



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

*Kevin Davis*  
*Parish President*

*Appeal 5*

**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: 8/11/06



**ZC06-08-075**

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-2 (Highway Commercial) District
Acres:	7.23 acres
Petitioner:	Jeffrey Schoen
Owner:	Mr. & Mrs. William Colley, Jr.
Location:	Parcel located on the east side of LA Highway 1077, north side of I-12, S3, 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
 SIGNATURE

*Mrs. D. Lagarde*  
 (SIGNATURE)

71135 Whiskey Oaks.  
Covington, La. 70433

PHONE #: 985-893-1903



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**APPEAL REQUEST**

DATE: 8-1-08

**ZC06-08-075**

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
 SIGNATURE

William Smith  
 (SIGNATURE)

BILL SMITH

71205 WILSON OAKS LANE

COVINGTON, LA 70433

PHONE #: 985-892-5441

# ZONING STAFF REPORT

Date: July 21, 2006

Case No.: ZC06-08-075

Posted: 07/13/06

Meeting Date: August 1, 2006

Determination: Approved

## GENERAL INFORMATION

**PETITIONER:** Jeffrey Schoen  
**OWNER:** Mr. & Mrs. William Colley, Jr.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the east side of LA Highway 1077, north side of I-12; S3, T7S, R10E; Ward 1, District 1  
**SIZE:** 7.23 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	Undeveloped	C-1 (Neighborhood Commercial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Undeveloped	C-1 (Neighborhood Commercial) District & A-1 (Suburban District)
West	Undeveloped	R (Rural) District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Commercial – Mixed Use/ Light -** Multiple and 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 SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the east side of LA Highway 1077, north of I-12. The proposed rezoning is consistent with the 2025 future land use plan and with a majority of the adjacent land use character. The subject property is surrounded by several commercially zoned properties. The staff feels that the requested zoning change would be appropriate for the site.

#### STAFF RECOMMENDATION:

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

EXHIBIT "A"

ZC06-08-075

**ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:**

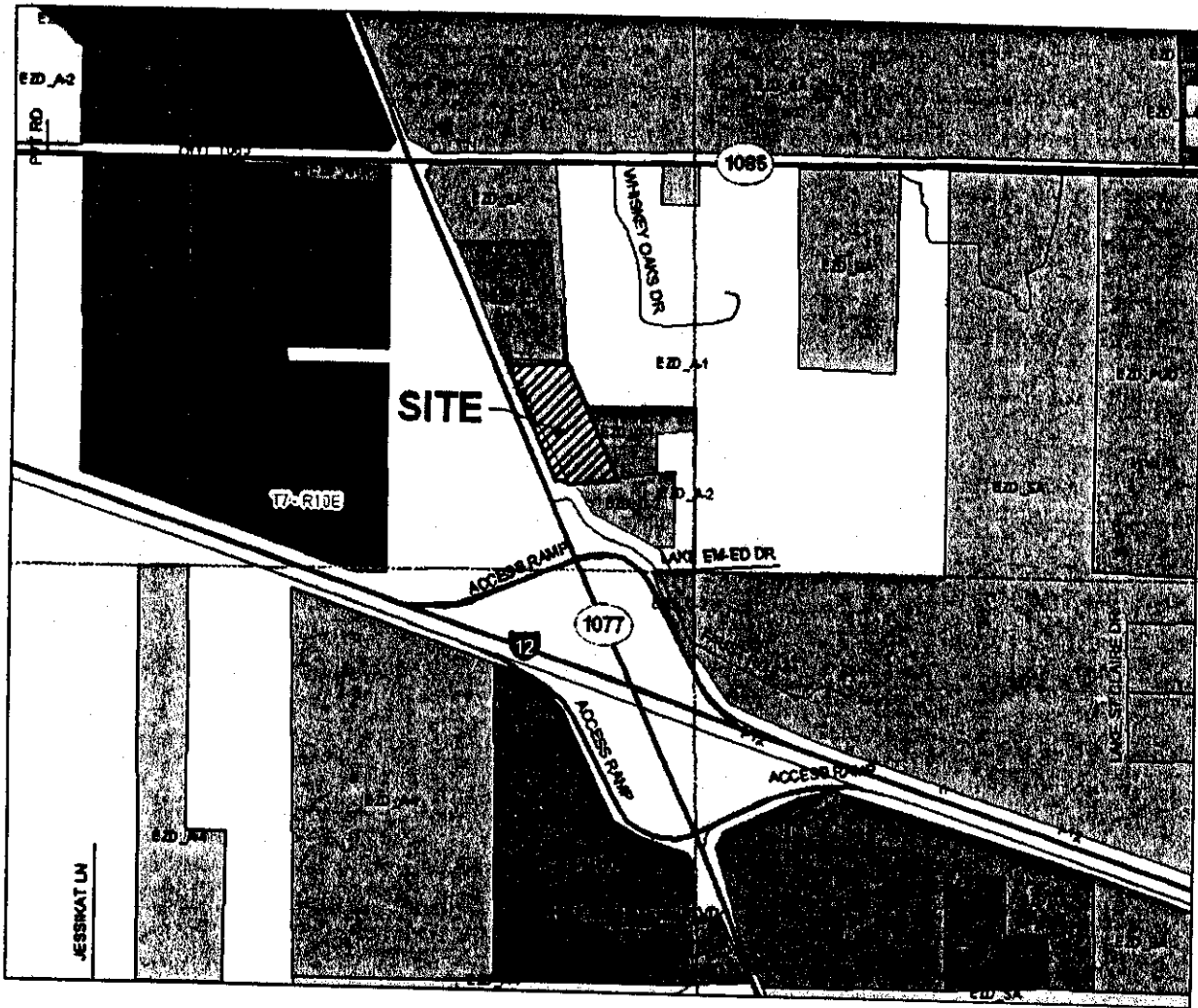
**From the Section corner common to Sections 2, 11, 10, and 3, Township 7 South, Range 10 East, thence go North 00 degrees 13 minutes 00 seconds West a distance of 1336.60 feet to a point; thence go South 88 degrees 58 minutes 00 seconds West a distance of 861.00 feet to an iron; thence go South 24 degrees 55 minutes 49 seconds East a distance of 11.66 feet to an iron serving as the Point of Beginning.**

**From the Point of Beginning, thence go South 24 degrees 53 minutes 23 seconds East a distance of 814.72 feet to an iron; thence go South 85 degrees 18 minutes 19 seconds West a distance of 330.70 feet to an iron; thence go North 63 degrees 03 minutes 20 seconds West a distance of 59.08 feet to an iron; thence go South 67 degrees 51 minutes 25 seconds West a distance of 40.00 feet to an iron; thence go along the easterly boundary of the Louisiana Highway 1077 right-of-way North 24 degrees 11 minutes 41 seconds West a distance of 819.17 feet to a point; thence go North 88 degrees 59 minutes 52 seconds East a distance of 412.20 feet back to the Point of Beginning.**

**This parcel contains 7.23 acres.**

~~2009~~

**CASE NO.:** ZC06-08-075  
**PETITIONER:** Jeffrey Schoen  
**OWNER:** Mr. & Mrs. William Colley, Jr.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
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2006-08-075

THE P. O. B. IS REPORTED TO BE S00°15'E 1334.1 THENCE S89°30' W 861.7 FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 2 & 3 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

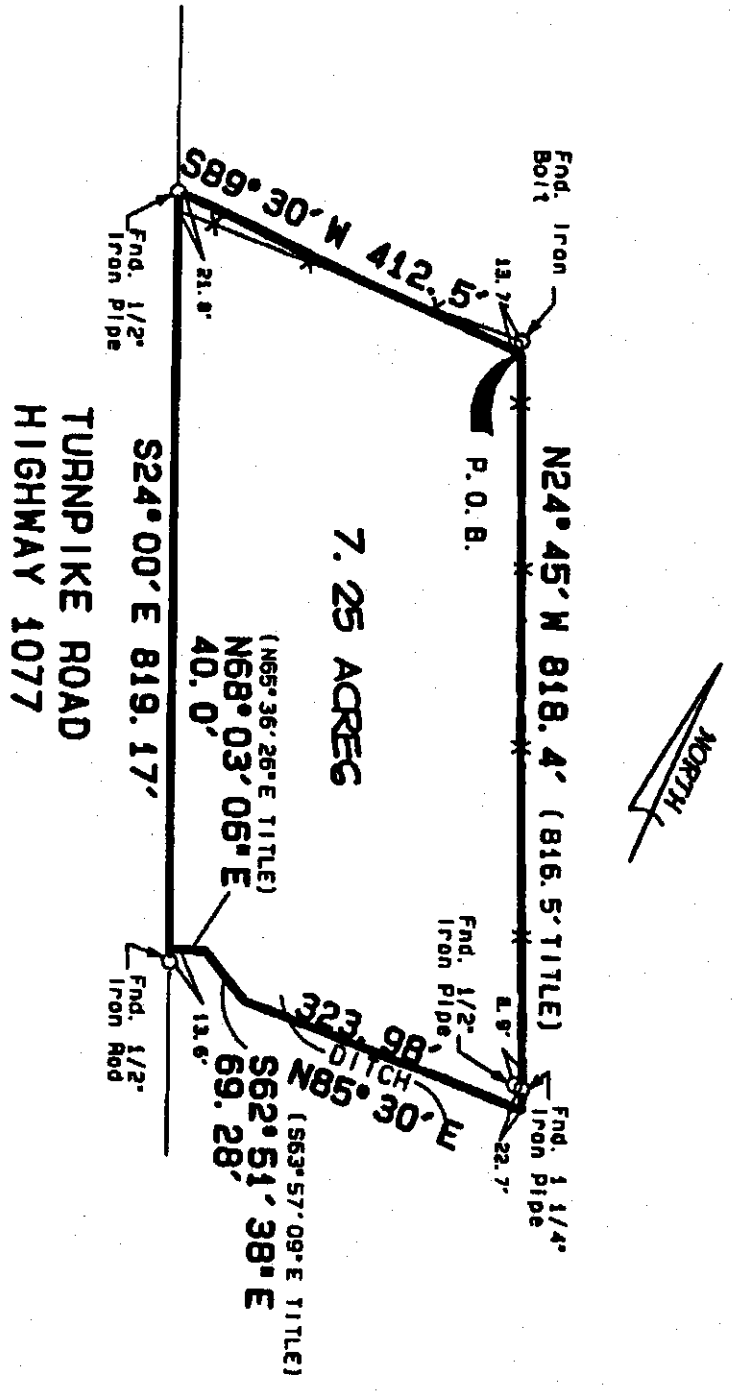
NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: Servitudes shown herein are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

**SURVEY MAP OF  
A 7.25 ACRE PARCEL OF LAND SITUATED**

**SECTION 3, T-7-S, R-10-E  
IN  
St. TAMMANY Parish, Louisiana**

**WINTERS TITLE AGENCY, INC., FIRST  
AMERICAN TITLE INSURANCE COMPANY,  
FIRST NATIONAL BANK OF COMMERCE &  
WILLIAM H. COLLEY, JR.**



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) \_\_\_\_\_ with a Base Flood Elevation of \_\_\_\_\_ N/A in accordance with Community Panel No. 225205 0210 C ; Revised: OCT. 17, 1989

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

File No. WTST-96-0776

Survey No. 96869 Date: AUGUST 16, 1996 Drawn by: JEB Scale: 1" = 200'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042  
FAX NO. (504) 626-0057

This Survey is Certified True and Correct by  
*John E. Bonneau*  
Professional Land Surveyor  
Registration No. 4423