



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 626
 COVINGTON, LA 70434
 Phone: (985) 898-6829
 Fax: (985) 898-5000
 e-mail: planning@stppgov.org

Kevin Davis
 Parish President

Appeal # 3
Tabled June 7, 2007

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: 5/2/07

ZC07-05-023
 Existing Zoning: R (Rural) District
 Proposed Zoning: A-1 (Suburban) District
 Acres: 440.78 acres
 Petitioner: Leroy Cooper
 Owner: John Yemelos/Aphelion Holdings, LLC
 Location: Parcel located on the east side of LA Highway 1082, north of Elderberry Lane, S19 & 20, T5S, R12E, Ward 5, 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.

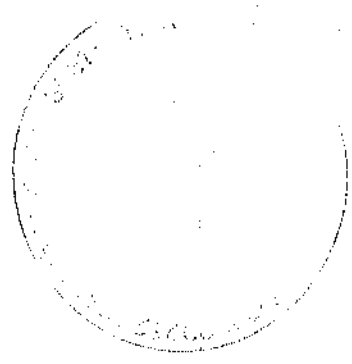
This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

[Signature]
 (SIGNATURE)

Directed by John Yemelos, Aphelion Holdings
417 W. Theard St
Covington, LA 70433
 PHONE #: 785-898-0504



ZONING STAFF REPORT

Date: April 20, 2007

Meeting Date: May 1, 2007

Case No.: ZC07-05-023

Determination: Denied

Posted: 04/11/07

GENERAL INFORMATION

PETITIONER: Leroy Cooper
OWNER: John Yemelos/Aphelion Holdings, LLC
REQUESTED CHANGE: From R (Rural) District to A-1 (Suburban) District
LOCATION: Parcel located on the east side of LA Highway 1082, north of Elderberry Lane; S19 & 20, T5S, R12E; Ward 5, District 2
SIZE: 440.78 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	Residential/Agricultural	R (Rural) District
South	Residential/Agricultural	R (Rural) District
East	Residential/Agricultural	R (Rural) District
West	Residential/Agricultural	R (Rural) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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.

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

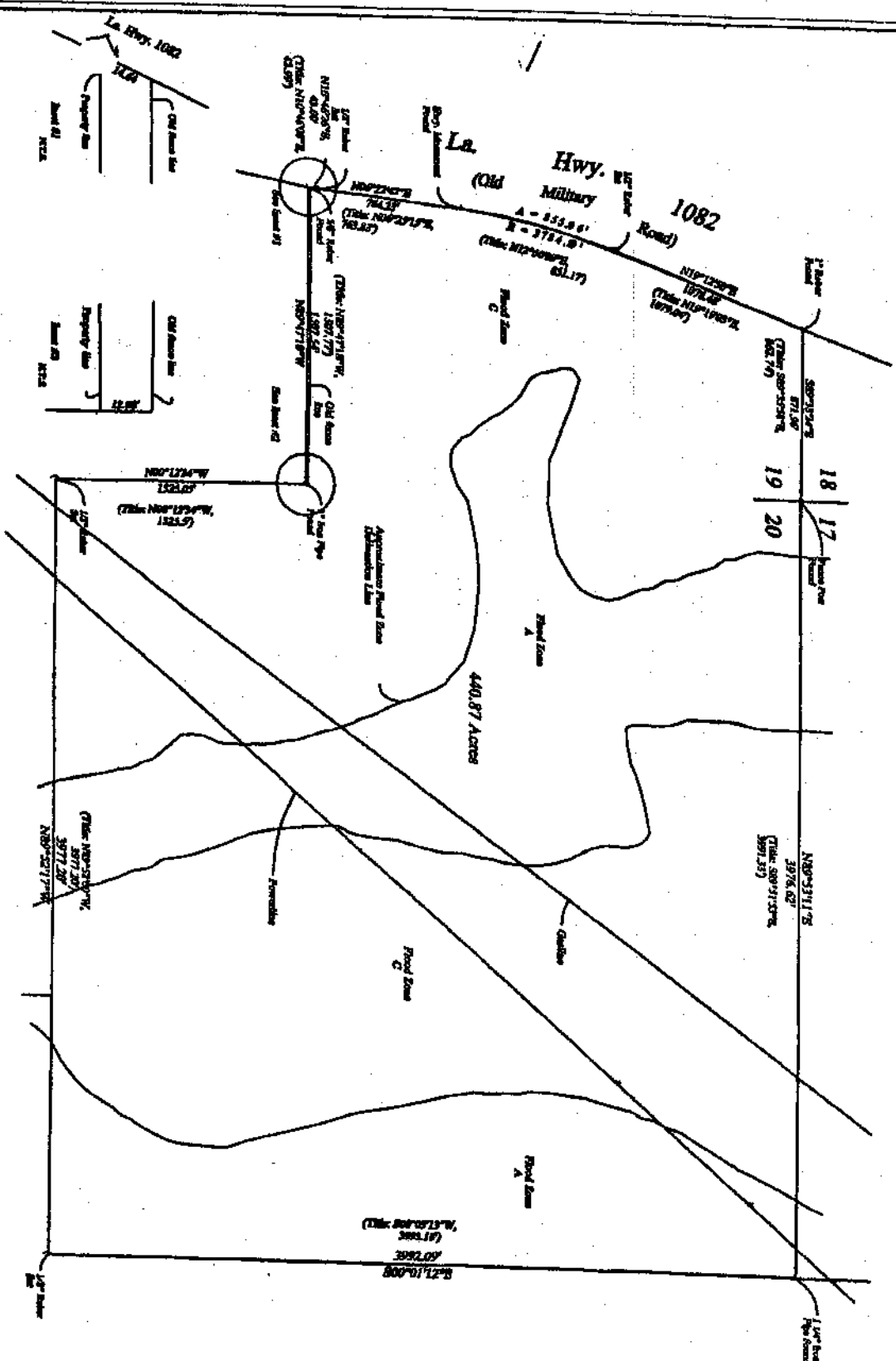
The petitioner is requesting to change the zoning from R (Rural) District to A-1 (Suburban) District. The site is located on the east side of LA Highway 1082, north of Elderberry Lane. A zoning change to PUD (Planned Unit Development) District (ZC06-10-096) has already been requested in October 2006, for the subject site. After further review of the request, the Zoning Commission and Council denied the proposed residential development, considering that the density was incompatible with the surrounding.

At this time, the petitioner is proposing to create a new residential subdivision with lots of a minimum of 5 acres in size. The 2025 future land use plan designates this area to be developed with residential and agricultural uses that will preserved the countryside of the area. The site is also designated as a conservation area, which should be developed in accordance with the preservation of the natural systems of the site.

Staff is in favor of requested zoning change, considering that the A-1 (Suburban) zoning is intended to provide a single family environment on large multi-acre lots, where the character of the area should be preserved through low densities.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1 (Suburban) District designation be approved.



THIS MAP IS CERTIFIED TO ACCURACY BY THE SURVEYOR AND THE ENGINEER, AND THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE FIELD MONUMENTS AND RECORDS.

THIS MAP IS LOCATED IN RECORD BOOKS A AND C AS PER THE RECORD BOOK PAGE NO. 20002 019 C. MAP DATED 10-14-1988

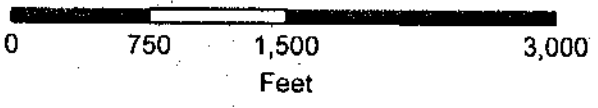
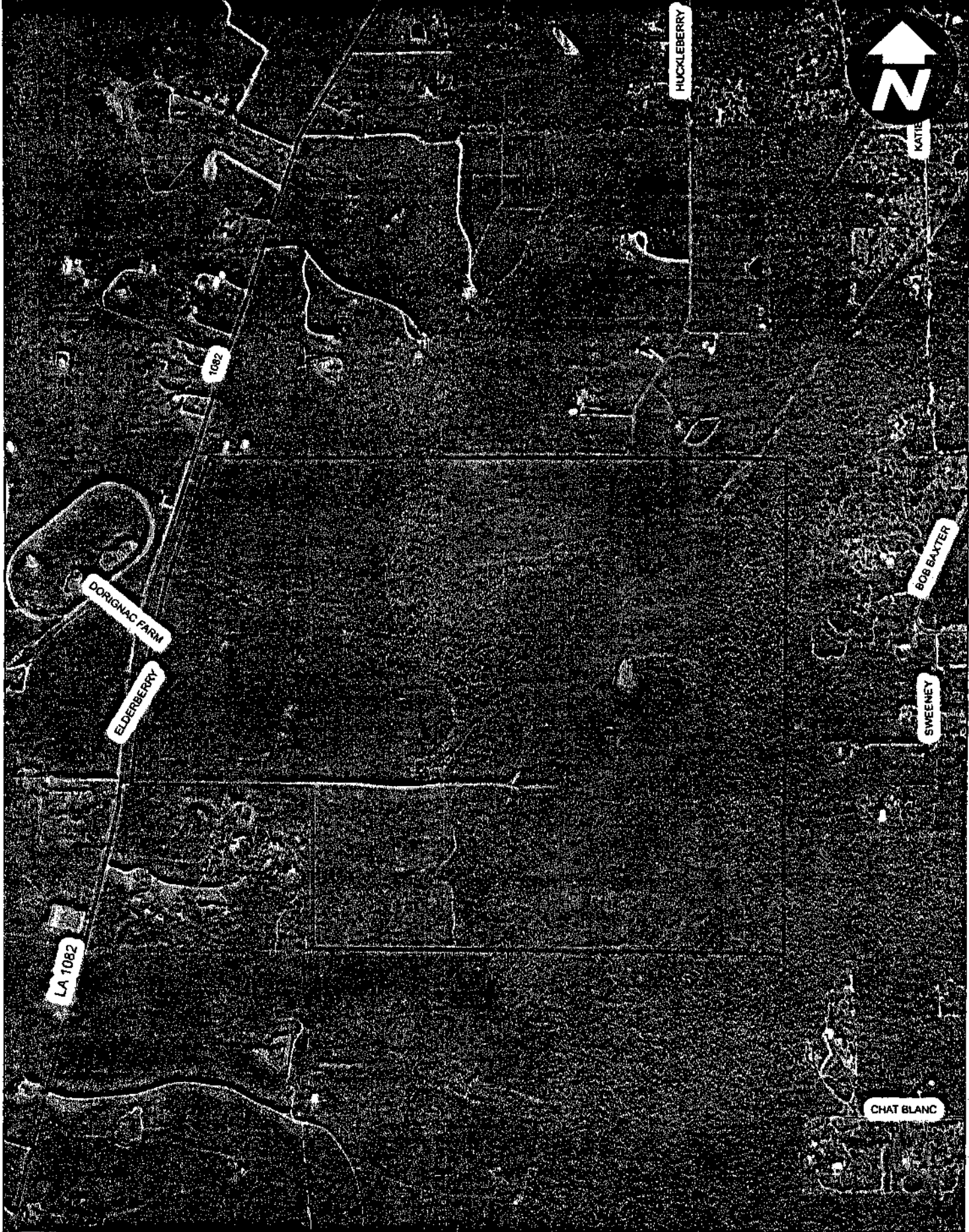
SEE OTHER SURVEY HEREON OR ANY THAT ARE NOT NECESSARILY EXHIBITED AND VITIERS OF RECORD AS SHOWN ON THIS DRAWING OR THIS POLICY WILL BE ALIGNED HEREON AND UNDERSTAND AS THE UNDERGROUND HAS BEEN LAYED AND ADJUSTED TO THIS SURFACE. THE UNDERGROUND HAS BEEN LAYED AND ADJUSTED TO LOCATE ANY BURNED UTILITIES OR ASSOCIATED INSTRUMENTS.

THIS MAP IS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF A LICENSED SURVEYOR AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN L.A.C. 68:12.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE ENGINEER.

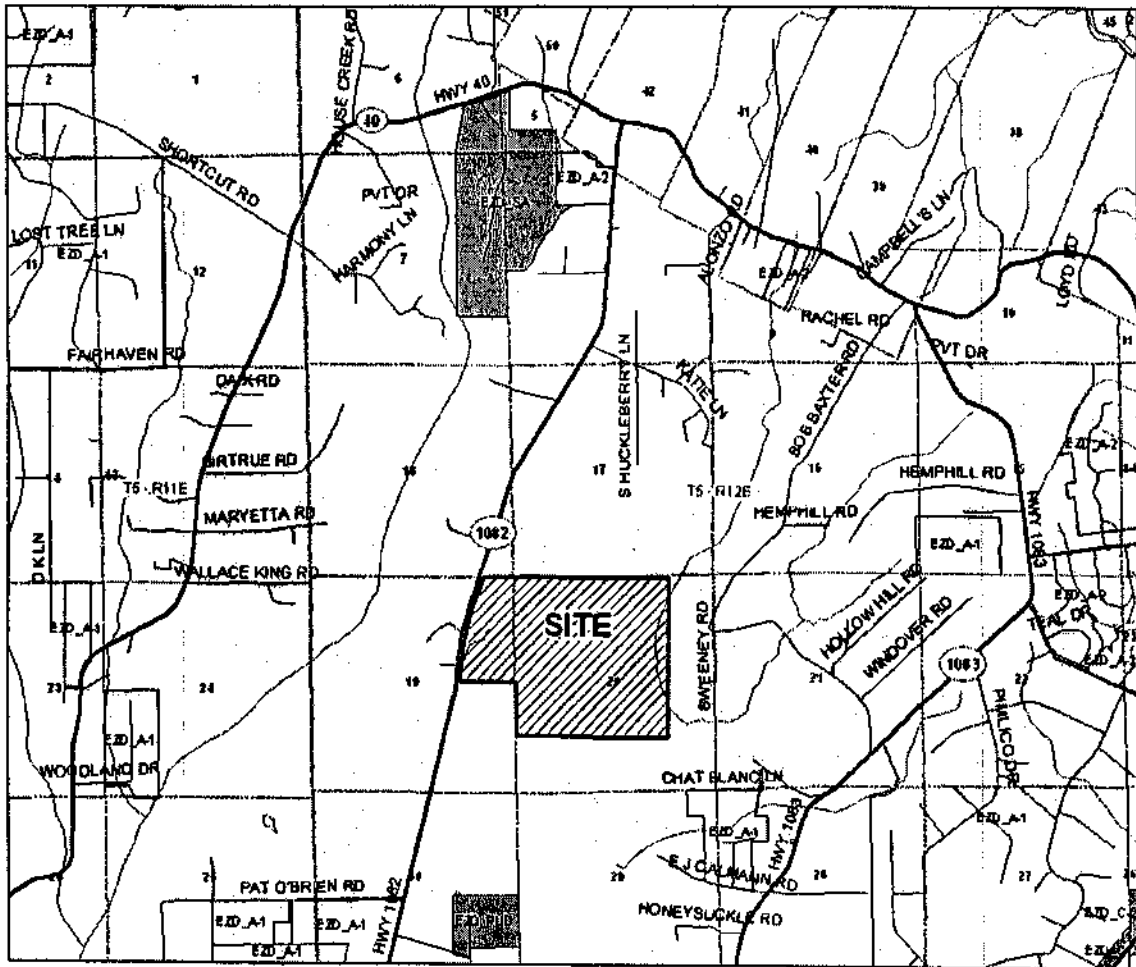
L.A. REGISTERED LAND SURVEYOR
REG. NO. 340

IS LAND SURVEYING, INC.	
518 N. COLUMBIA ST. COVINGTON, LA. 70433	
MEMBER OF THE Aphelion Holdings, L.L.C.	
Scale: 1" = 400'	DATE: 4-21-2004
Location: in Section 19 & 20 Township 7 South, Range 12 West, 36 Township Parish, Louisiana	
PLANNING	1/10/04



This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.

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WYNNE, GOUX & LOBELLO

ATTORNEYS AT LAW

A LIMITED LIABILITY COMPANY

417 N. THEARD STREET
COVINGTON, LOUISIANA 70433

(985) 898-0504

FAX (985) 898-0840

MANDEVILLE OFFICE
2045 Highway 59
MANDEVILLE, LA 70448
(985) 626-1900
Fax (985) 727-9963

VINCENT F. WYNNE, JR.*
JEREMY D. GOUX*
VINCENT J. LOBELLO**
MARTHA D. BOWDEN*
SHANNON K. LOWRY**
*Limited Liability Company
**Professional Law Corporation

Of Counsel:
SILVIA G. MULLER

May 29, 2007

*June 7, 2007
Appeal # 3*

Mr. Neil Hall
St. Tammany Parish
21490 Koop Drive
Mandeville, LA. 70471

ZC07-05-023

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Proposed Zoning: A-1 (Suburban) District

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Petitioner: Leroy Cooper

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Council District: 2

Dear Mr. Hall:

We received correspondence dated May 22, 2007 advising that the above referenced matter has been set for an appeal on Thursday, June 7, 2007 at 6:00p.m.

At this time we would like to request that this matter be tabled in order to continue communications with the Parish and community.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

Vincent F. Wynne, Jr.

Vincent F. Wynne, Jr.

VFW/ka