



Pat Brister
Parish President

St. Tammany Parish

Department of Planning
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ZC Recommended Denial :

5/1/12

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

DATE: May 3, 2012

ZC12-03-016

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 51.27 acres
Petitioner: James H. Simpson
Owner: Team Discipleship, Inc
Representative: Paul Mayronne
Location: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190, S24,T6S,R10E, Ward 3, District 3
Council District: 3

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

(SIGNATURE)

Paul J. Mayronne

P.O. Box 1810

Covington, Louisiana 70434

PHONE #: (985) 892-4801

ZONING STAFF REPORT

Date: April 24, 2012
Case No.: ZC12-03-016
Prior Action: Tabled (04/03/12)
Posted: 04/20/12

Meeting Date: May 1, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: James H. Simpson
OWNER: Team Discipleship, Inc
REQUESTED CHANGE: From A-1A (Suburban District) to A-3 (Suburban District)
LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3
SIZE: 51.27 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	A-1 (Suburban District)
South	Residential/Industrial	A-1 (Suburban District) I-2 (Industrial District)
East	Undeveloped/Residential	A-1 (Suburban District)
West	Undeveloped/Residential	A-1 (Suburban District)

EXISTING LAND USE:

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

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 originally requested to change the zoning from A-1A (Suburban District) to A-4 (Single-Family Residential District). The request has been amended to change the zoning to A-3 (Suburban District) The site is surrounded with residential & undeveloped land zoned A-1 Suburban District. The 2025 future land use plan designates the area to be primarily developed with agricultural uses including some residential uses and uses ancillary to either fo these primary uses. The zoning change is being requested in order to develop the site with a singly family residential subdivision. A request for a PUD Overlay (ZC12-03-023) has also been submitted for the same site.

Note that before the comprehensive rezoning, the site was zoned SA Suburban Agricultural District. Staff originally recommended for the site to be rezoned to A-1 Suburban District. However, a request was made and approved by the Council, to rezone the property to A-1A Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the amended request for an A-3 (Suburban District) designation be denied.

CASE NO.:

ZC12-03-016

PETITIONER:

James H. Simpson

OWNER:

Team Discipleship, Inc

REQUESTED CHANGE:

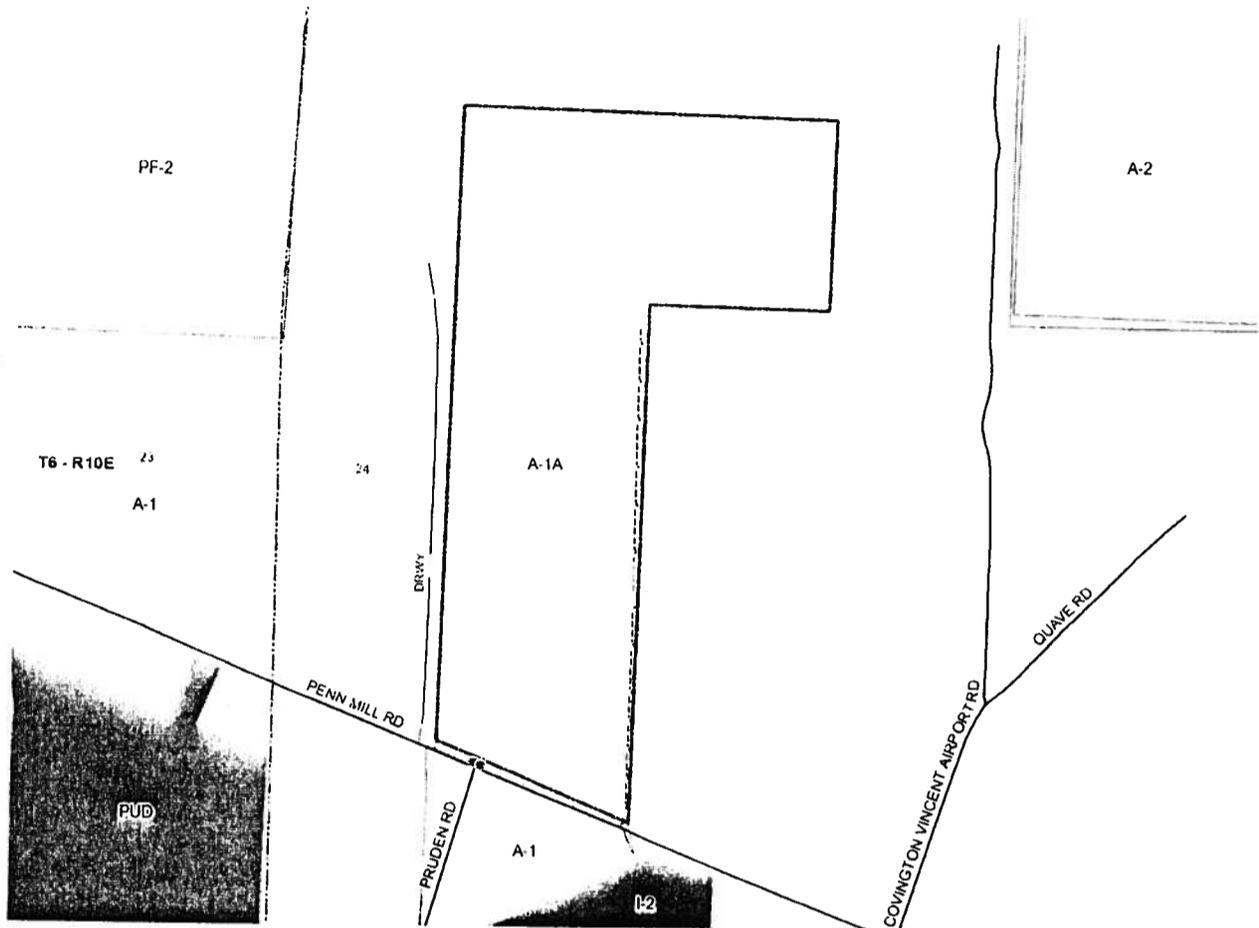
From A-1A (Suburban District) to A-3 (Suburban District)

LOCATION:

Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3

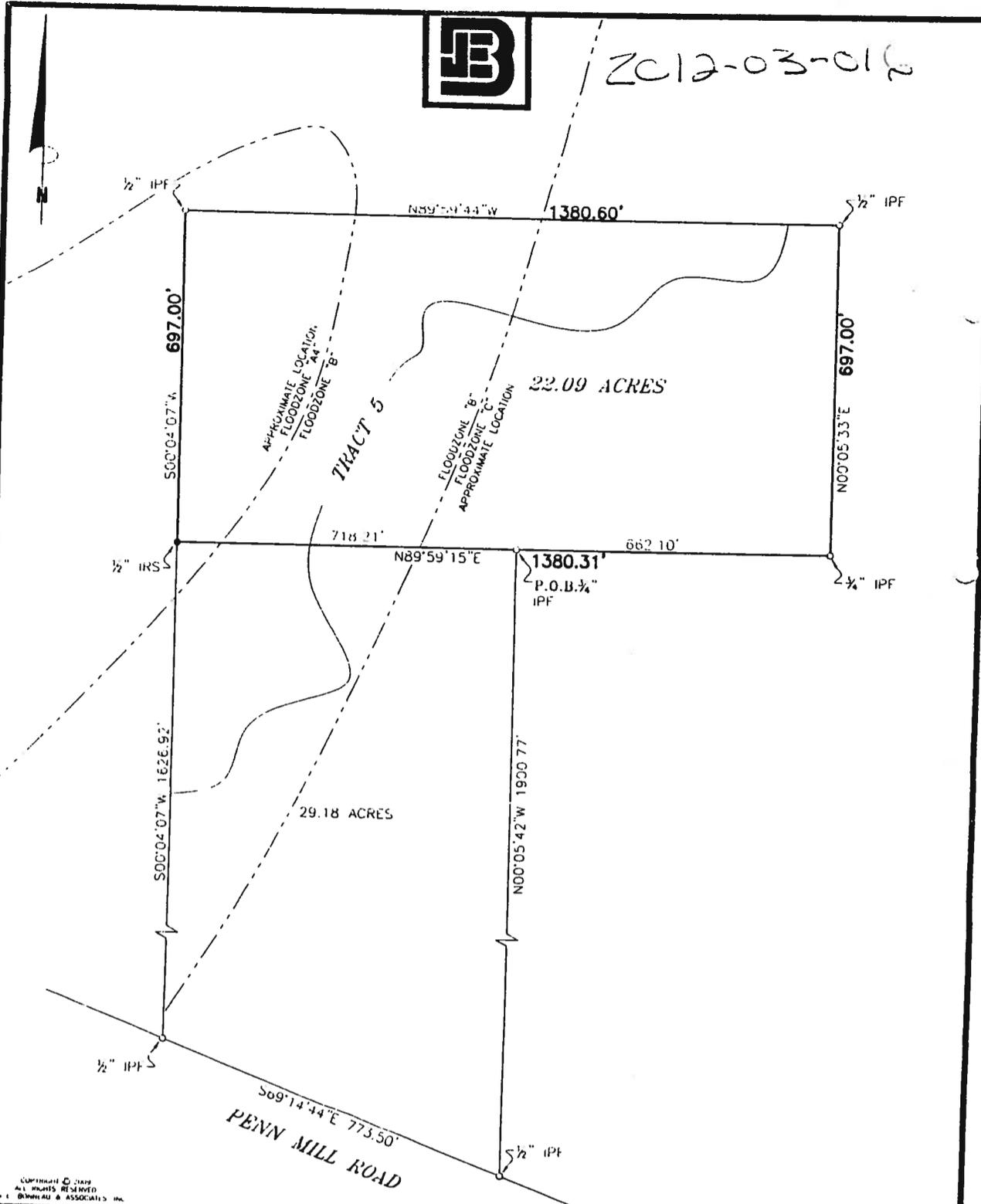
SIZE:

51.27 acres





ZC12-03-012



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BY JOHN E. BONNEAU & ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

The P.O.B. is reported to be S89°14'41"W - 1467.94', S07°37'23"W - 1318.91', S89°08'50"E - 1293.68', S00°01'12"W - 2724.40', S63°14'44"E - 1429.78', N00°05'42"W - 1900.77' from the Section corner common to Sections 14, 13, 23 & 24, T-6-S, R-10-E, St. Tammany Parish, Louisiana.
REFERENCE SURVEY: A Survey by this firm dated October 30, 1992, last revised on June 7, 2000 Survey no. 921565
BASIS FOR BEARINGS: The Reference Survey

SURVEY MAP OF
A PORTION OF TRACT 5 BEING 22.09 ACRE PARCEL OF LAND
 situated in
SECTION 24, T-6-S, R-10-E
 St. Tammany Parish, Louisiana
 for
JIM SIMPSON

FLOOD ZONE NOTE This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A4", "B" & "C" with a Base Flood Elevation of 31' in accordance with Community Panel No. 225205 0125 C. Revised: **OCTOBER 17, 1989**

Survey No. 2009 236 Drawn by: SPH Scale 1" = 200'
 Date AUGUST 11, 2009 Revised

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
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 www.JEBONCOlandSurveying.com • e-mail jeb@jebonco.net

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.
 Surveys shown hereon are not necessarily exclusive. Seritudes 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.

This Survey is Certified True and Correct By
 John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423