



# St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

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Email: [planning@stpgov.org](mailto:planning@stpgov.org)

## APPEAL # 7

ZC Recommended Denial :

4/7/15

Pat Brister  
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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

### APPEAL REQUEST

DATE: 4/10/15

Case Number: ZC15-04-039

22. ZC15-04-039

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

A-2 (Suburban District)

CB-1 (Community Based Facilities District) & RO (Rural Overlay)

1.327 acres

Chuck Hickman

Candice & Chuck Hickman

Parcel located on the south side Galatas Road, west of C.S.Owens Road, S14, T7S, R10E, Ward 1, District 1.

Council District: 1

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 PRINT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Chuck Hickman

ADDRESS: 653 Timberwood Loop Madisonville, LA 70447

PHONE # 504-957-2777



A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

RECEIVED

APR 15 2015

Per [Signature]

Revised 11/21/2014



# ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-039

Posted: 03/19/15

Meeting Date: April 7, 2015

Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Chuck Hickman  
**OWNER:** Candice & Chuck Hickman  
**REQUESTED CHANGE:** From A-2 (Suburban District) to CB-1 (Community Based Facilities District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the south side Galatas Road, west of C.S.Owens Road; S14, T7S, R10E; Ward 1, District 1  
**SIZE:** 1.327 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

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/Residential	A-2 (Suburban District)
South	Undeveloped	A-2 (Suburban District)
East	Undeveloped	A-2 (Suburban District)
West	Undeveloped/Residential	A-2 (Suburban District)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### 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 CB-1 (Community Based Facilities District) & RO (Rural Overlay). The purpose of the CB-1 zoning district is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts, mainly including recreational facilities & religious institutions. The Rural Overlay allows for single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business. The 2025 future land use plan calls for the area to be developed with single family residential uses. Staff has no objection to the request for a rural overlay considering that the area is rural in nature and developed with a mix of undeveloped land and single family residences. However, staff is concerned by the intensity of some of the potential uses allowed under the CB-1 zoning, considering the rural nature of the area.

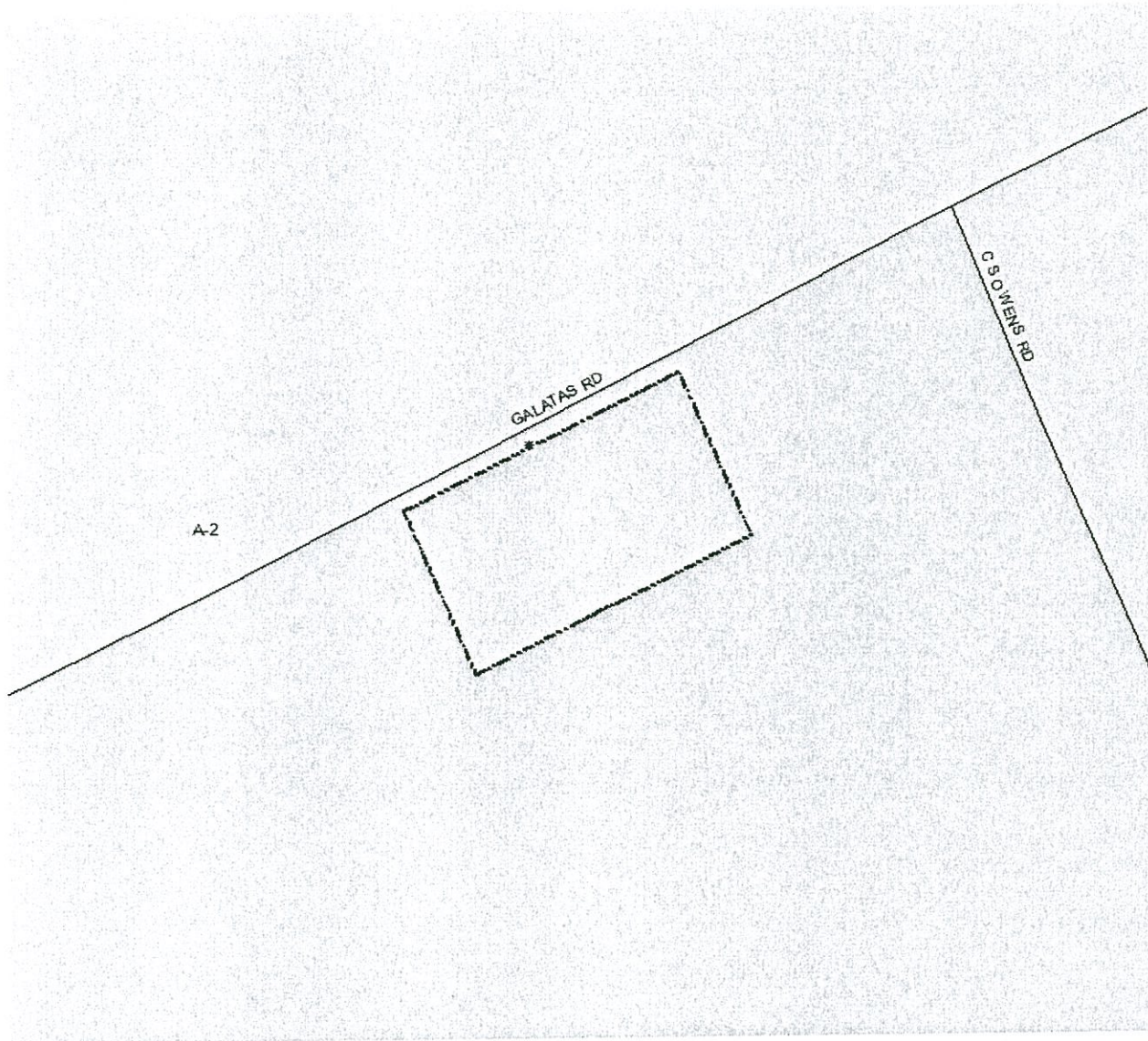
Note that the zoning change is being requested in order to developed the site with a recreational facility and a single family residence on the same site.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District) be denied and that the request for the RO (Rural Overlay) designation be approved.



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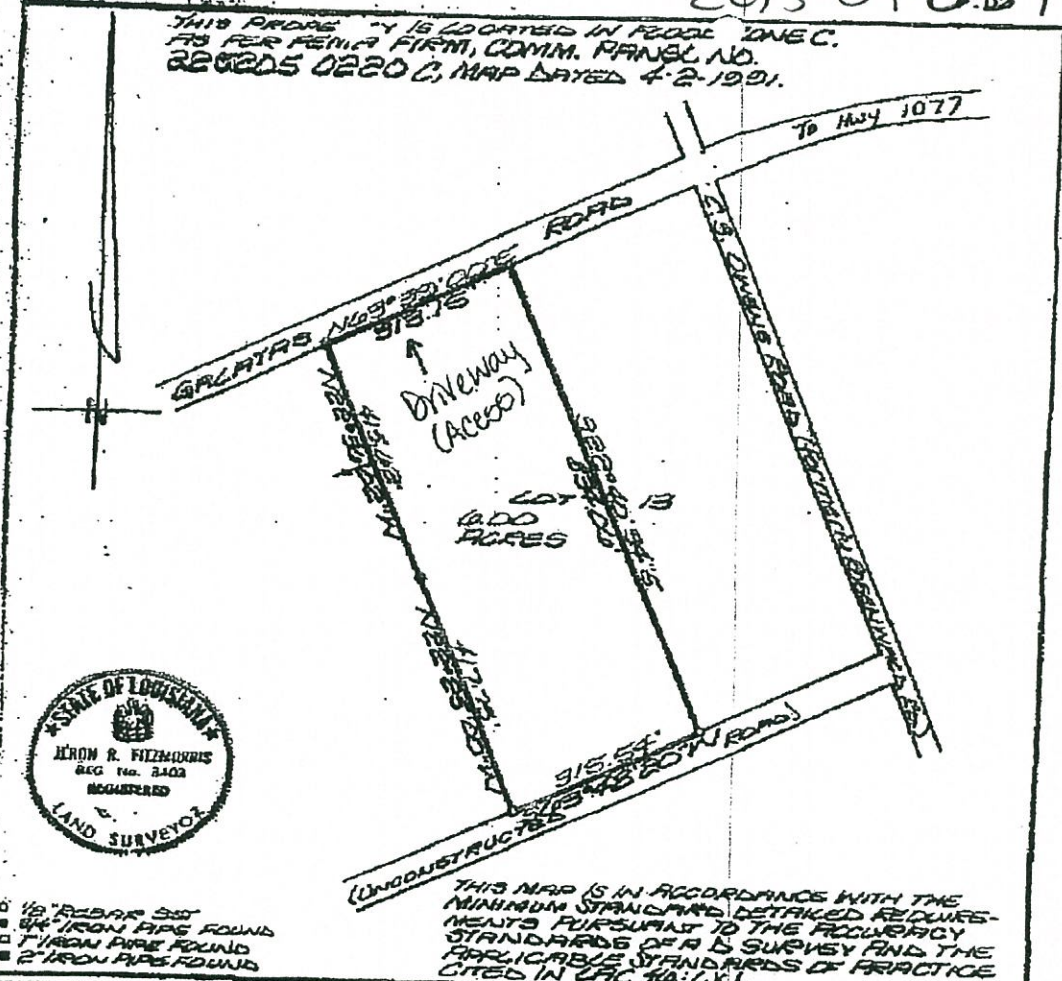


89/11/2004 06:56 5842451384  
Apr-02-03 08:49A

LOMBARDO

2015-04-029

THIS PROPERTY IS LOCATED IN FLOOD ZONE C.  
AS PER FEMA FIRM, COMM. PANEL NO.  
22025 0220 C, MAP DATED 4-2-1991.



- 1/2" REBAR SET
- 3/4" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARDS DETAILED REQUREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A B SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 10:121.

MAP PREPARED FOR **ROBERT J. WIENER**  
 SHOWS A SURVEY MADE OF PROPERTY LOCATED IN WEST HALF OF LOT 13, GALATRAS Subdivision, also located in SECTION 14 T7S, R12E, St. Tammany Parish, Louisiana.  
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED; SIGNATURE AND STAMPED SEAL MUST BE IN RED ON THIS PLAN OR COPY A TRUE COPY.

**LAND SURVEYING INC.**  
 COVINGTON, LOUISIANA

CERTIFIED CORRECT  
*Heron R. Fitzmorris*  
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: February 14, 2000

NUMBER: 8737

(703) 840-4277  
 738-0735