



ST. TAMMANY PARISH  
 DEPARTMENT OF PLANNING  
 P. O. Box 625  
 COVINGTON, LA 70434  
 PHONE (504) 894-2319  
 FAX (504) 894-3023  
 e-mail: planning@stpp.gov

Keris Davis

Chief Executive

Appeal # 2

Z.C. denied on  
 failed motion

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: 5/4/05



(Reference Case on Zoning Commission Agenda)

ZC 05-04-018  
 Lonesome Development, L.L.C.  
 A-2 to C-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, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

[Signature] Attorney for Lonesome  
 Development, L.L.C.  
 (SIGNATURE)  
Jeffrey D. Schoer  
P.O. Box 1810  
Covington, LA 70434  
 PHONE #: 842-4801

**ZC05-04-018**

Existing Zoning: A-2 (Suburban) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 9.706 acres  
 Petitioner: Lonesome Development, L.L.C.  
 Owner: Janel K. Montgomery  
 Location: Parcel located at the northeast intersection of I-12 Service Road &  
 LA Highway 1077, south of LA Highway 1085, S3, T7S, R10E,  
 Ward 1, District 1  
 Council District: 1

## ZONING STAFF REPORT

Date: April 25, 2005  
Case No.: ZC05-04-018  
Prior Action: Tabled (04/05/05)  
Posted: March 15, 2005

Meeting Date: May 3, 2005  
Determination: Motion failed, referred to Council

### GENERAL INFORMATION

**PETITIONER:** Lonesome Development, L.L.C.  
**OWNER:** Jamel K. Montgomery  
**REQUESTED CHANGE:** From A-2 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085; S3, T7S, R10E; Ward 1, District 1  
**SIZE:** 9.706 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	A-1 (Suburban) District
South	Intrastate Highway 12	C-2 (Highway Commercial) District
East	Single Family	A-1 (Suburban) District
West	Undeveloped/ Hwy 1077	SA (Suburban Agriculture) District

#### EXISTING LAND USE:

Existing development? No  
Multi occupancy development? No

#### COMPREHENSIVE PLAN:

Commercial - Mixed Use/ Light - Multiple & complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

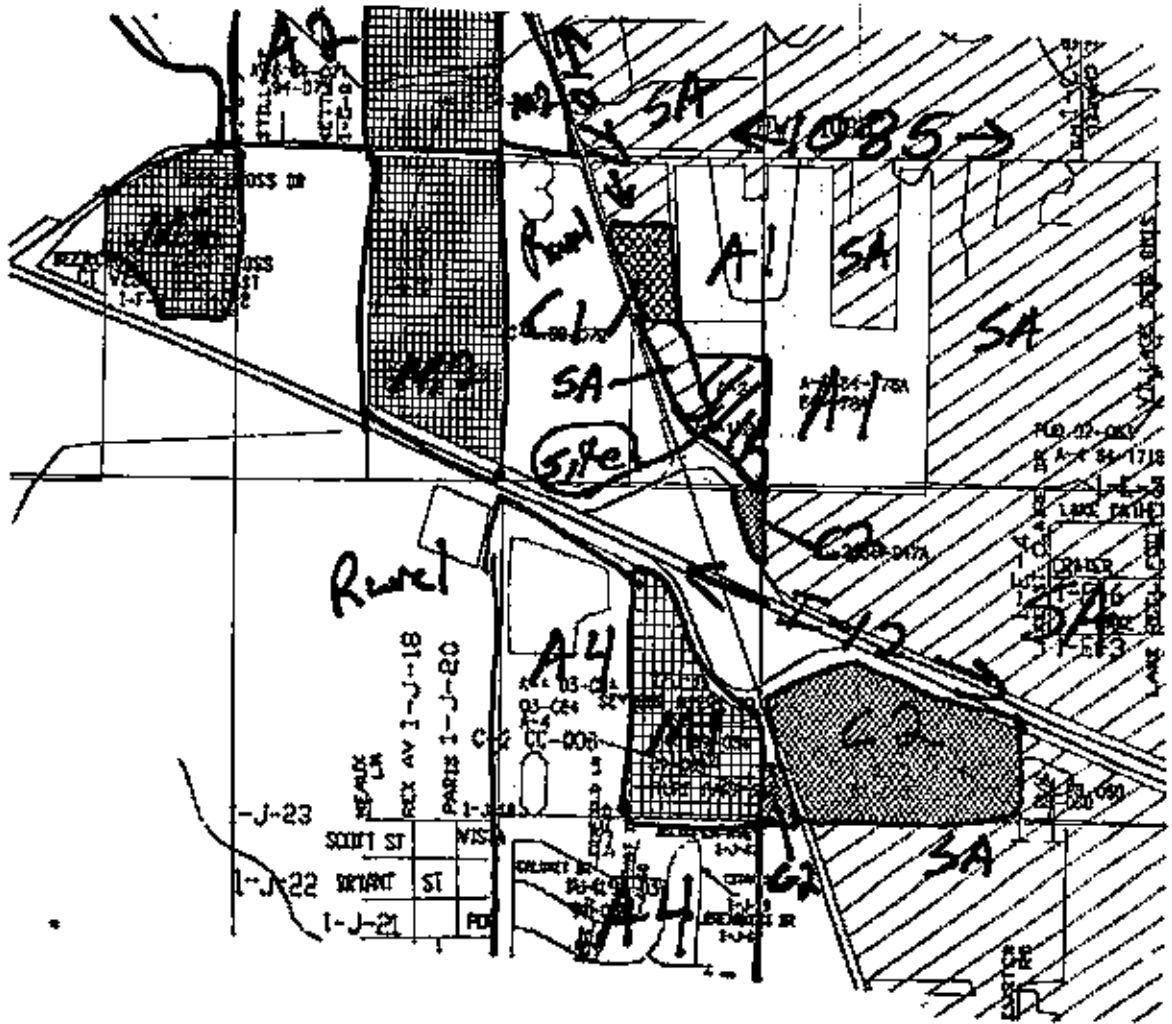
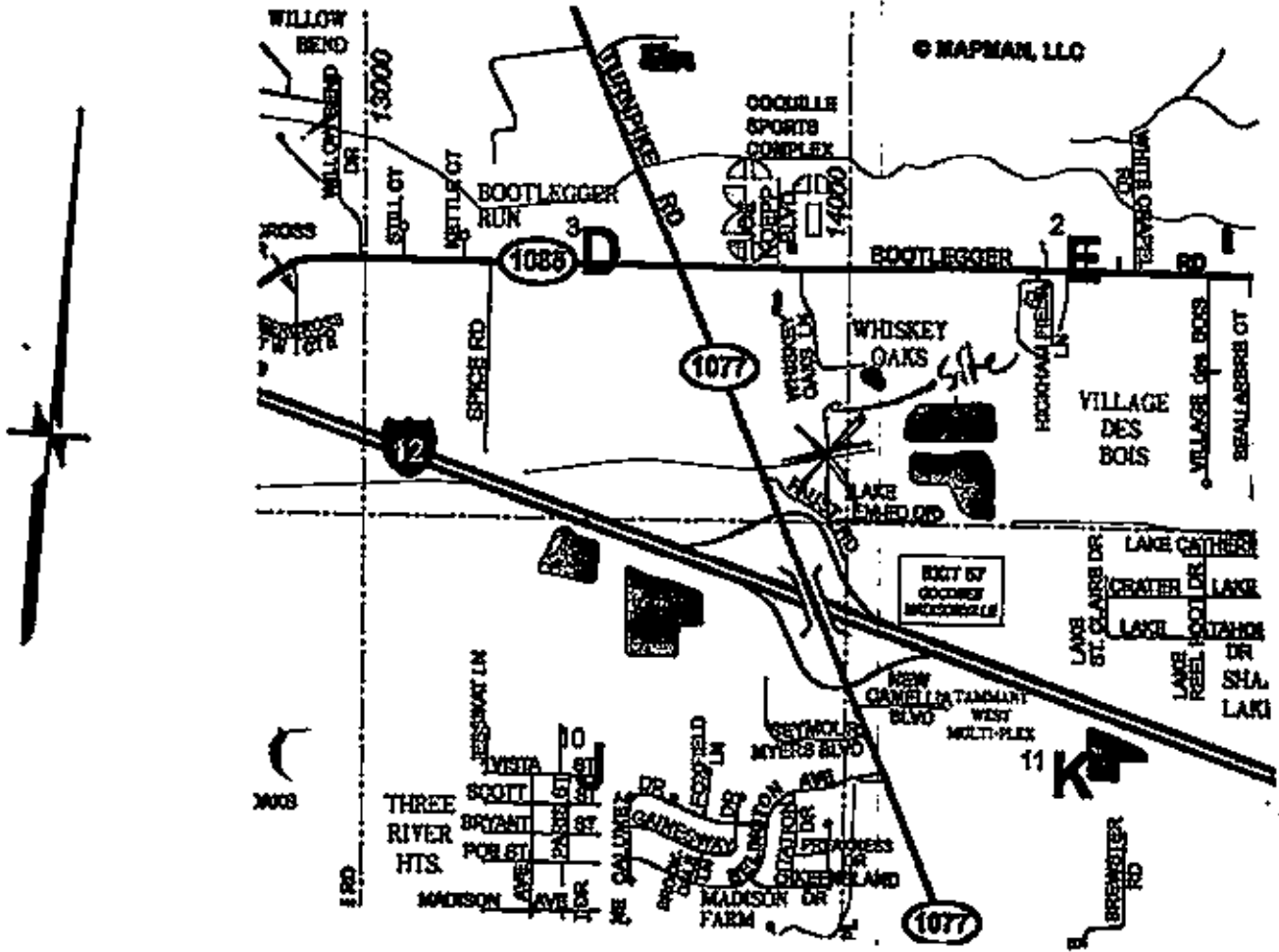
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban) District to C-2 (Highway Commercial) District. The site is located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085. The property is mostly surrounded by single family residences and undeveloped land. Only, the property located on the north side, is zoned C-1 (neighborhood commercial) District. There is also an undeveloped property, directly at the intersection of Hwy 1077 and I-12, zoned C-2 (highway commercial). The Comprehensive Plan calls for the site to become commercial with mixed uses. Note that any new commercial development must meet all Parish landscaping standards.

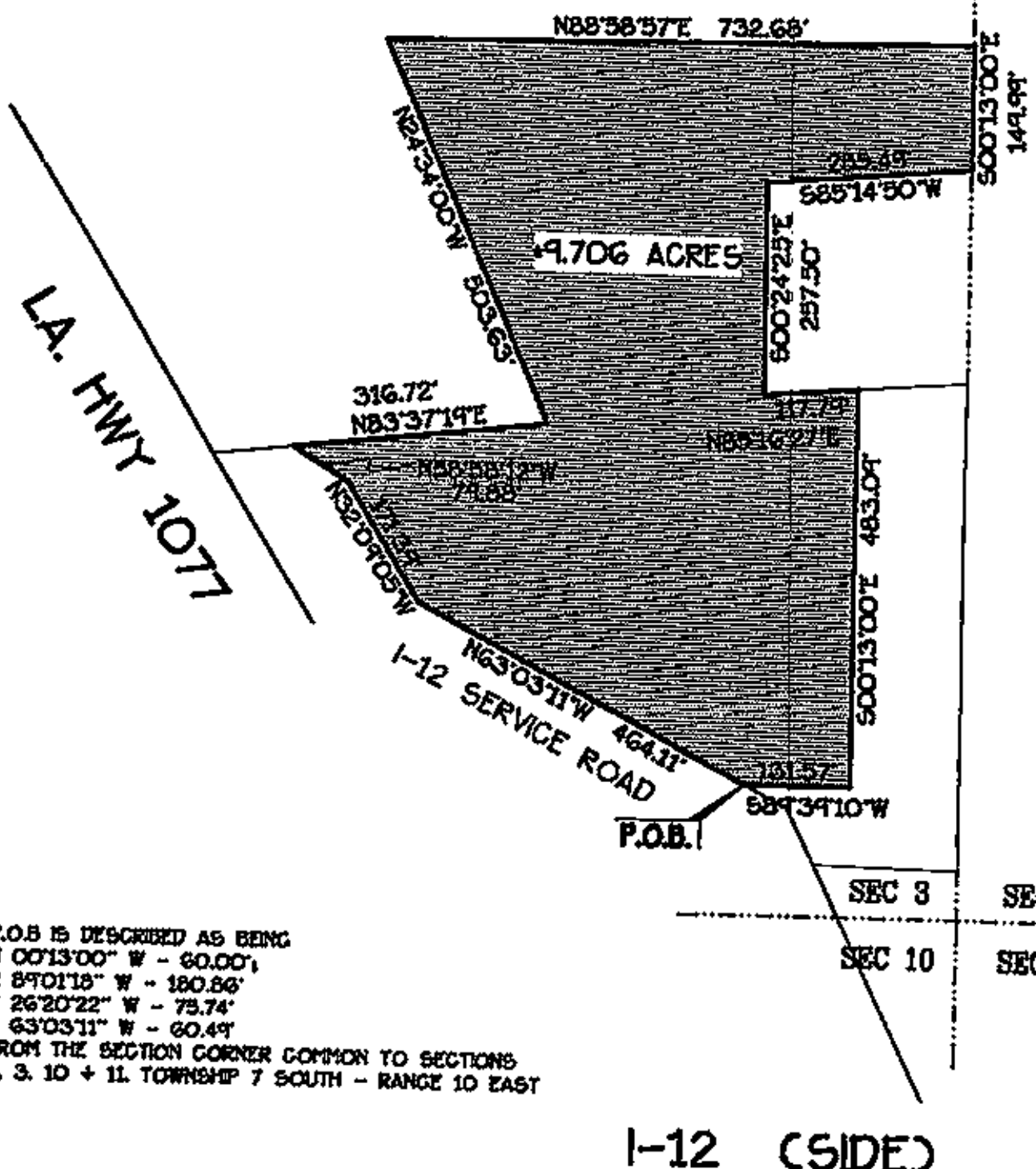
#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC05-04-018  
**PETITIONER:** Lonesome Development, L.L.C.  
**OWNER:** Janel K. Montgomery  
**REQUESTED CHANGE:** From A-2 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085; S3, T7S, R10E; Ward 1, District 1  
**SIZE:** 9.706 acres



THIS IS NOT A BOUNDARY SURVEY 2005-04-018  
 LA. HWY 1085 (SIDE)



P.O.B IS DESCRIBED AS BEING  
 N 00°13'00" W - 60.00'  
 N 89°01'18" W - 180.86'  
 N 26°20'22" W - 79.74'  
 N 63°03'11" W - 60.49'  
 FROM THE SECTION CORNER COMMON TO SECTIONS  
 2, 3, 10 + 11, TOWNSHIP 7 SOUTH - RANGE 10 EAST

I-12 (SIDE)

Sketch of  
 A ±9.706 ACRE PARCEL OF GROUND LOCATED IN  
 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
 ST. TAMMANY PARISH, LOUISIANA

THE SURVEY AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
 FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
 APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIING THE DATA FOR THIS SURVEY

THIS IS NOT A BOUNDARY SURVEY

Randall W. Brown & Associates, Inc.

Professional Land Surveyors  
 Planners • Consultants

228 W. Causeway App. Mandeville, LA 70448  
 (985) 624-5388 FAX (985) 624-5309

Date: DECEMBER 3, 2004  
 Sketch No. 041235

Scale: 1"=200'±  
 Drawn By: M.F.H.  
 Revised:

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04568