



St. Tammany Parish Government

Department of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 2

Pat Brister
Parish President

ZC APPROVED: 10/2/12

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

RECEIVED

OCT 02 2012

DATE: 10-2-12

Case Number: ZC-10-099

ZC12-10-099

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-2A (Highway Commercial District)
Acres:	8.901 acres
Petitioner:	Clint L. Pierson, Sr.
Owner:	MMABE, LLC
Location:	Parcel located on the southeast corner of LA Highway 1077 & LA Highway 1085, S3,T7S,R10E, Ward 1, District 1
Council District:	1

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.

Susan D. Legarde
(SIGNATURE)

PRINT NAME: Susan D. Legarde

ADDRESS: 71155 Whiskey Oaks Ln.

PHONE # 985-893-1903



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APPEAL REQUEST

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OCT 13 2012

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William J. Smith + Emily C. Smith
(SIGNATURE)

PRINT NAME: William J. Smith + Emily C. Smith

ADDRESS: 71205 Whiskey Oaks Lane, Covington, La 70433

PHONE # 985-892-5441 - Home
504-723-7410 - cell



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APPEAL REQUEST

RECEIVED

OCT 19 2012

DATE: 5-2-12

Case Number: ZC12-10-099

ZC12-10-099

Existing Zoning:

HC-2 (Highway Commercial District)

Proposed Zoning:

HC-2A (Highway Commercial District)

Acres:

8.901 acres

Petitioner:

Clint L. Pierson, Sr.

Owner:

MMABE, LLC

Location:

Parcel located on the southeast corner of LA Highway 1077 & LA Highway 1085, S3,T7S,R10E, Ward 1, District 1

Council District:

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Sincerely,

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(SIGNATURE)

PRINT NAME:

Clint L. Pierson, Sr.

ADDRESS:

205 S. Bayou Dr. Bayou La Batre, LA 70317

PHONE #

985 898 2529

ZONING STAFF REPORT

Date: September 24, 2012
Case No.: ZC12-10-099
Posted: 09/13/12

Meeting Date: October 2, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Clint L. Pierson, Sr.
OWNER: MMABE, LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located on the southeast corner of LA Highway 1077 & LA Highway 1085; S3,T7S,R10E; Ward 1, District 1
SIZE: 8.901 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	School & Rec District	ED-2 Higher Education District & PF-1 Public Facilities District
South	Mini Storage	HC-2 Highway Commercial District
East	Residential & Undeveloped	A-1 Suburban District
West	Undeveloped	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The purpose of HC-2A and the list of permitted uses, are similar to the existing HC-2 zoning. However, the HC-2A zoning district allows for a larger building size (maximum of 75,000 sq.ft). Staff does not have any objection to the request, considering that it meets the 2025 future land use plan, which designates the site to be developed with a mix of commercial uses, typically more intense than the adjoining uses located in the area.

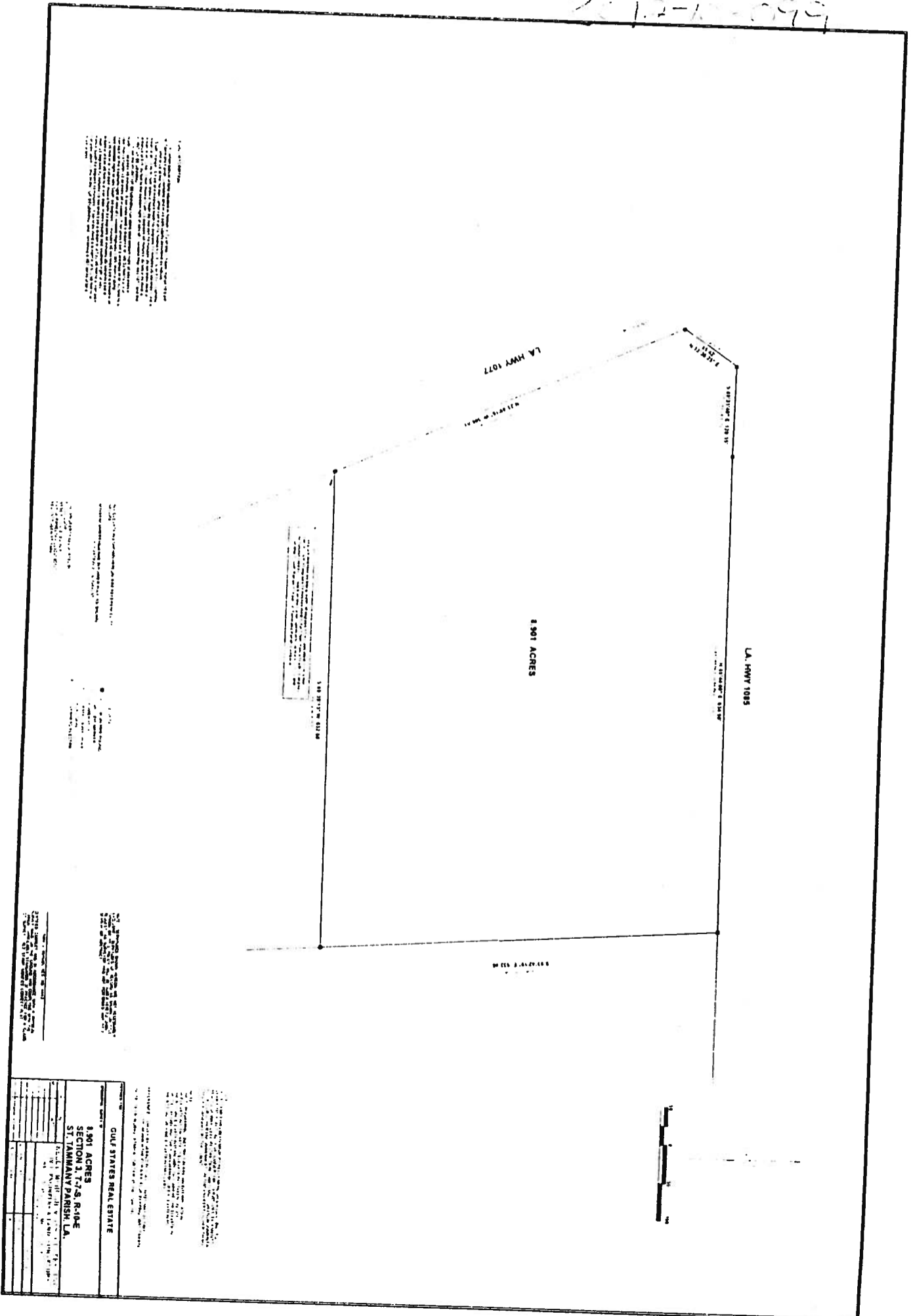
STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A (Highway Commercial District) designation be approved.

CASE NO.: ZC12-10-099
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OWNER: MMABE, LLC
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LOCATION: Parcel located on the southeast corner of LA Highway 1077 & LA Highway 1085; S3,T7S,R10E; Ward 1, District 1
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72-12-12-099



THIS SURVEY WAS MADE BY THE GULF STATES REAL ESTATE SURVEYING COMPANY, INC., A CORPORATION OF THE STATE OF MISSISSIPPI, UNDER CONTRACT TO THE MISSISSIPPI DEPARTMENT OF REVENUE, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID CONTRACT. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT DESCRIBED HEREIN IS SUBJECT TO A MORTGAGE IN FAVOR OF THE FIRST NATIONAL BANK OF MOBILE, MOBILE, ALABAMA, AND THAT THE SAID MORTGAGE IS NOT OF RECORD IN THE PUBLIC RECORDS OF THE STATE OF MISSISSIPPI.

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GULF STATES REAL ESTATE SURVEYING COMPANY, INC.	
1,901 ACRES	
SECTION 3, T2S, R10E	
ST. TAMMANY PARISH, LA.	
DATE	12/12/09
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN