



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

Appeal 3

Kevin Davis
 Parish President

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: 02-08-07

ZC07-01-002

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 9.49 acres
 Petitioner: Pam McNeely
 Owner: 434 Properties, LLC
 Location: Parcel on the north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434, 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

[Handwritten Signature]
 (SIGNATURE)

Paul J. Mayronne

P.O. Box 1810

Covington, LA 70434

PHONE #: 985/892-4801

ZONING STAFF REPORT

Date: January 26, 2007
Case No.: ZC07-01-002
Prior Action: Tabled (01/03/07)
Posted: 1/17/07

Meeting Date: February 6, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Pam McNeely
OWNER: 434 Properties, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel on the north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434; S43, T8S, R13E; Ward 7, District 7
SIZE: 9.49 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 2 lane asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	SA (Suburban Agricultural)
South	Vacant	SA (Suburban Agricultural)
East	Commercial	SA (Suburban Agricultural)
West	Residence	SA (Suburban Agricultural)

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

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 that resource so that it remains 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. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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.

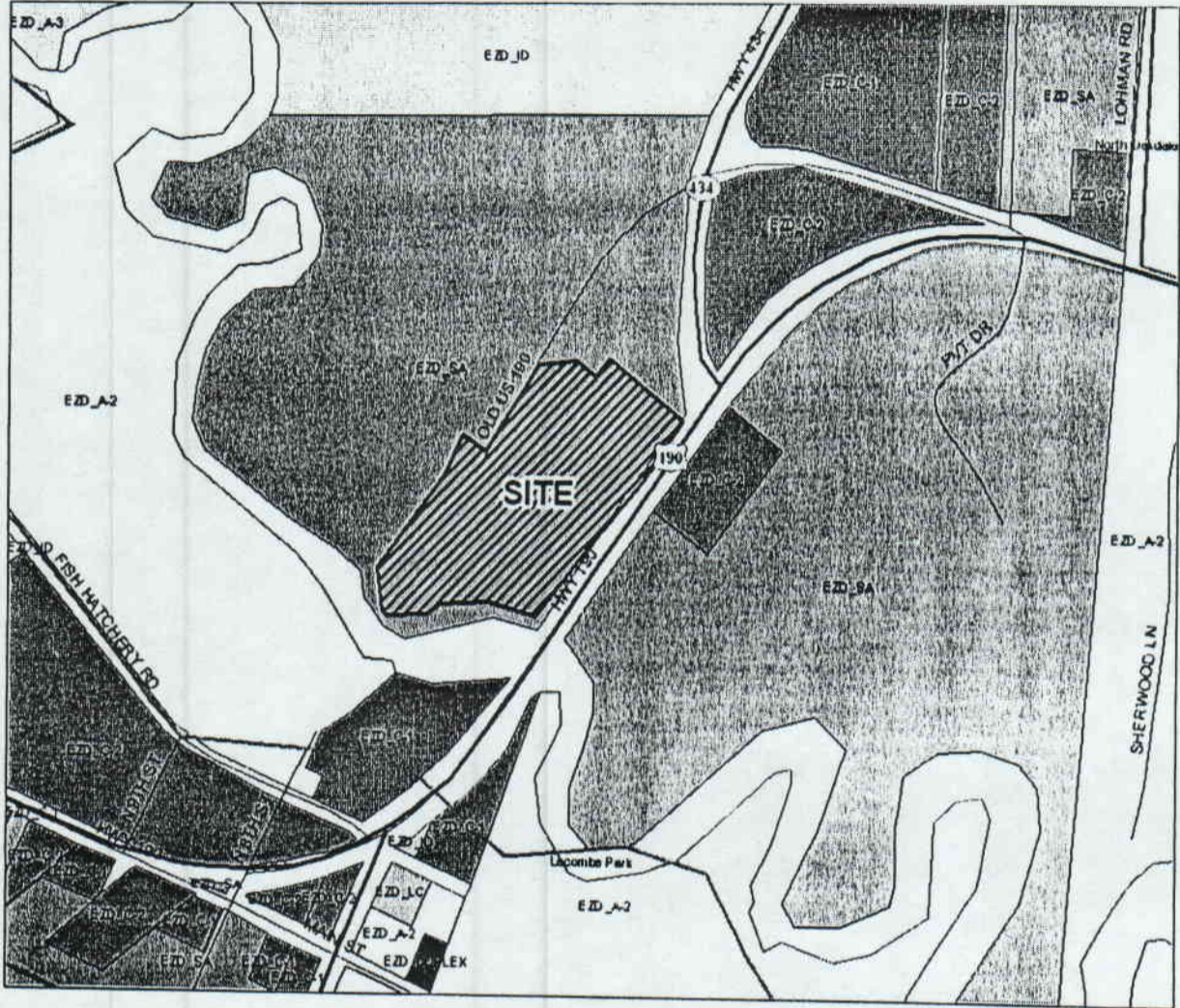
STAFF COMMENTS:

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 north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434. The proposed rezoning is not consistent with the 2025 Future Land Use Plan. Also, the 2025 Future Land Use Plan designates the vast majority of the subject property for Conservation.

STAFF RECOMMENDATION:

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

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SIZE: 9.49 acres



LEGAL DESCRIPTION:

A CERTAIN PIECE OF LAND SITUATED IN SECTION 43, TOWNSHIP 8 SOUTH, RANGE 13 EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 43
T8S - R13E
ST. TAMMANY PARISH, LOUISIANA

BAYOU LACOMBE

PROPERTY INTERESTS ALONG OLD ROAD FOR MARKED AND LOCATIONS OF NEW MARKS ACROSS FROM BAYOU LACOMBE FOR SUCCESSION FILED FOR 473 PC 416, 08/21/1987.

PROPERTY INTERESTS ALONG OLD ROAD FOR MARKS AND LOCATIONS OF NEW MARKS ACROSS FROM BAYOU LACOMBE FOR SUCCESSION FILED FOR 473 PC 416, 08/21/1987.

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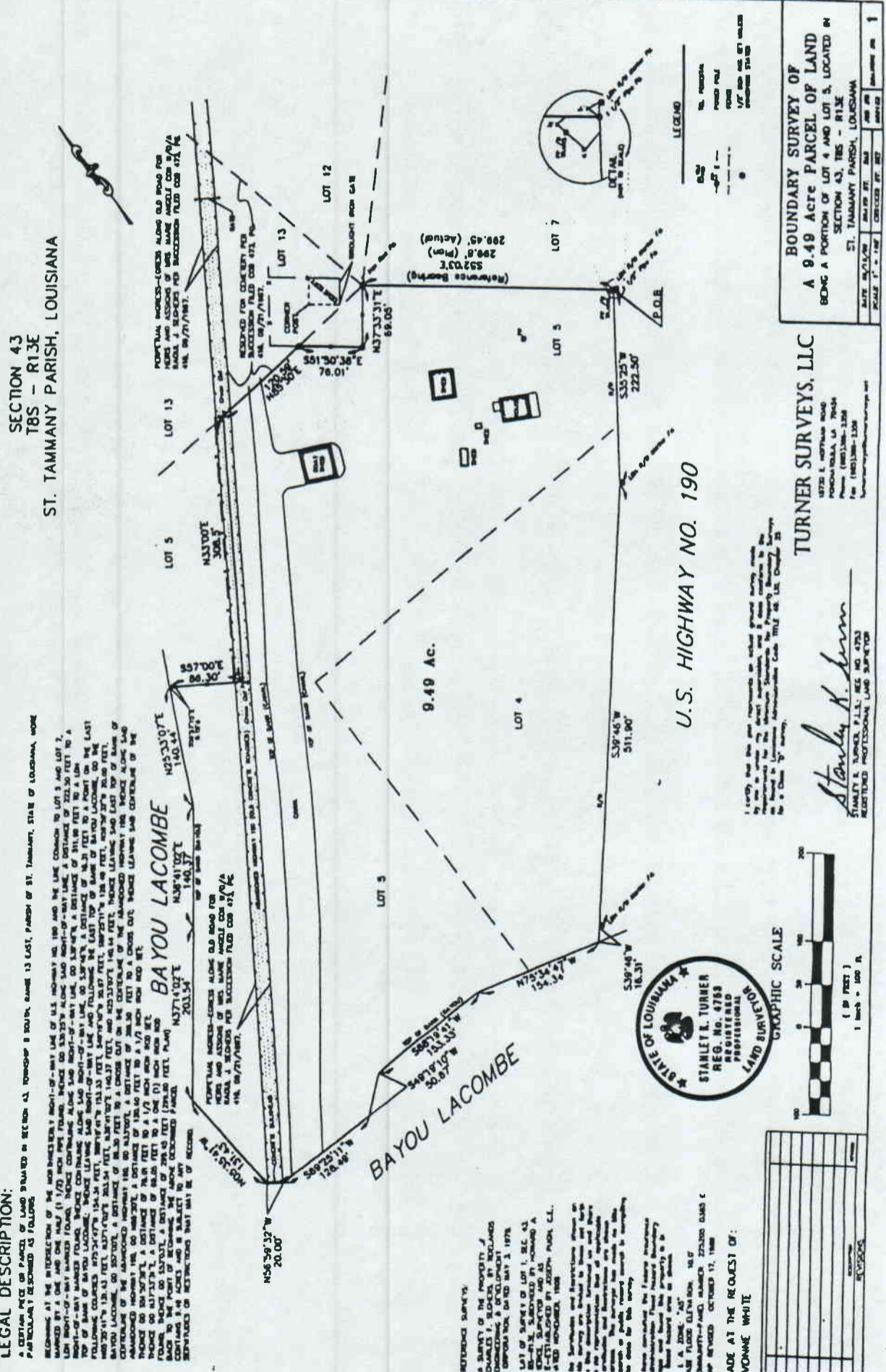
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RETURNED SURVEY:
A SURVEY OF THE PROPERTY OF BAYOU LACOMBE, PARISH OF ST. TAMMANY, LOUISIANA, DATED MAY 3, 1978, BY STANLEY K. TURNER, REGISTERED PROFESSIONAL LAND SURVEYOR, AND AS SUCH, THE SURVEY IS RETURNED TO THE REQUESTOR OF THE SURVEY, VONNE WHITE.

2007-01-002



TURNER SURVEYS, LLC
18720 L. HOFFMAN ROAD
MONROE, LOUISIANA 70508
Phone: (801) 336-1336
Fax: (801) 336-1338

Stanley K. Turner
REGISTERED PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY OF
A 9.49 Acre PARCEL OF LAND
BEING A PORTION OF LOT 4 AND LOT 5, LOCATED IN
SECTION 43, T8S - R13E
ST. TAMMANY PARISH, LOUISIANA

DATE SURVEYED	MAY 03 2007	BY	STANLEY K. TURNER
SCALE	1" = 100'	CHECKED BY	STANLEY K. TURNER