



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

Mail: planning@sttamy.org

APPEAL # 2

ZC Approved :

6/3/14

Pat Brister
Parish President

RECEIVED
JUN 03 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

DATE: 6-3-2014

CASE NUMBER: ZC14-06-050

ZC14-06-050

| | |
|-------------------|--|
| Existing Zoning: | A-1 (Suburban District) |
| Proposed Zoning: | I-1 (Industrial District) |
| Acres: | 120 acres |
| Petitioner: | Jeff Schoen |
| Owner: | Lee Road Dirt Pit, LLC |
| Location: | Parcel located on the east side of Lee Road Extension, just south of the Washington/St. Tammany Parish line, S22,23,26 & 27,T4S,R11E, Ward 2, District 6 |
| 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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Deborah Burst
(SIGNATURE)

Print name here: Deborah BURST

22123 RUE COQUILLE

MADEVILLE, LA 70471

PHONE # 985-892-8703



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APPEAL REQUEST

DATE: 6-3-14

CASE NUMBER: ZC14-06-050

NO CLASSIFICATION FOR THIS USE IN ANY ZONING CATEGORY!

ZC14-06-050

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

Kelly Kreminski
(SIGNATURE)

Print name here: Kelly Kreminski

110 Brookstone Dr.

Covington, LA 70433

PHONE # 985-875-9343



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

Pat Brister
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APPEAL REQUEST

DATE: 06.03.14

CASE NUMBER:

ZC 14-06-050

No current approved use of this type in ANY zoning category-

Not a good example to set/adopt.
May open the Parish up to many undesirable uses

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Sincerely,

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

[Signature]
(SIGNATURE)

TERRY LEWIS STEVENS
Print name here:

725 DOVE PARK RD.
COVINGTON, LA 70433

PHONE # 409.299.0162

| | |
|--------------------|--|
| <u>ZC14-06-050</u> | |
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| Council District: | 6 |

ZONING STAFF REPORT

Date: May 27, 2014

Case No.: ZC14-06-050

Posted: 05/20/14

Meeting Date: June 3, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Lee Road Dirt Pit, LLC
REQUESTED CHANGE: From A-1 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of Lee Road Extension, just south of the Washington/St. Tammany Parish line; S22,23,26 & 27,T4S,R11E; Ward 2, District 6
SIZE: 120 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Land Use</u> | <u>Zoning</u> |
|------------------|--------------------|-------------------------|
| North | Undeveloped | Washington Parish |
| South | Undeveloped/Vacant | A-1 (Suburban District) |
| East | Undeveloped/Vacant | A-1 (Suburban District) |
| West | Undeveloped/Vacant | A-1 (Suburban District) |

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

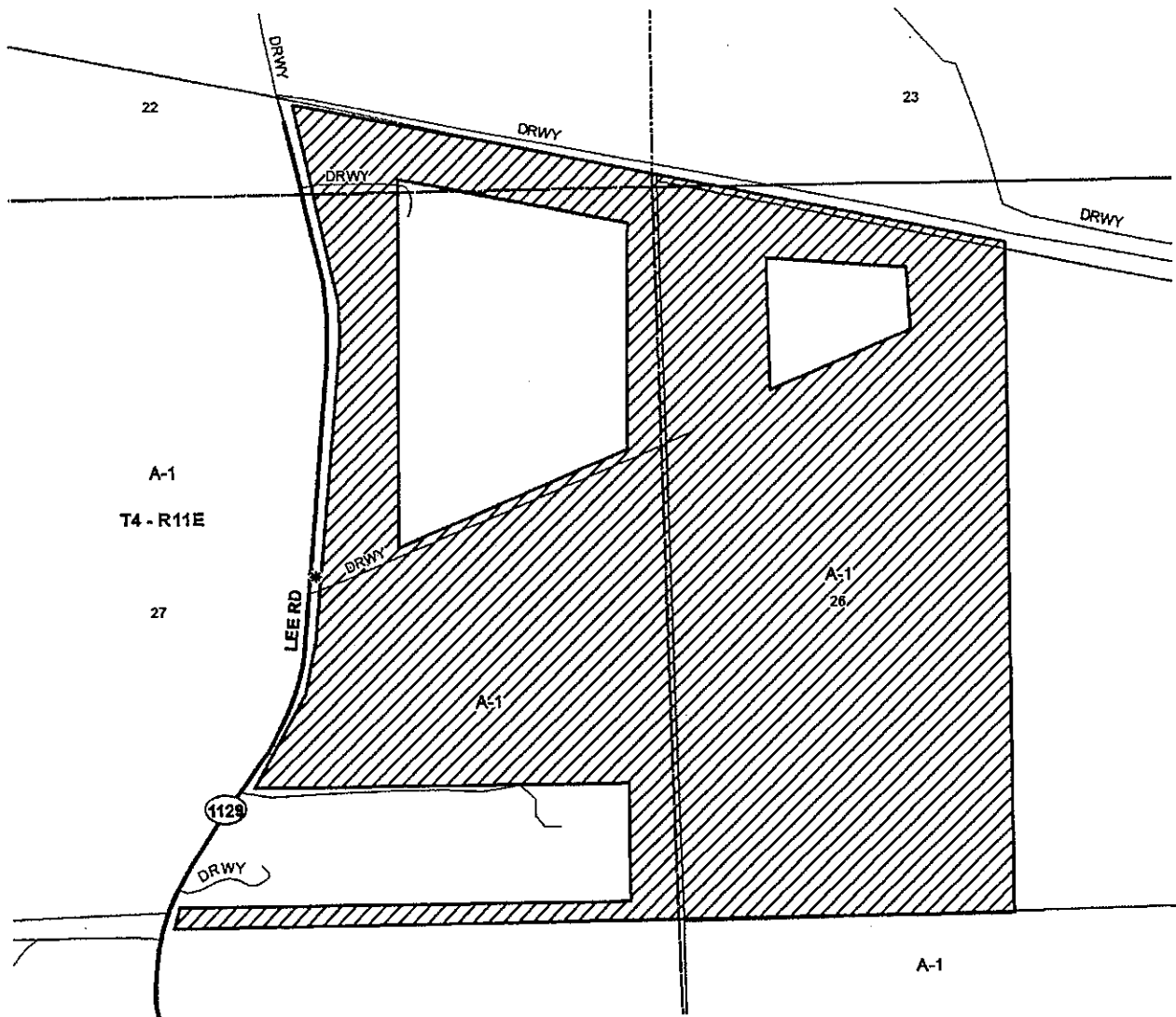
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to I-1 (Industrial District). The site is located on the east side of Lee Road Extension, just south of the Washington/St. Tammany Parish line. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The zoning change is being requested in order to allow for commercial excavation to take place on the site. Note that a conditional use permit (CP99-04-041) was originally approved on the site to operate a dirt pit. Staff has no objections to the request, considering that the site is mostly surrounded by undeveloped and/or vacant land and is already developed as a dirt pit.

STAFF RECOMMENDATION:

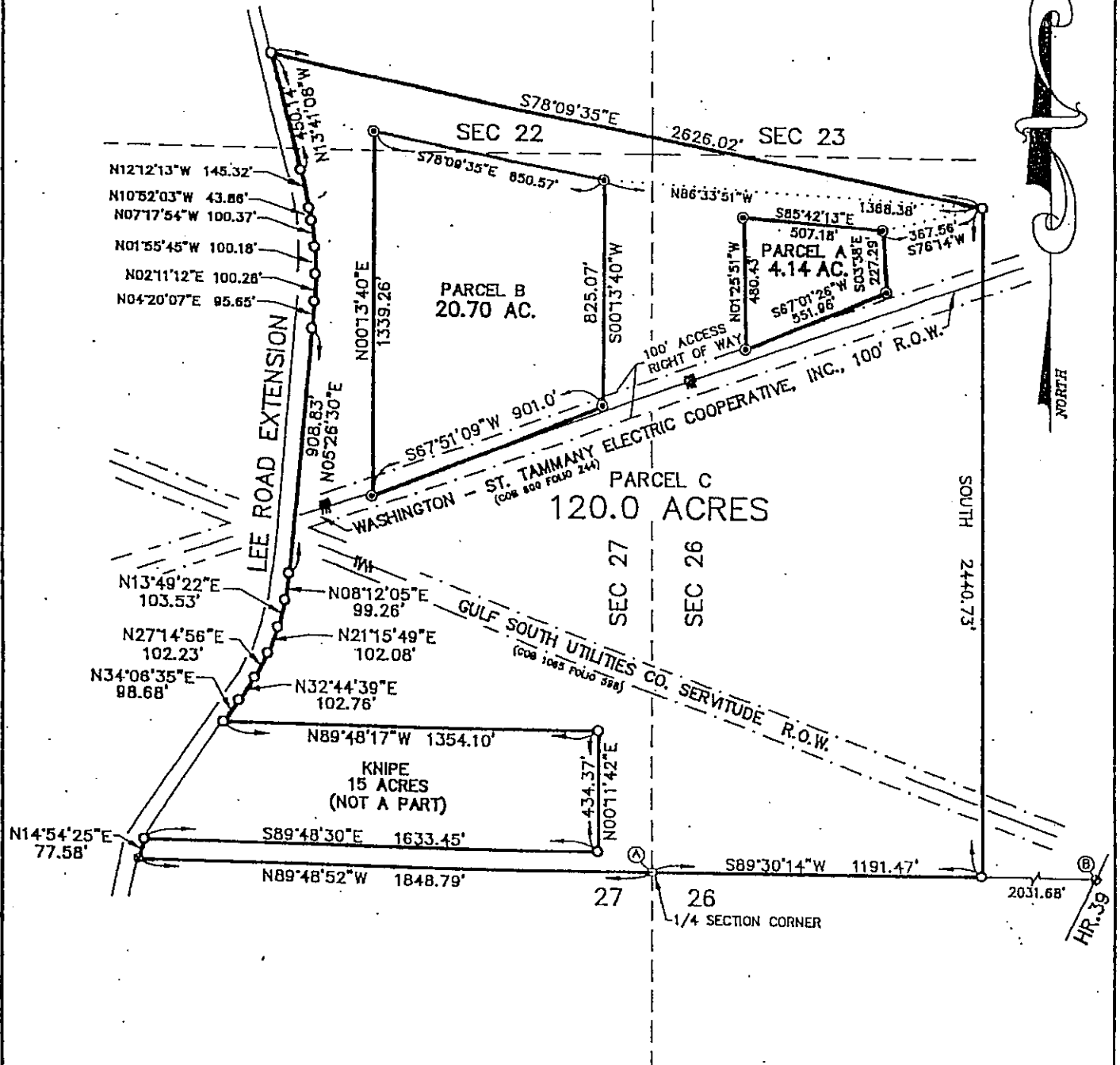
The staff recommends that the request for an I-1 (Industrial District) designation be approved.

CASE NO.: ZC14-06-050
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REQUESTED CHANGE: From A-1 (Suburban District) to I-1 (Industrial District)
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SIZE: 120 acres



2014-06-050

REFERENCE BEARING:
Concrete Corner A to
Iron Pipe B
N89°30'14"E
(Per Reference Survey No. 1)



- REFERENCE SURVEY:
1. SURVEY OF THE RICHARDS FAMILY PROPERTIES BY KELLY McHUGH, SURVEYOR, DATED MARCH 11, 1981.
 2. SURVEY FOR DAVID WADE, BEANA GLASS AND L.C.L. BY JOHN G. CUMMINGS, SURVEYOR, DATED JANUARY 8, 1988.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

- LEGEND
- = CONCRETE MONUMENT
 - ⊙ = 1" IRON PIPE FOUND
 - ⊕ = 1/2" IRON ROD SET
 - = 1/2" IRON ROD FOUND
 - ◇ = 1/2" IRON PIPE FOUND

808 N. JEFFERSON AVENUE

JOHN G. CUMMINGS & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

(504) 892-1649

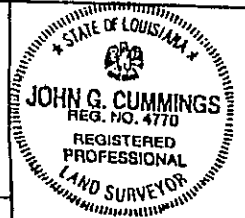
COVINGTON, LA. 70433

PLAT PREPARED FOR: **Ray H. Crow, Jr.**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 4 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 400'

DATE: DECEMBER 11, 2001

NUMBER: 9979D