



DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

*Appeal 12
2 c approved 4/5/05*

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: April 13, 2005

CP96-06-055 - Use: Land Excavation - Pond

Zoning: Rural District
Use Size: 12 acres
Petitioner: Ludwig T. Candies
Owner: Ludwig T. Candies
Location: 17076 Candies Road, S20, T5S, R11E, Ward 2, District 2
Council District: 2
(Tabled from 3/1/05 Meeting)

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

Wade N. Candies
(SIGNATURE)

Wade N. Candies

17283 Candies Rd.

Covington, LA 70435

PHONE #: 985-892-8444



CONDITIONAL USE PERMIT STAFF REPORT

Date: March 28, 2005

Case No.: CP96-06-055

Meeting Date: April 5, 2005

Prior Action: Tabled (03/01/05), Approved with staff comments and one year extension (03/04/04)

Determination: Approved with staff comments

Posted: 03/14/05

PETITIONER: Wade Candies
OWNER: Ludwig T. Candies
PROPOSED USE: Land Excavation - Pond
PREVIOUS/CURRENT USE: Land Excavation - Pond
SQ. FT. OF USE: 12 acres
GROSS AREA LOT SIZE: 220 acres
ZONING CLASSIFICATION: R (Rural) District
LOCATION: Parcel located on the north side of Candies Road, west of LA Highway 40, being 17076 Candies Road, S20, T55, R11E, Ward 2, District

ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish/Private

Road Surface: 2 lane Gravel

Condition: Fair

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	R (Rural) District
South	Vacant	R (Rural) District
East	Vacant	R (Rural) District
West	Single Family Residential (Merrywood Estates)	R (Rural) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS(03/04/04):

Petitioner is requesting the extension of a Conditional Use permit for a 12 acre Land Excavation Pond. The site is located on the north side of Candies Road, west of LA Highway 40. The use is currently in operation and had been approved as a conditional use for a period of 3 years at the June 1996 Police Jury Meeting. The conditional use permit has been expired since June 1999. However, the operations has never stopped since the approval in 1993. After receiving a complaint, code enforcement visited the site and informed the petitioner that the conditional use permit had been expired and that an extension of the permit was required in order to continue the operation. The petitioner is requesting an extension for an additional 3 years, until March 2007.

STAFF RECOMMENDATIONS (03/04/04):

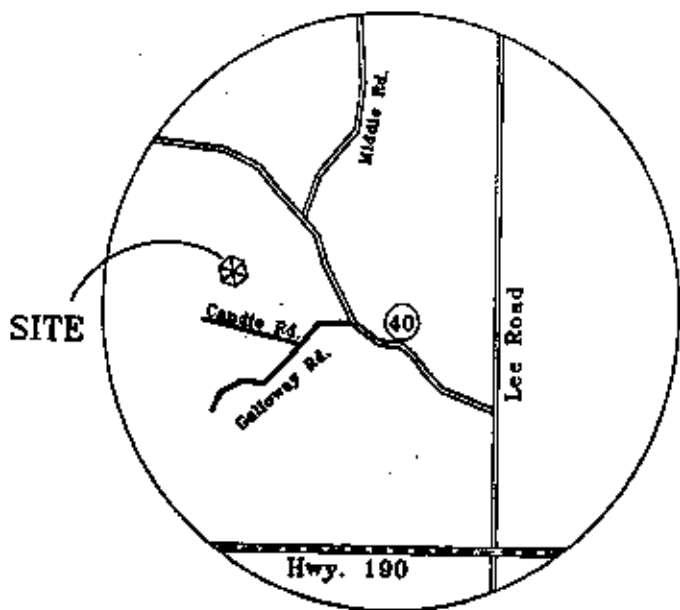
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Hours should be limited to 6am-5pm Monday through Friday, Saturday 8am to 12pm, with no operation on Sunday.
2. Pond and slopes must be completed within the next 6 months.
3. The pond shall be setback a minimum of 200' from each property lines.
4. The depth of the water shall not exceed 8 feet.
5. If required by the Department of Engineering, appropriate bonds should be in place for Candies and Galloway Roads.
6. Any natural vegetation occurring on the perimeter of the proposed pit should be maintained as screening.
7. Resolve drainage issue with Engineering Department.

NOTE TO PETITIONER

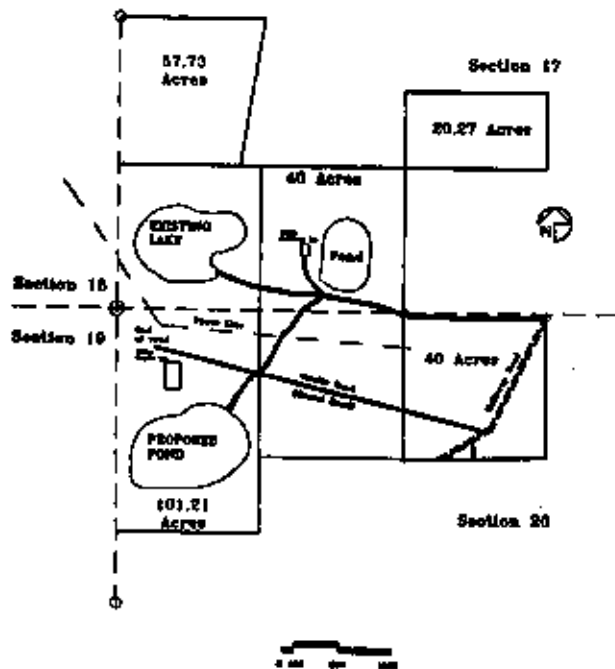
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

CP Case No.: CP96-06-055
 APPLICANT: Ludwig T. Candies
 PROPOSED USE: Land Excavation - Pond
 Previous/Current Use: Cow Pasture
 SQ. FT. OF USE: 12 acres
 GROSS AREA LOT SIZE: 220 acres
 ZONING CLASSIFICATION: Rural
 LOCATION: 17076 Candies Road, S20, T5S, R11E
 WARD: 2 DISTRICT: 2



LOCATION MAP

Completed Site



Detail of Pond Site

