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Kevin Davis  
 Parish President

*Appeal # 2*

**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: JANUARY 9, 2007

- ZC06-11-111**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 1.147 acres  
 Petitioner: Colon Whitfield  
 Owner: Freddie Jordan, Colon Whitfield, and Paul Lombard  
 Location: Parcel located on the east side of LA Highway 434, south of Phillip Street, S43, T8S, R13E, Ward 7, District 7  
 Council District: 7

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

*Paul Lombard*  
 (SIGNATURE)

Paul Lombard

127 Hwy 22 E SUITE W-17

MADISONVILLE, LA. 70447

PHONE #: 985-845-4044



# ZONING STAFF REPORT

Date: December 22, 2006  
Case No.: ZC06-11-111  
Posted: 12/14/06

Meeting Date: January 3, 2007  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Colon Whitfield  
**OWNER:** Freddie Jordan, Colon Whitfield, and Paul Lombard  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the east side of LA Highway 434, south of Phillip Street; S43, T8S, R13E; Ward 7, District 7  
**SIZE:** 1.147 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	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Residential	A-3 (Suburban) District

#### EXISTING LAND USE:

Existing development? No                                      Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

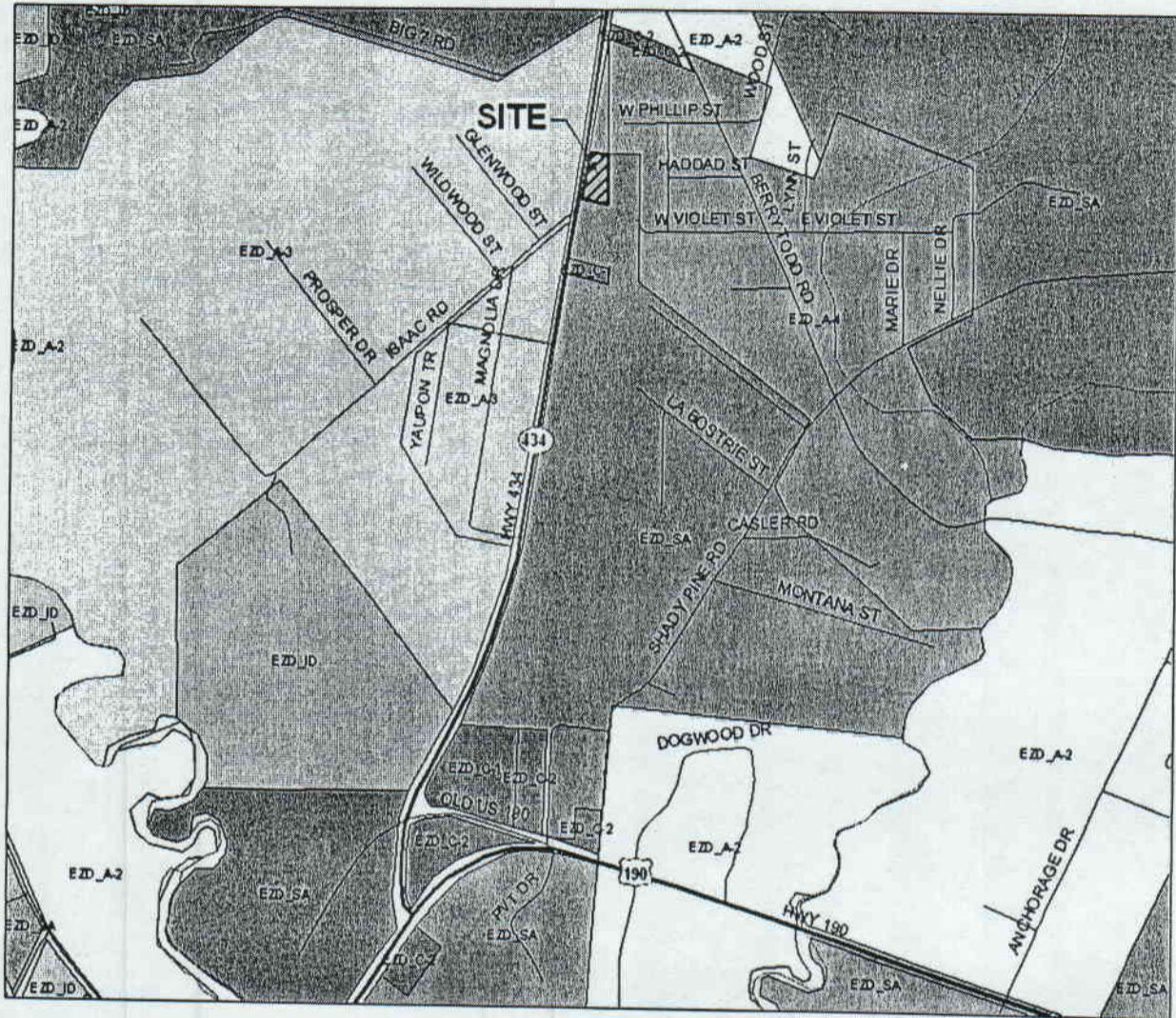
#### STAFF COMMENTS:

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 434, south of Phillip Street. The proposed rezoning is not consistent with the 2025 Future Land Use Plan or the adjacent land use character. The subject property is surrounded on all sides by residentially zoned property. Therefore, the Staff does not feel that the proposed rezoning would be appropriate for the area.

#### STAFF RECOMMENDATION:

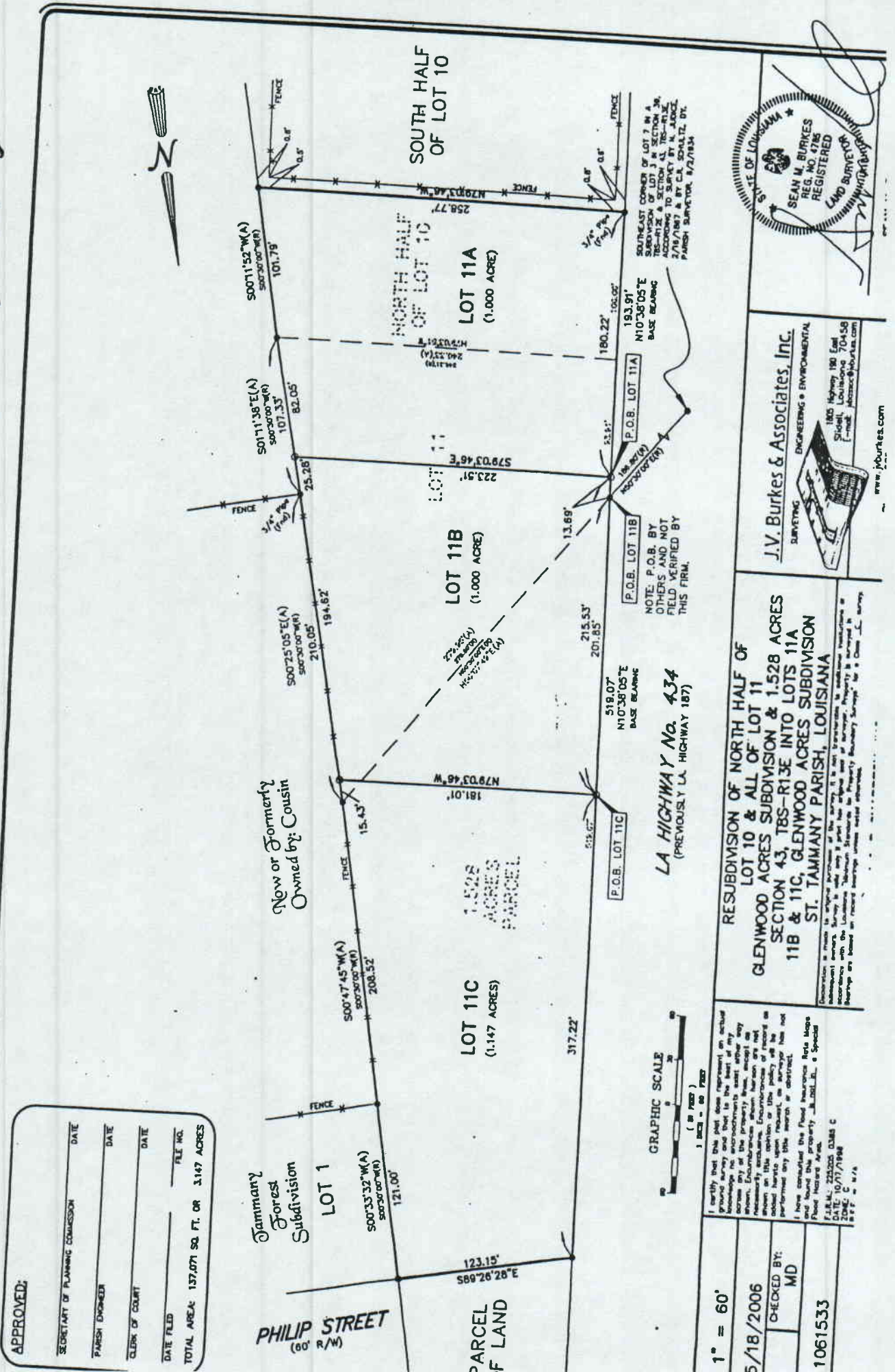
The Staff recommends that the request for a C-2 (Highway Commercial) District designation be denied.

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**PETITIONER:** Colon Whitfield  
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2006-11-111

Quality Preheat & Pressure  
 Freddie Jordan  
 Colon Whitfield  
 Paul Hammond



**APPROVED:**

SECRETARY OF PLANNING COMMISSION	DATE
PANISH ENGINEER	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 137,071 SQ. FT. OR 3.147 ACRES

1" = 60'  
 5/18/2006  
 CHECKED BY: MD  
 1061533

I certify that this plat does represent an actual ground survey and the bearings and distances shown are true to the best of my knowledge and belief. I have examined the records of this survey and the same are correct. I have also examined the records of this survey and the same are correct. I have also examined the records of this survey and the same are correct. I have also examined the records of this survey and the same are correct.

F.P.S.N. 225205 0345 C  
 2006 5/18/06  
 J.V.B.

RESUBDIVISION OF NORTH HALF OF GLENWOOD ACRES SUBDIVISION & 1.528 ACRES SECTION 43, TBS-RISE INTO LOTS 11A 11B & 11C, GLENWOOD ACRES SUBDIVISION ST. TAMMANY PARISH, LOUISIANA

LA HIGHWAY No. 434 (PREVIOUSLY LA HIGHWAY 187)

J.V. Burkes & Associates, Inc.  
 SURVEYING ENGINEERING & ENVIRONMENTAL

1800 Highway 180 East  
 Slidell, Louisiana 70458  
 Phone: 504-885-4444  
 Fax: 504-885-4445  
 Email: jvb@jvb.com

SEAN M. BURKES  
 REG. NO. 4785  
 REGISTERED LAND SURVEYOR  
 STATE OF LOUISIANA

2008-111



PHILLIP

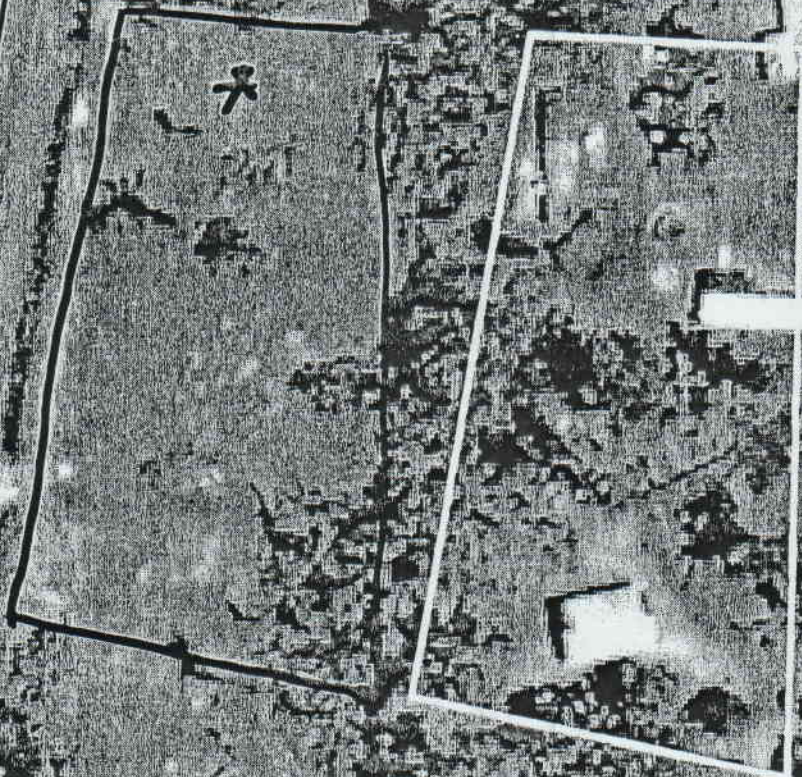
NOT TO SCALE

LA 434

434

ELIZABETH

VIOLET



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.