



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-3003
e-mail: [planning@stp.gov.org](mailto:planning@stp.gov)

Kevin Davis
Parish President

denied 6/1/04
Tabled 7/1/04

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: 6/2/2004

ZC04-06-042

Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.6 acres
Petitioner: Nell Miquet
Owner: Wesley Ray Dawsey
Location: Parcel located on the southwest corner of Green House Road and LA Highway 41, S22, T7S, R14E, Ward 6, 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

Wesley Ray Dawsey
(SIGNATURE)

Wesley RAY DAWSEY

68105 Hwy 41

Pearl River, La. 70452

PHONE #: (985) 863-7422



ZONING STAFF REPORT

Date: May 21, 2004
Case No.: ZC04-06-042
Posted: 045/13/04

Meeting Date: June 1, 2004
Determination: Denied

GENERAL INFORMATION

PETITIONER: Nell Miquet
OWNER: Wesley Ray Dawsey
REQUESTED CHANGE: From R (Rural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the southwest corner of Green House Road and LA Highway 41; S22, T7S, R14E; Ward 6, District 6
SIZE: 2.6 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	Single Family Residence	R (Rural) District
South	Single Family Residence	R (Rural) District
East	Single Family Residence	R (Rural) District
West	Single Family Residence	R (Rural) 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.

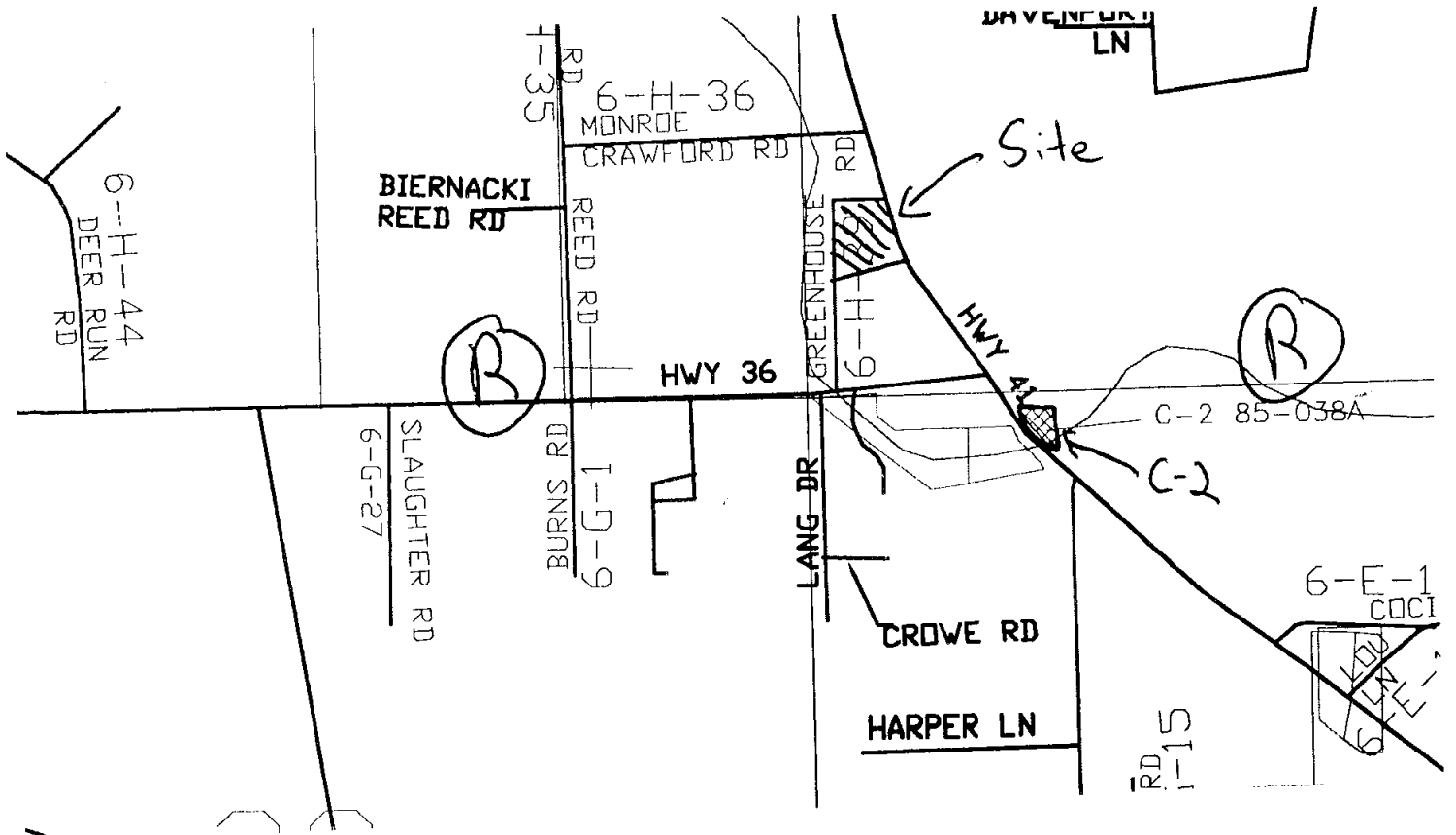
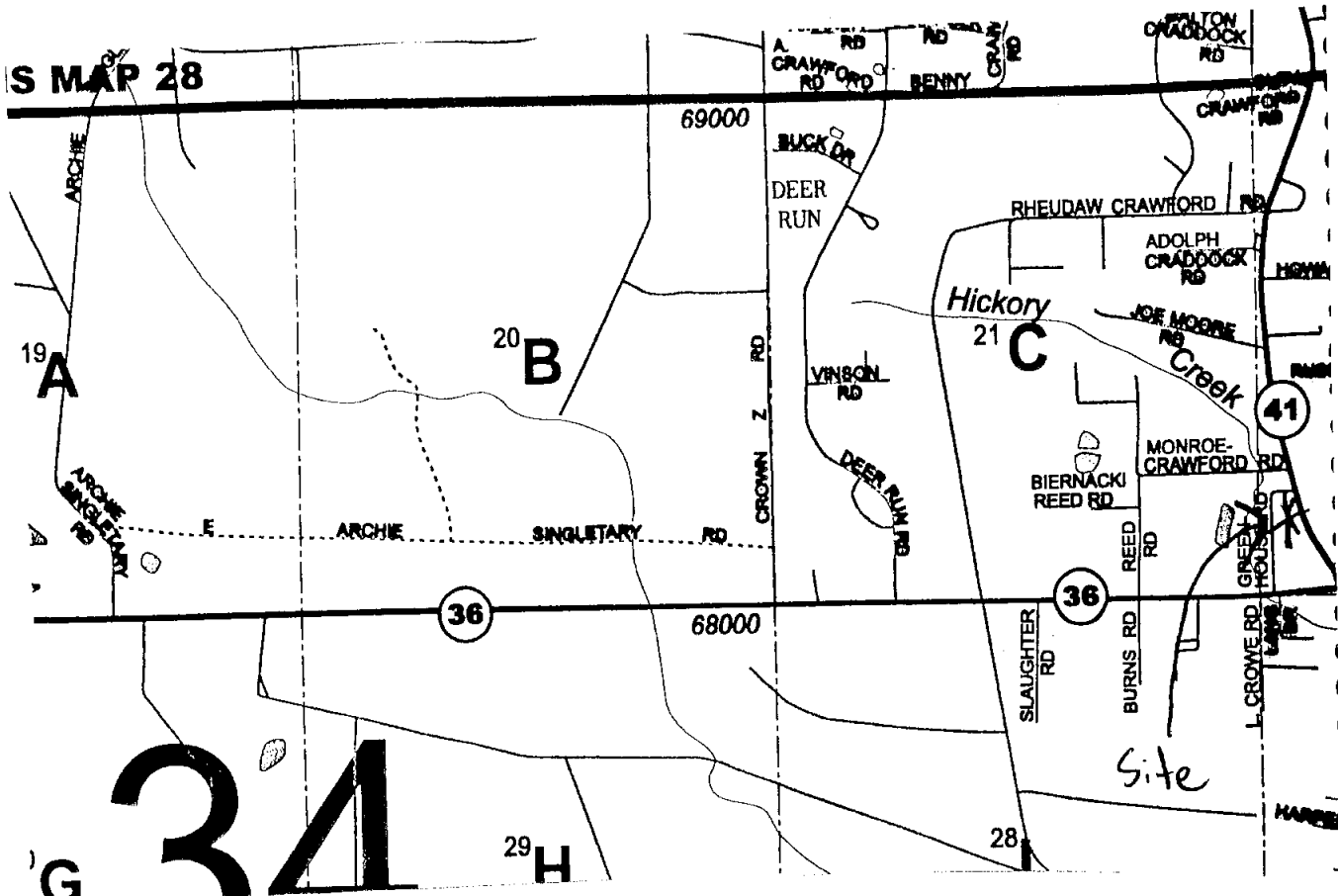
STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to C-2 (Highway Commercial) District. The site is located on the southwest corner of Green House Road and LA Highway 41. The petitioner is not proposing any particular use at this time. The site is surrounded by large residential property zoned Rural. Only one parcel of property, located on the west side of Hwy 41 & close to the intersection of Hwy 36, is currently zoned C-2 (Highway Commercial) District. The site is currently occupied by a church.

STAFF RECOMMENDATION:

The staff recommends that the request for an C-2 (Highway Commercial) District designation be denied. There are currently no compelling reasons to recommend approval of the requested zoning change. Moreover, the 2025 Future Land Use Map shows the area as being designated for residential and agricultural development.

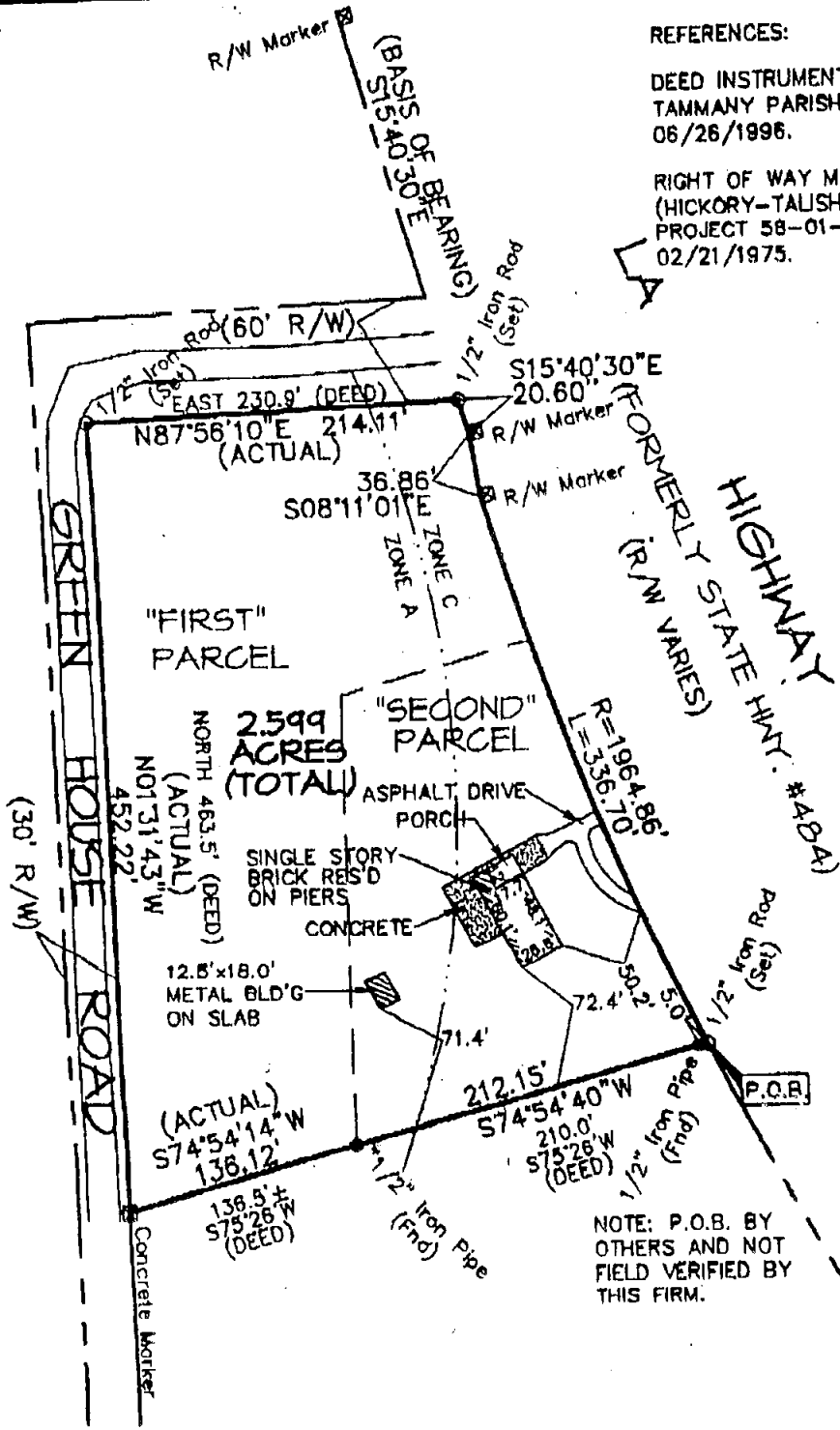
CASE NO.: ZC04-06-042
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REFERENCES:

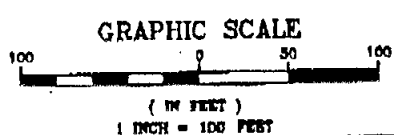
DEED INSTRUMENT #1003111, FILED ST. TAMMANY PARISH RECORDER'S OFFICE, 06/26/1996.

RIGHT OF WAY MAP FOR LA HWY #41 (HICKORY-TALISHEEK HWY.), STATE PROJECT 58-01-12, SHT. 1, DATED 02/21/1975.



P.O.B. IS REPORTED TO BE:
 "FROM THE INTERSECTION OF THE UNITED GAS PIPE LINE AND THE WEST EDGE OF STATE HIGHWAY NO. 484 30' FROM THE CL OF SAID HWY (CURRENT R/W FOR STATE HWY. 41 IS 45' FROM CL AT THE PIPELINE CROSSING) GO N35°W 159.2' ALONG THE WEST EDGE OF SAID HWY; THENCE GO N33°25'W 88.8' ALONG THE WEST EDGE OF SAID HWY; THENCE GO N31°30'W 100.0' ALONG THE WEST EDGE OF SAID HWY; THENCE GO N26°05'W 108.0' ALONG THE WEST EDGE OF SAID HWY."

NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....N/A
 Side Setback.....N/A
 Rear Setback.....N/A

LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross

ADDRESS: 08105 HWY. 41

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE DIVISION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 224208 0100 C
 F.I.R.M. Date 10/17/1999
 2N: A & C B.P.E. 2B & N/A
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 1040601

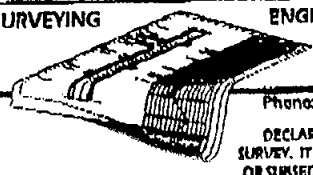
J.V. Burkes & Associates, Inc.

DRAWN BY: DLG
 CHECKED BY: MD

DATE: 03/08/2004

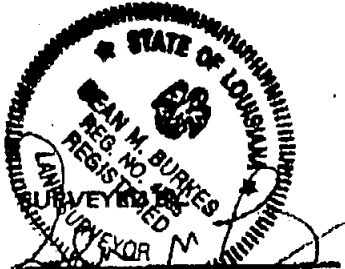
SURVEYING ENGINEERING • ENVIRONMENTAL
 2990 East Gause Blvd., Suite B
 Slidell, Louisiana 70461
 E-mail: jvbassoc@jvburkes.com

SCALE: 1" = 100'



Phone: 985-849-0075 Fax: 985-849-0154
 Mississippi Phone: 228-435-5800
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

2.599 ACRES
 SW1/4 SW1/4
 SEC. 22, T 7 S, R 14 E
 ST. TAMMANY PARISH
 LOUISIANA



CERTIFIED TO: WESLEY RAY DAWSEY

2004-06-042

SEAN M. BURKES
 LA REG. No. 4785