



# St. Tammany Parish Government

Department of Development

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## APPEAL # 1

Pat Brister  
Parish President

ZC Recommended Denial :

8/5/14

**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: August 5, 2014

CASE NUMBER: ZC 14-08-073

ZC14-08-073

Existing Zoning:	NC-4 (Neighborhood Institutional District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	1.89 acres
Petitioner:	Mark V. Jones
Owner:	Emile J. Camaille, Jr/Testamentary Executor
Location:	Parcel located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne , S42,T6S,R11E, Ward 3, District 2
Council District:	2

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 PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

[Signature]  
(SIGNATURE)

Print Name Here: Mark V. Jones

PHONE #: 228-832-8302  
0  
C: 228-223-6333

# ZONING STAFF REPORT

Date: July 28, 2014  
Case No.: ZC14-08-073  
Posted: 07/16/14

Meeting Date: August 5, 2014  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Mark V. Jones  
**OWNER:** Emile J. Camaille, Jr/Testamentary Executor  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne ; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 1.89 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	Residential	NC-4 (Neighborhood Institutional District)
South	Undeveloped/Commercial	HC-2 (Highway Commercial District)
East	Office Warehouse	NC-4 (Neighborhood Institutional District)
West	Residential	NC-4 (Neighborhood Institutional District)

#### EXISTING LAND USE:

Existing development? No Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne. The 2025 future land use plan calls for the area to be developed with commercial use. The 2025 future land use plan calls for the area to be developed with commercial use. Considering that the Highway 36 Corridor is developed with a mix of single family and multi family residences, commercial and industrial uses, staff does not have any objections to the request.

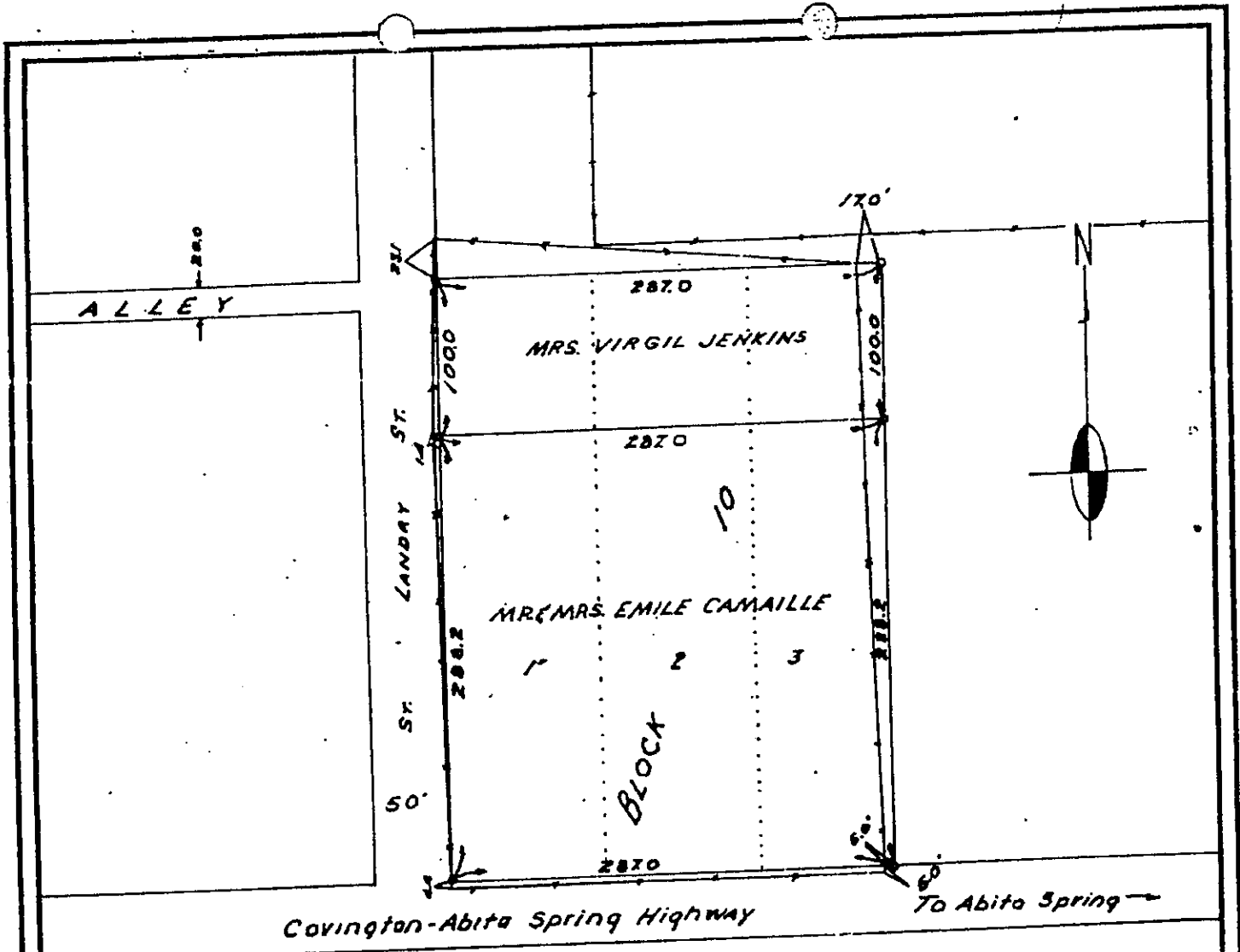
#### STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.

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ZC14-08-073



° Indicates Iron Post

MAP PREPARED FOR THE EXCLUSIVE USE OF

**MR. & MRS. EMILE CAMAILLE**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN

*Block 10, lots 1, 2 & 3 of the Garland Addition to the Town of Claiborne,  
St. Tammany Parish La.*

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE  
WITH A PHYSICAL SURVEY MADE BY THE ENGINEER UNDER THE SUPERVISION OF THE UNDERSIGNED

*Robert A. Berth*

LOUISIANA REGISTERED LAND SURVEYOR

COVINGTON, LOUISIANA

SCALE: 1" = 100'

DATE: AUG. 19, 1965

NUMBER: 65-1774

**LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA**