



St. Tammany Parish Government

Department of Development
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
e-mail: planning@stpgov.org

Pat Brister
Parish President

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

APPEAL REQUEST

DATE: 4/5/2016

Case Number: 2016-184-ZC

2016-184-ZC

Existing Zoning: NC-4 Neighborhood Institutional District
Proposed Zoning: I-1 Industrial District
Acres: 14,705 sq. ft.
Petitioner: Louis H. & Janna M. Thompson
Owner: Louis H. & Janna M. Thompson
Location: Parcel located on the south side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington, S42, T6S, R11E, Ward 3, District 2
Council District: 2

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]
(SIGNATURE)

PRINT NAME: Louis H. Thompson Jr.

ADDRESS: 19448 Melissa Lane Covington, LA 70435

PHONE # 985-400-4999



A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

RECEIVED

APR 07 2016
Per [Signature]

ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-184-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Denied

GENERAL INFORMATION

PETITIONER: Louis H. & Janna M. Thompson

OWNER: Louis H. & Janna M. Thompson

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the north side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: 14,705 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	Residential	NC-4 Neighborhood Institutional District
South	Residential	NC-4 Neighborhood Institutional District
East	Residential	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to I-1 Industrial District. This site is located on the south side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington. The 2025 future land use plan calls for the area to be developed with commercial uses. Considering that the site is surrounded by parcels of land zoned NC-4, staff does not see any compelling reason to recommend approval.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 Industrial District designation be denied.

Case No.: 2016-184-ZC

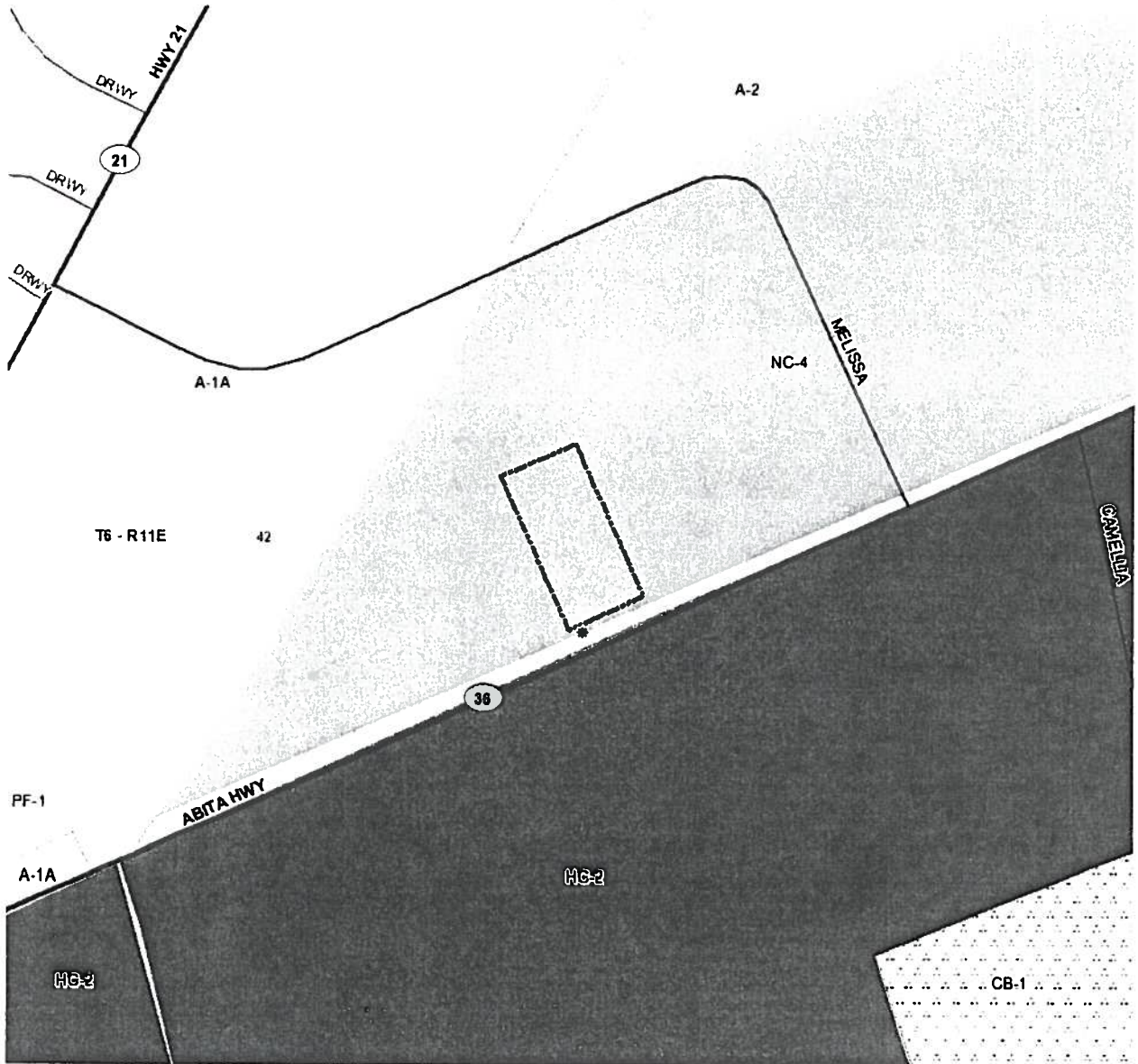
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2016-184-ZC

92340

HWY 21
2 MILE MARKER

A-2

A-1A

MELISSA

NC-4

T6 -R11E 42

30

HC-2

CB-1

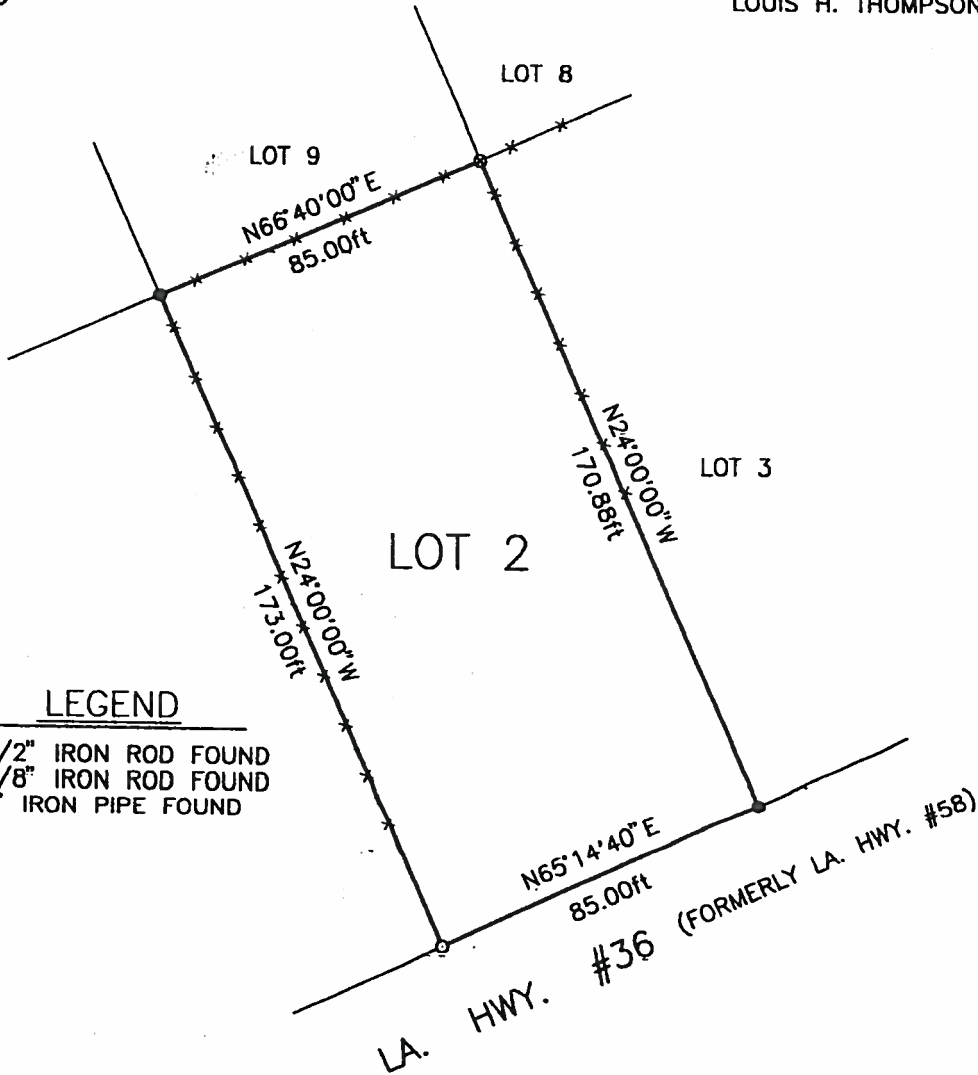
0 270 Feet



2016-184-2C



A SURVEY OF THE PROPERTY OF LOUIS H. THOMPSON, JR.



LEGEND

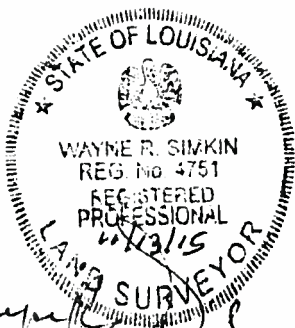
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND

- Reference 1) SUBDIVISION PLAT OF LIONSGATE, SECTION "A" SURVEYED BY C. R. SCHULTZ DATED SEPT. 1, 1959.
 Reference 2) SURVEY BY H. C. SANDERS & ASSOC. FOR SLIDELL VILLAGE NORTH, INC. DATED NOV. 28, 1979.
 Reference 3) SURVEY BY D & S SURVEYORS INC. FOR VICTORIA TORRES, DATED SEPT. 4, 2002, JOB NUMBER 02-158. SAID SUBDIVISION PLAT AND SURVEYS USED AS THE BASIS OF BEARINGS SHOWN

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0230C Map Revised, OCTOBER 17, 1989 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.



A SURVEY OF LOT 2, LIONSGATE SUBDIVISION, SECTION "A" SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 228 WEST 21st AVENUE, COVINGTON LOUISIANA 70433
 OFFICE(985)892-2847~FAX(985)892-2806

JOB NO.	DRAWN WRS	DATE	SHEET NO.
15-97	CHECKED WRS	11/13/2015	1 OF 1
		SCALE 1"=40'	

WAYNE R. SIMKIN P.L.S. REG. # 4751