



ST. TAMMANY PARISH

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

APPEAL REQUEST

DATE: 5/4/2022

2022-2806-ZC

Existing Zoning: A-2 (Suburban District) and HC-2 (Highway Commercial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6

Acres: 6.666 acres

Petitioner: Hickory Creek Developers, LLC – Eric Penton

Owner: Hickory Creek Developers, LLC – Eric Penton

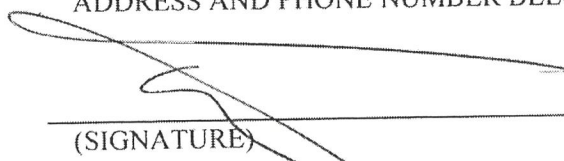
Council District: 6

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.



(SIGNATURE)

PRINT NAME: Eric O. Penton

ADDRESS: 67163 Chris Kennedy Rd,

PHONE #: 985-210-3773

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2806-ZC
Posted: April 20, 2022

Meeting Date: May 3, 2022
Determination: Denied

GENERAL INFORMATION

PETITIONER: Hickory Creek Developers, LLC – Eric Penton

OWNER: Hickory Creek Developers, LLC – Eric Penton

REQUESTED CHANGE: A-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District

LOCATION: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6

SIZE: 6.666 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Commercial	HC-2 Highway Commercial District, RO Rural Overlay and MHO Manufactured Housing Overlay
East	Industrial & Residential	I-2 Industrial District, A-4A Single-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	HC-2 Highway Commercial District, A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District. The site is located on the north side of Coci Road, west of Jack Crawford Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses that preserve the countryside and forests.

The subject property is currently part of a larger, undeveloped 9.913-acre tract which fronts Coci Road. The petitioned portion of the property is flanked by commercial development and a single-family residential development both zoned HC-2 to the south and west, residential and industrial development zoned I-2 Industrial District and A-4A Single-Family Residential to the east, and undeveloped land to the north. Roughly an acre of the subject property is zoned HC-2 Highway Commercial District which is to provide for the location of intense retail, office and service uses and the remaining portion is zoned A-2 Suburban District which allows single-family residential dwellings. A change in zoning will allow for highly intense industrial uses adjacent to existing industrial and commercial uses and a single-family dwelling.

The property is currently the subject of an after the fact land clearing violation (2022-1481-LC), the remediation of which will be determined based on the outcome of the rezoning petition.

TABLE 1: ZONING COMPARISON

Zoning	Max Building Size	Max Height	Permitted Uses	Purpose
HC-2	40,000 sq. ft.	60 ft.	Banks; Convenience stores with gas; Drive-in restaurants; Liquor stores; Private Office over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions; Veterinary clinics; Parcel post delivery stations; Mini-warehouse; Commercial kennels; Outdoor storage yards comprised of 50% of land area; Lodging under 100 rooms; Auto repair and service facilities; Auto Sales; Outdoor Retail sales and storage yards; Portable storage containers; Outdoor display of pre-assembles building, pool and playground equipment	To provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
I-2	200,000 sq. ft.	45 ft.	Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.	To provide for the location of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

Case No.: 2022-2806-ZC

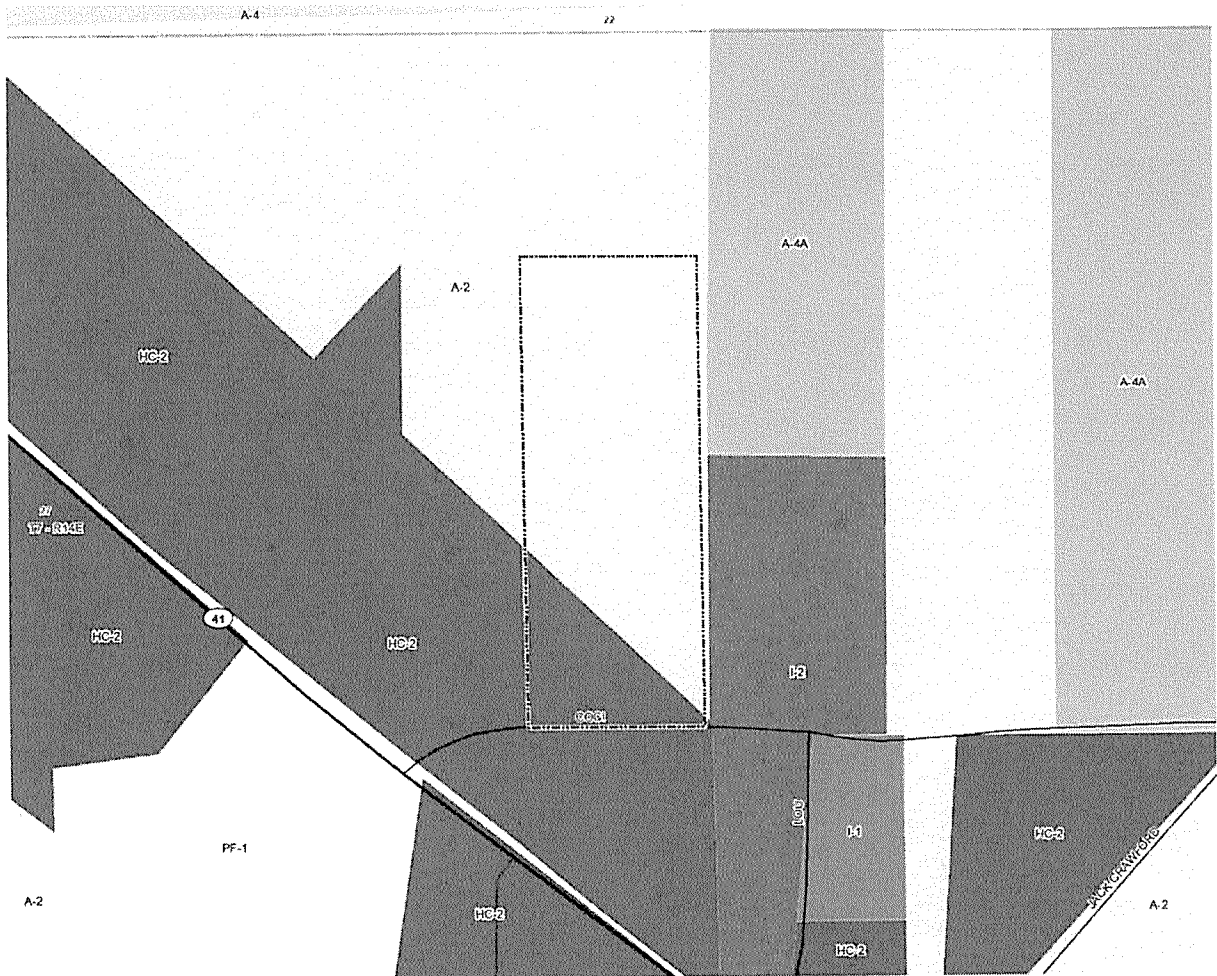
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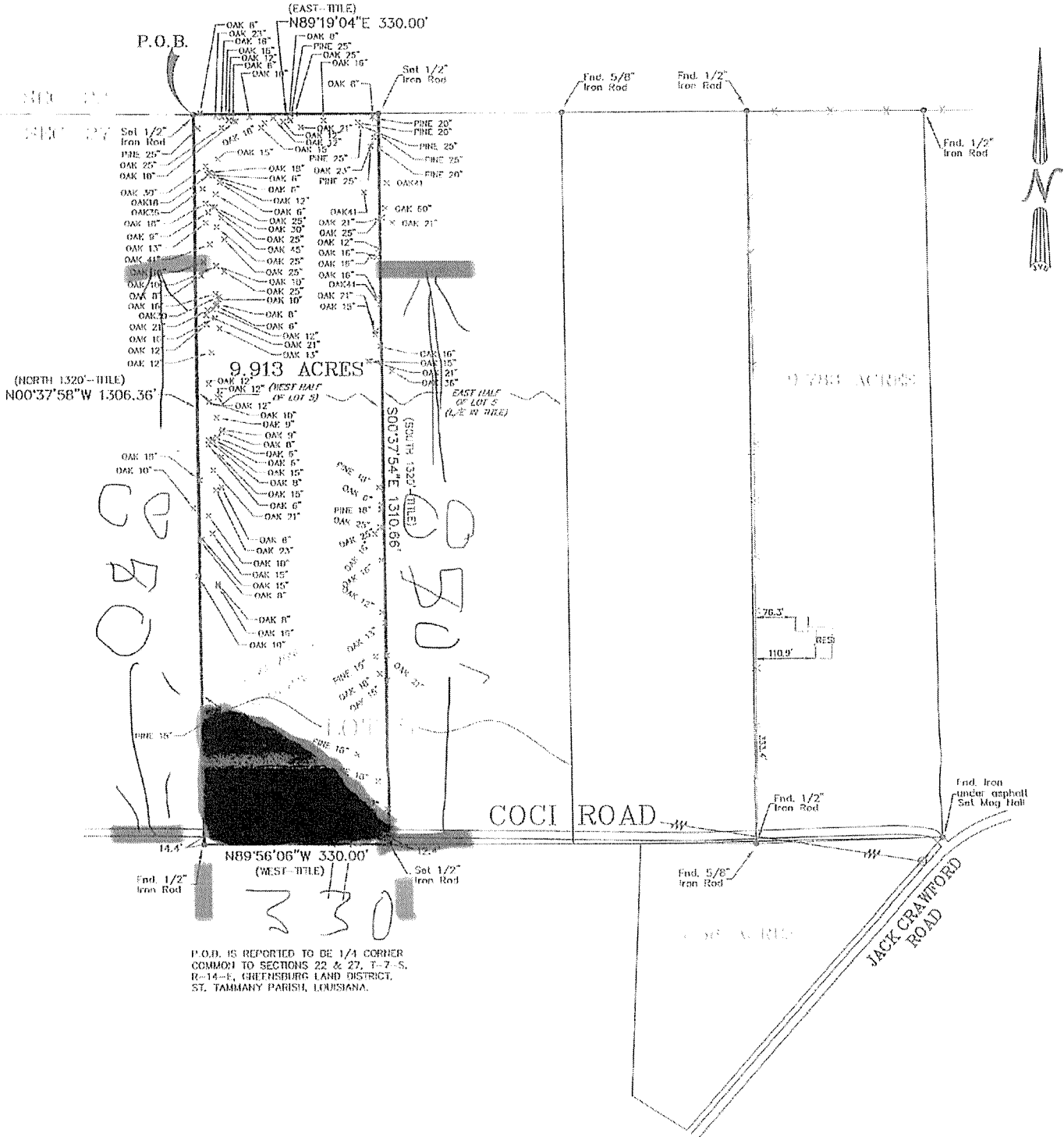
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SIZE: 6.666 acres



REFERENCE SURVEYS:
 1.) A SURVEY BY THIS FIRM DATED
 7/5/95, SURVEY NO. 961187.
 2.) A SURVEY BY THIS FIRM DATED
 10/9/17, SURVEY NO. 20170744.

BEARINGS SHOWN REFER TO THE LOUISIANA
 STATE PLANE COORDINATE SYSTEM
 (LOUISIANA SOUTH 1702).



LEGEND
 ○ 1/2" Iron Rod Set ✕ Fence
 ● 1/2" Iron Rod Found - Power Line
 ⊕ Cross ⊗ Power Pole

GRAPHIC SCALE
 0 50 100 200
 (IN FEET)
 1 INCH = 200 FEET

BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....'
 Side Setback.....'
 Rear Setback.....'

ADDRESS: COCCI ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205-DJULC
 F.I.R.M. Date 10/12/87
 ZH: A.S.C. D.F.E. M/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20210711	DATE 1/10/22	J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-649-0075 Fax: 985-649-0154		DRAWN BY: JDL	CHECKED BY: DJP
				SCALE: 1" = 200'	

REVISD: 18FT SURVEY 03/02/2022 (ML)

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF THE WEST HALF OF LOT 5 BEING 9.913 ACRES IN SECTION 27, T-7-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: DAYSTAR BUILDERS

DANIEL J. POCHE
 L.A. REG. No. 5066

A-4

22

A-2

HC-2

A-4A

A-4A

T7-R14E

HC-2
27

HC-2

COC

I-2

PF-1

WALKERS

A-2

I-1

HC-2

LOU

HC-2

JACK CRAWFORD

HC-2

HC-2

A-2

BOGALUSA HWY