



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL # 4

ZC Approved :

4/6/2021

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: April 16, 2021

2021-2238-ZC

Existing Zoning:	AT-1 (Animal Training and Housing District)
Proposed Zoning:	A-2 (Suburban District) and RO (Rural Overlay)
Location:	Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River; S11, T8S, R14E; Ward 8, District 9
Acres:	19.25 acres
Petitioner:	Jeffery Nave
Owner:	Globe Wireless Radio Services
Council District	9

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 SIGN YOUR NAME. PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

*Jennifer O. Coulson*  
(SIGNATURE)

PRINT NAME: Jennifer O. Coulson

ADDRESS: 64340 Fogg Lane, Pearl River, LA 70452

PHONE #: 985-863-8516

## EXHIBIT "A"

### 2021-2238-ZC

That portion of ground, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto, belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, described as follows:

FIRST: The Southwest Quarter of the Northwest Quarter of Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, containing thirty-nine and eighty-four one-hundredths (39.84) acres.

SECOND: The Northwest Quarter of the Southwest Quarter of Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, containing thirty-nine and eighty-four one-hundredths (39.84) acres.

LESS AND EXCEPT: A triangular portion of land containing 1.29 acres beginning at the Northwestern corner of the Southwest Quarter of said Northwest Quarter of said Section 11; thence go South zero degrees nine minutes (0 deg. 09') West one hundred and zero-tenths feet (100.0'); thence go North eighty-four degrees fifty-seven minutes (84.57') East one thousand one hundred thirty-five and five-tenths feet (1135.5') to the South line of the Northwest Quarter of the Northwest Quarter of said Section 11; thence go West one thousand one hundred thirty-one and one-tenth feet (1131.1') along the last mentioned line to the beginning.

AND LESS AND EXCEPT: ALL THAT CERTAIN PARCEL OF LAND situated in Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the U.S. Government quarter corner common to Sections 10 and 11, in said Township and Range also the point of beginning, go North 00 degrees, 10 minutes, 51 seconds West 597.85 feet to an iron; thence go North 89 degrees, 41 minutes, 22 seconds East 1250.96 feet to an iron; thence go North 00 degrees, 05 minutes, 17 seconds West 623.0 feet to an iron; thence go North 72 degrees, 32 minutes, 07 seconds, West 100.02 feet to an iron; thence go North 07 degrees, 02 minutes, 02 seconds East 70.0 feet to an iron; thence go North 89 degrees, 46 minutes, 19 seconds East 156.68 feet to an iron; thence go South 00 degrees, 05 minutes, 17 seconds East 723.0 feet to an iron; thence go South 00 degrees, 05 minutes, 17 seconds East 597.0 feet to a point; thence go South 00 degrees, 10 minutes, 51 seconds East 1320.0 feet to an iron; thence go South 89 degrees, 39 minutes, 10 seconds West 1320.0 feet to an iron; thence go North 00 degrees, 10 minutes, 51 seconds West 1320.0 feet back to the point of beginning. Said less and except containing 59.45 acres of land, more or less.

Case No.: 2021-2238-ZC

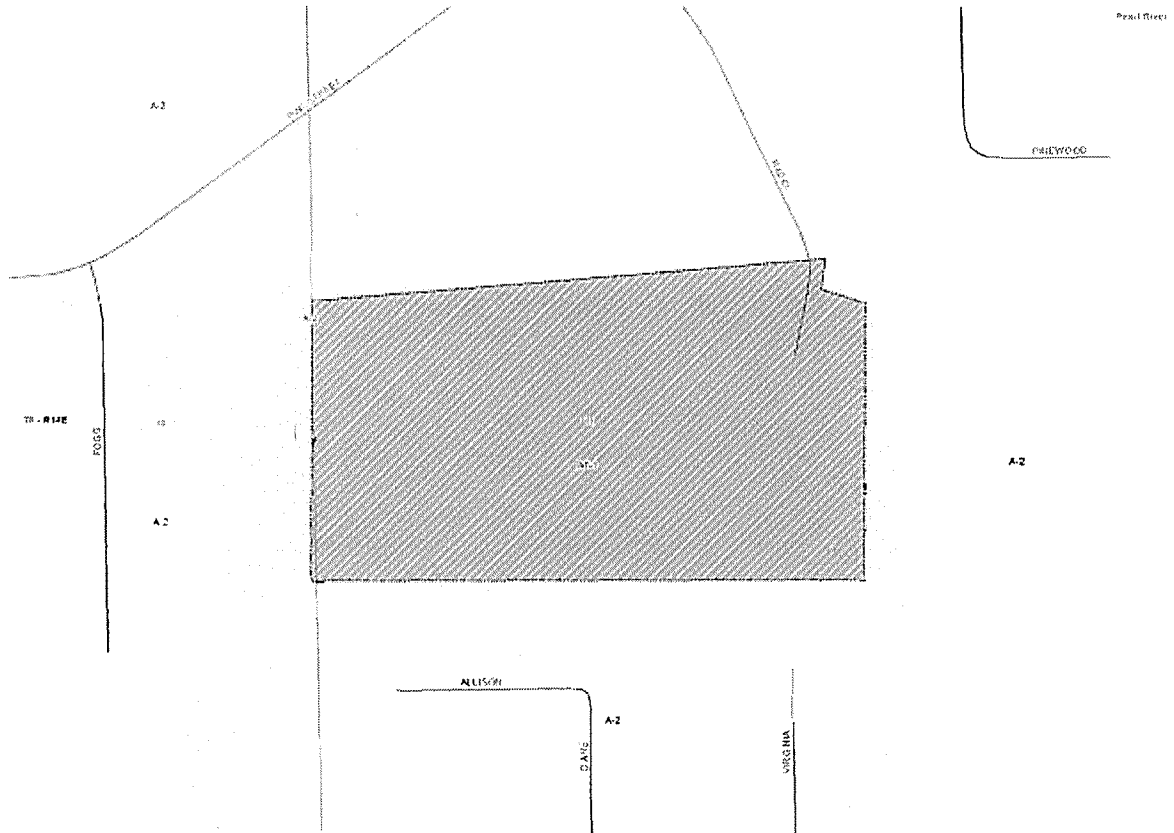
PETITIONER: Jeffery Nave

OWNER: Globe Wireless Radio Services

REQUESTED CHANGE: AT-1 Animal Training and Housing District to A-2 Suburban District and RO Rural Overlay

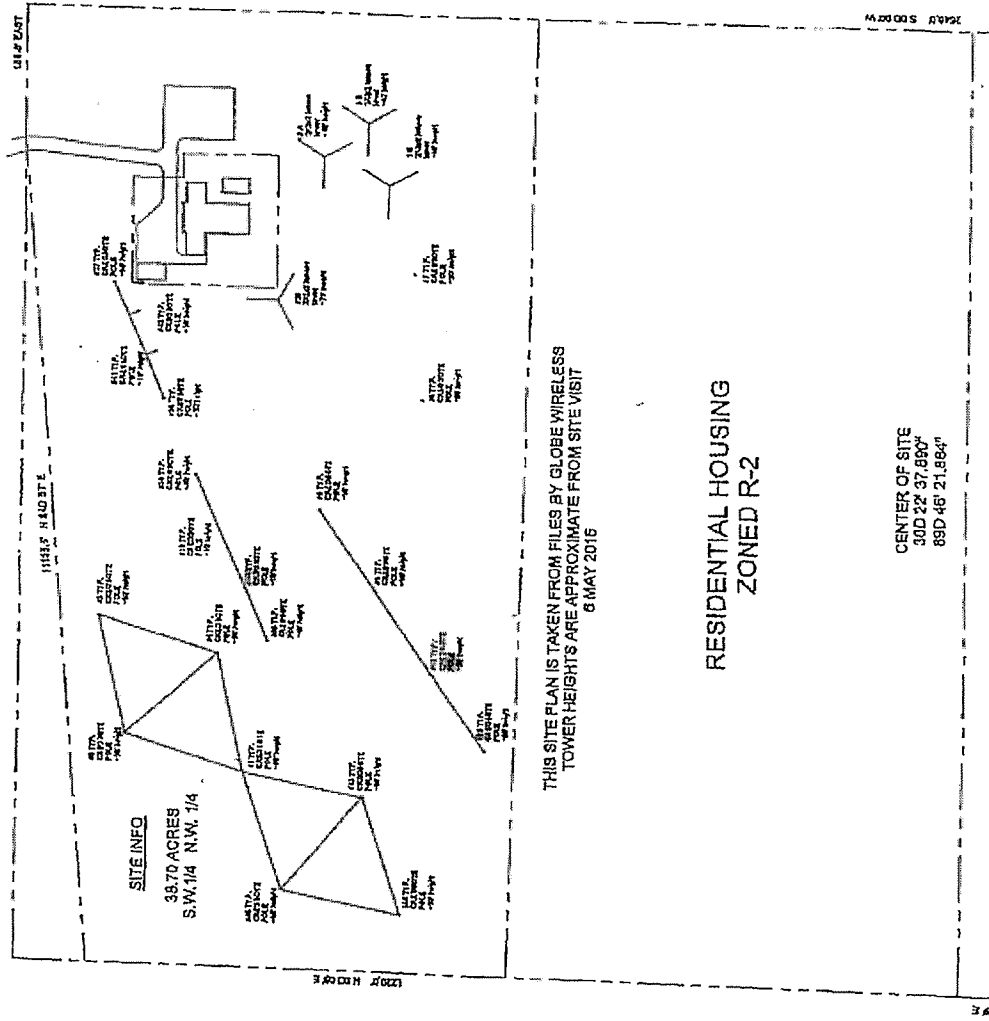
LOCATION: Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River

SIZE: 19.25 acres



2021-2238-ZC

<b>SITE PLAN</b> FCC	
PEARL RIVER 6399 RADIO ROAD HILLSBORO, NJ 08041	MEIBRIDE HESS DESIGN GROUP, P.A. 1000 W. 10TH STREET, SUITE 200 PHILADELPHIA, PA 19104 TEL: 215-581-1100 FAX: 215-581-1101 WWW.MEIBRIDEHESS.COM
PROJECT NO. _____ SHEET NO. _____ OF _____	DATE: _____





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** March 29 2021  
**Case No.:** 2021-2238-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Jeffery Nave

**OWNER:** Globe Wireless Radio Services

**REQUESTED CHANGE:** AT-1 Animal Training and Housing District to A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River

**SIZE:** 19.25 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**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 classification from AT-1 Animal Training Housing District to A-2 Suburban District and RO Rural Overlay. The site is located at the end of Radio Road, south of Pine Street Extension; Pearl River The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The petitioned property was the subject of a 2015 rezoning request which changed the zoning from A-2 Suburban District to AT-1 Animal Training and Housing District (2015-80-ZC). The purpose of the 2015 request was to accommodate multiple existing cell towers on the site and bring them into compliance with the appropriate zoning classification. The cell towers have since been removed. The requested A-2 Suburban District and RO Rural Overlay zoning classifications do not allow for cellular towers. Since the site is surrounded on all sides by property that is zoned A-2 Suburban District and is currently developed with a single-family home, the request will bring the site into compliance with the appropriate zoning classification and meet the objectives of the Comprehensive Plan designation.