G. PEÑA

37447 GUM CREEK RD.
PEARL RIVER LA 70452
PHONE # 985-290-1559



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Covington, LA 70434

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APPEAL REQUEST

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DATE: 1-12-14

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PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Damou and Jenny Crowe Print name here: Damou Jenny Crowe
(SIGNATURE)

37441 Gum Creek Rd.
Pearl River, LA 70452

PHONE # 985-863-5617



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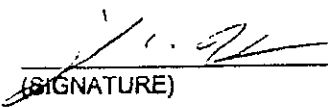
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(SIGNATURE)

Print name here: JEREMIAH HUSS

37452 Gum Creek Rd.

Pearl River, LA 70452

PHONE # 985-640-3386

ZONING STAFF REPORT

Date: December 30, 2013
Case No.: ZC14-01-004
Posted: 12/12/2013

Meeting Date: January 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Bobbie J. Colgin
OWNER: Bobbie J. Colgin
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Gum Creek Street, north of Rhonda Road, being 37452 Gum Creek Road, Pearl River; S3,T8S,R14E; Ward 8, District 11
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: OK

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1A Suburban District
South	Residential/Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

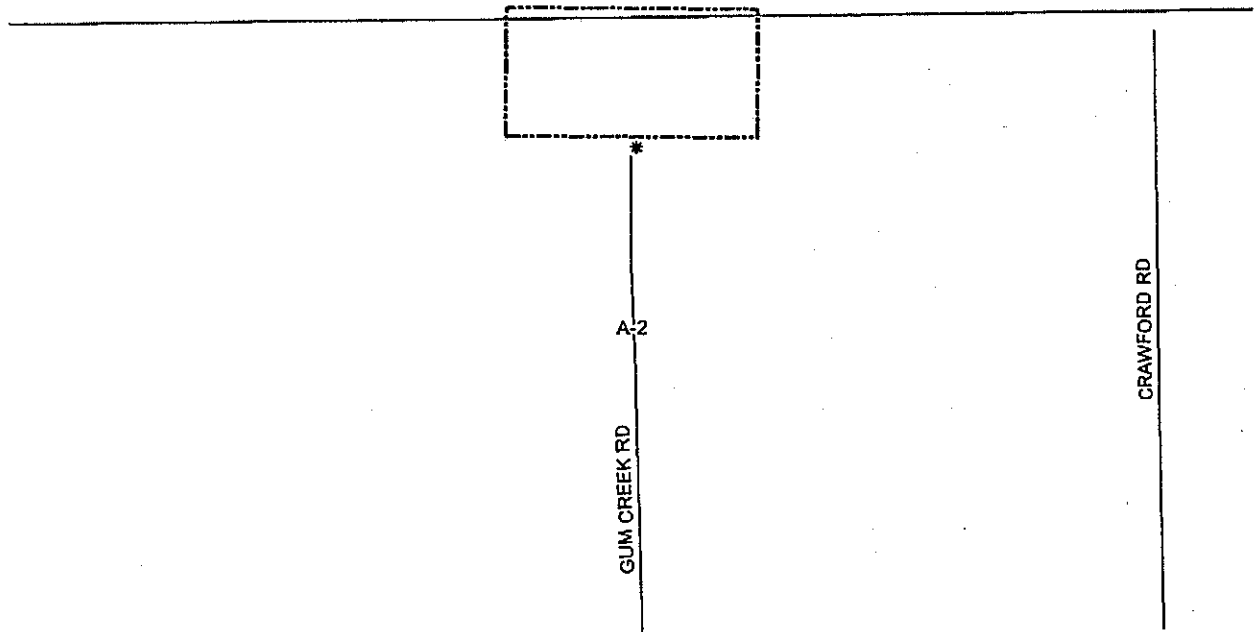
The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the end of Gum Creek Street, north of Rhonda Road, being 37452 Gum Creek Road, Pearl River. The 2025 Future Land Use Plan calls for residential development in this area including manufactured homes. There are numerous manufactured homes in the vicinity. Staff does not object to the requested zoning change.

STAFF RECOMMENDATION:

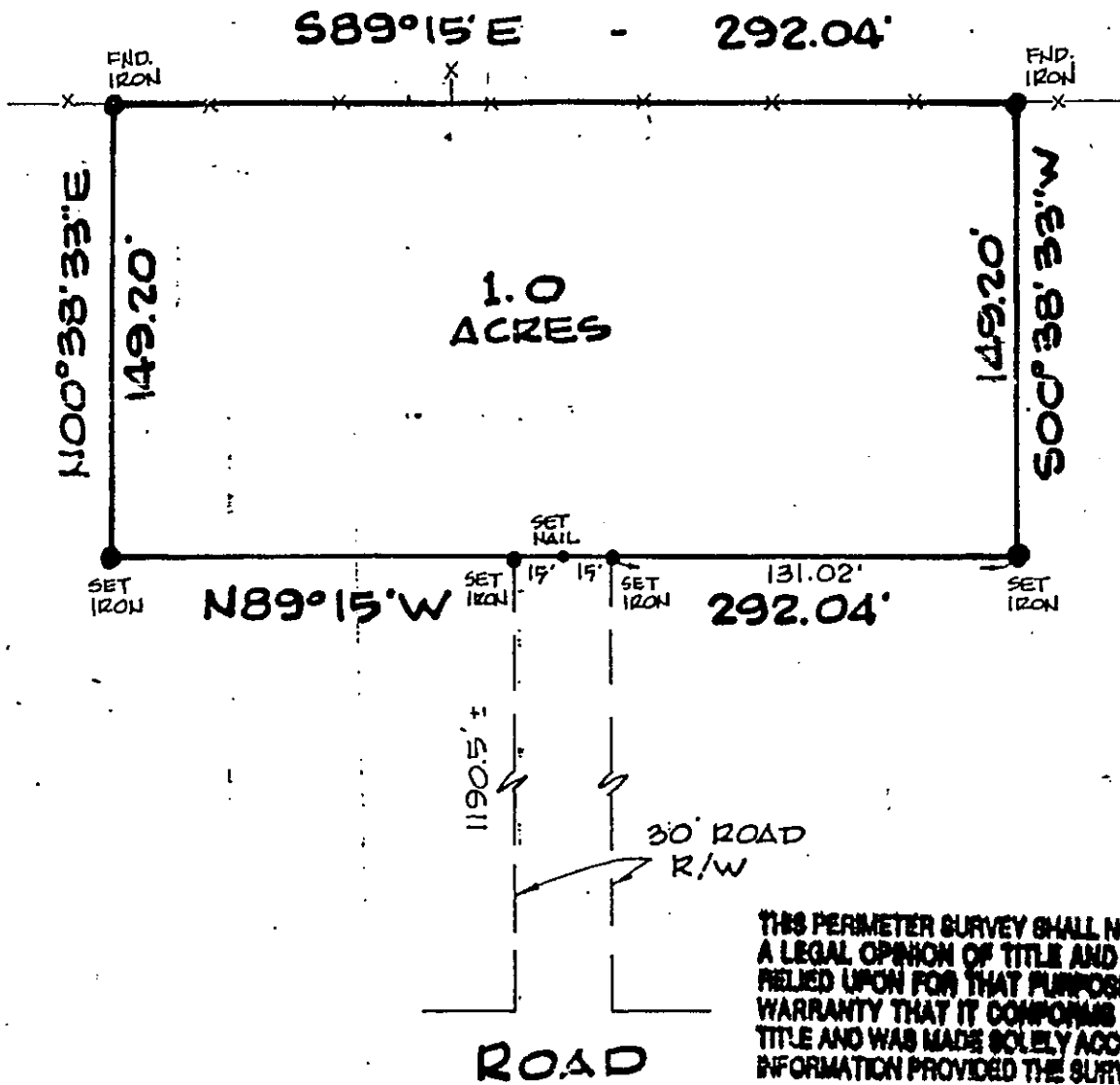
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

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SIZE: 1 acre

A-1A



ZC14-01-004



THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

MUNICIPAL ADDRESS:

FLOOD HAZARD ZONE 3

SURVEY N° 920222

J. V. BURKES & ASSOC., INC.

DWN. BY: *MJM*

DATE: APRIL 7, 1992

P.O. BOX 1568

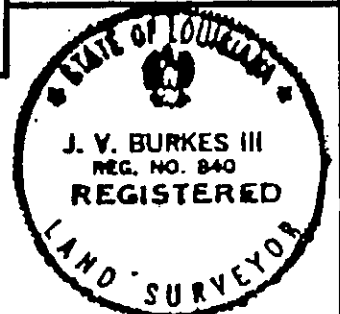
SLIDELL, LA. 70459

SURVEY MAP OF: 1.0 ACRES OF LAND
 LOCATED IN: SECTION 3 - T8S - R14E

ST. TAMMANY PARISH, LA.

CERTIFIED TO: **GLENN NEAL**

*37452
Yum Creek*



SURVEYED BY:
[Signature]
 J. V. BURKES III
 LA. REG. N° 840
 SLIDELL, LA.

SCALE: 1" = 30'