



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

APPEAL # 3

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: 7/5/2011

RECEIVED
 JUL 06 2011
 PLANNING
 DEPT.

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

Gayle Betz
 (SIGNATURE)

Century

21 Gaylaxay

1321 N. Causeway Blvd, Mandeville,

PHONE #: (985) 264-8501

ZC 11-07-064

LA.

70471

ZC11-07-064

Existing Zoning: A-1A (Suburban District)
 Proposed Zoning: HC-1 (Highway Commercial District)
 Acres: 2.15 acres
 Petitioner: Gayle Betz
 Owner: Anne Kennedy Millar
 Location: Parcel located on the southwest corner of US Highway 190 & Bremerman Road, being 61757 Bremerman Road, Lacombe, S48, T8S, R12E, Ward 7, District 7
 Council District: 7

ZONING STAFF REPORT

Date: June 27, 2011
Case No.: ZC11-07-064
Posted: 6/14/2011

Meeting Date: July 5, 2011
Determination: Denied

GENERAL INFORMATION

PETITIONER: Gayle Betz
OWNER: Anne Kennedy Millar
REQUESTED CHANGE: From A-1A (Suburban District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the southwest corner of US Highway 190 & Bremerman Road, being 61757 Bremerman Road, Lacombe ; S48, T8S, R12E; Ward 7, District 7
SIZE: 2.15 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **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	NC-3 (Lodging) District
South	Trace	A1A (Suburban) District
East	Residential (MH park)	A 4 (Suburban) District
West	Commercial	HC-1 (Highway Commercial) 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.

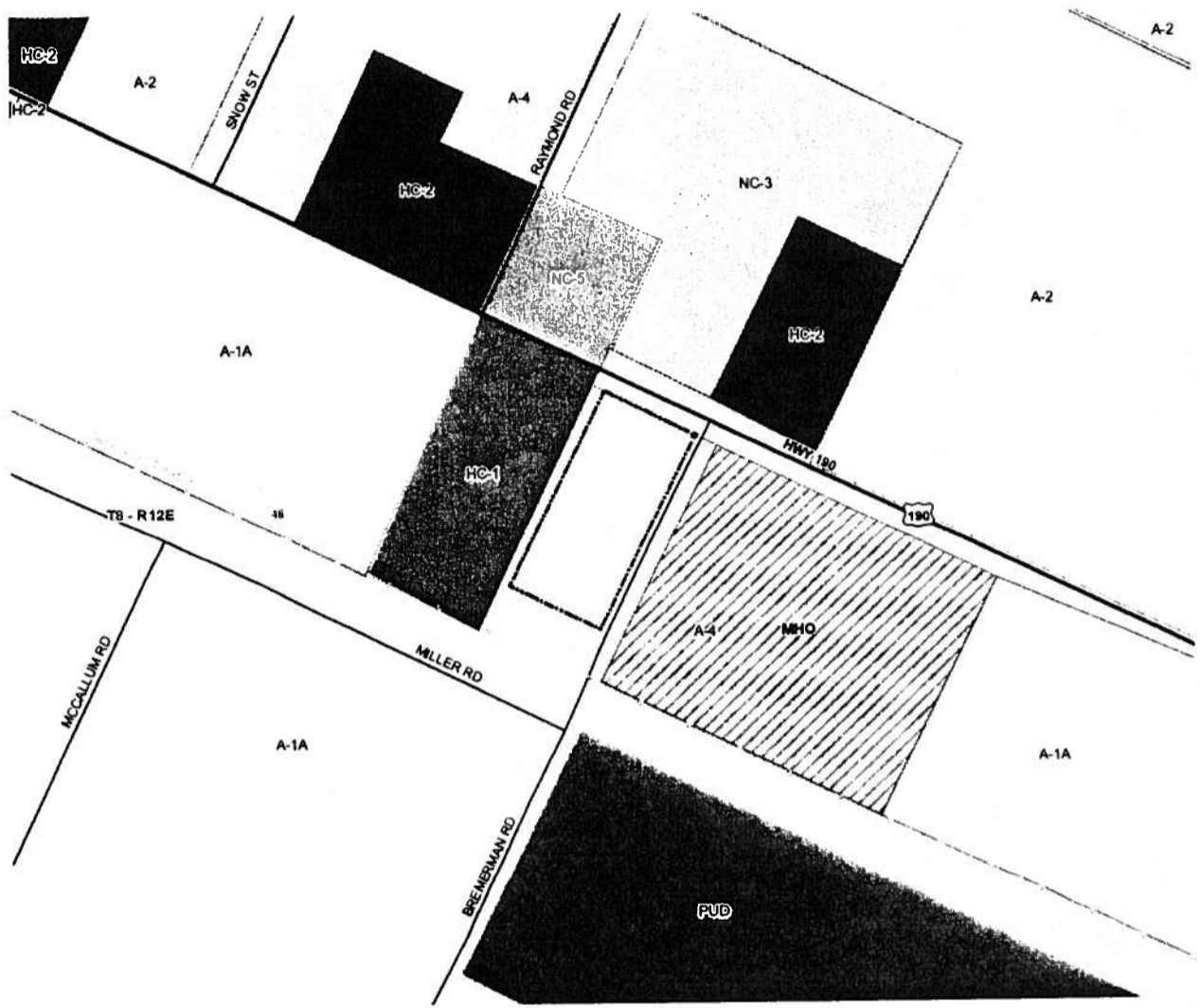
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to HC-1 (Highway Commercial District). The site is located on the southwest corner of US Highway 190 & Bremerman Road, being 61757 Bremerman Road, Lacombe. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to support the request to rezoned the site to HC-1 (Highway Commercial District).

STAFF RECOMMENDATION:

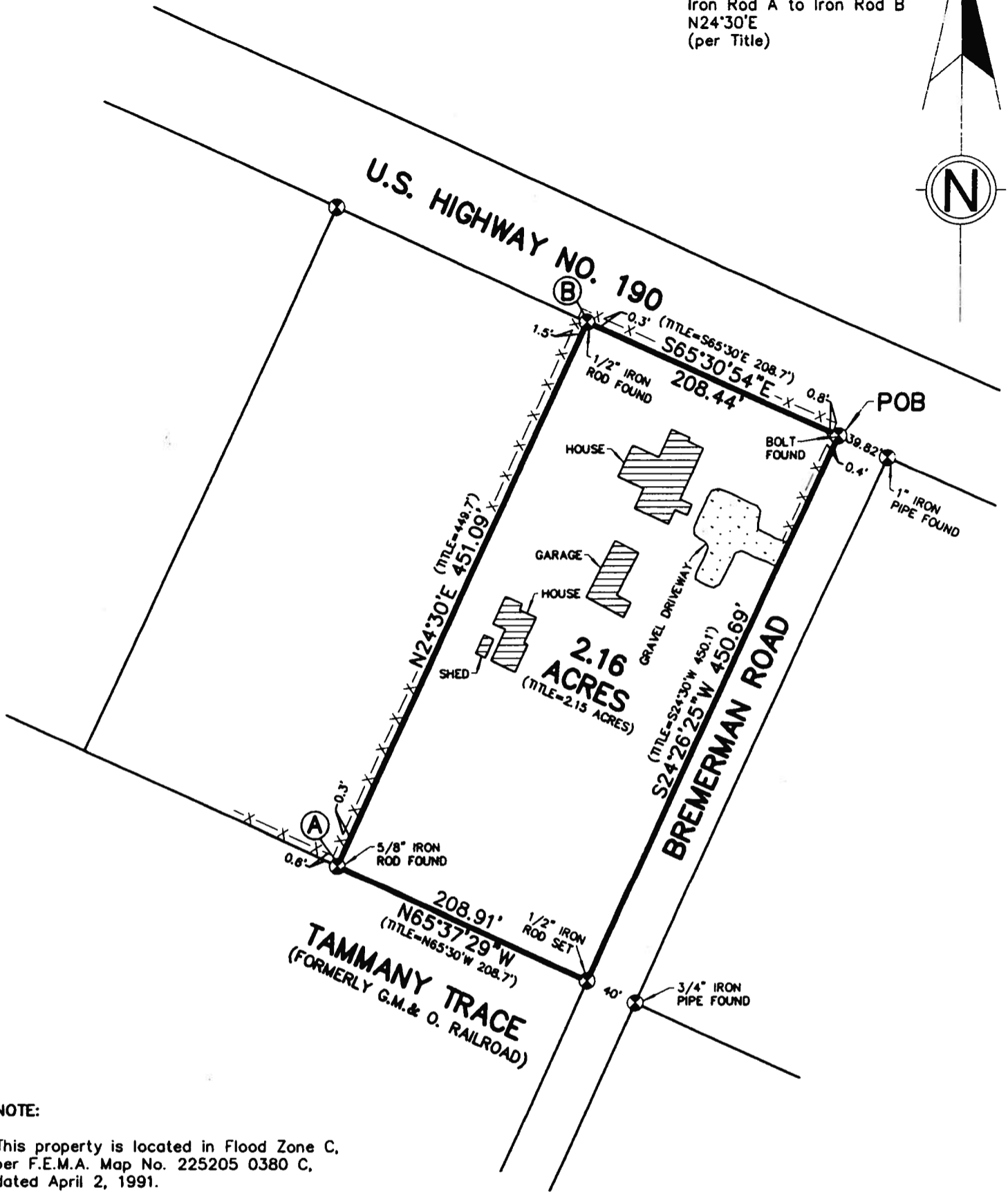
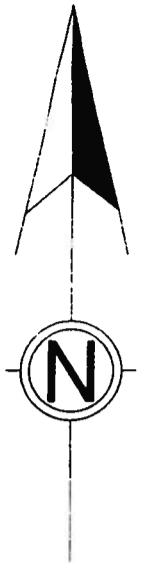
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.

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ZC11-07-064

REFERENCE BEARING:
Iron Rod A to Iron Rod B
N24°30'E
(per Title)



NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0380 C, dated April 2, 1991.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey for Lucille McQueen by Joseph Pugh, Surveyor, dated July 3, 1942, latest revision August 3, 1948.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

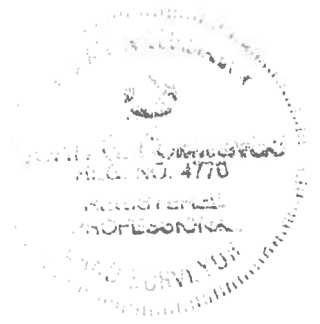
COVINGTON, LA 70433

PLAT PREPARED FOR: **Anne K. Millar**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 11091

DATE: 5-10-2011

REVISED: