



ST. TAMMANY PARISH

PATRICIA P. 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 PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 10/5/18

2018-1179-ZC


Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  
Acres: 1.171 acres  
Petitioner: Eric Penton  
Owner: Eric Penton  
Location: Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A, S21, T7S, R14E, Ward 6, District 6  
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: 6763 C. Kennedy Rd.  
PEARL RIVER 70452

PHONE #: 985-710-3773



## ZONING STAFF REPORT

Date: 9/24/2018  
Case No.: 2018-1179-ZC  
Posted: 9/12/18

Meeting Date: 10/2/2018  
Determination: Approved MHO & RO & Denied of A-3

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### GENERAL INFORMATION

**PETITIONER:** Eric Penton

**OWNER:** Eric Penton

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay & RO Rural Overlay

**LOCATION:** Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A; S21, T7S, R14E; Ward 6, District 6

**SIZE:** 1.171 acres

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### 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	Residential	A-2 Suburban District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

#### EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

#### COMPREHENSIVE PLAN:

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**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 from A-2 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A. The 2025 future land use plan calls for the front half of the property to be developed with commercial uses and the rear portion of the property to be developed with residential & agricultural uses.

Staff does not have any objection to the request for a MHO manufactured housing overlay and the RO Rural Overlay. However, there is no compelling reason to recommend approval of the request to rezone to A-3 considering that the site is surrounded by A-2 Suburban District zoning on the north, east & west sides.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District be denied and the request for MHO Manufactured Housing Overlay & RO Rural Overlay designation be approved.

**Case No.:** 2018-1179-ZC

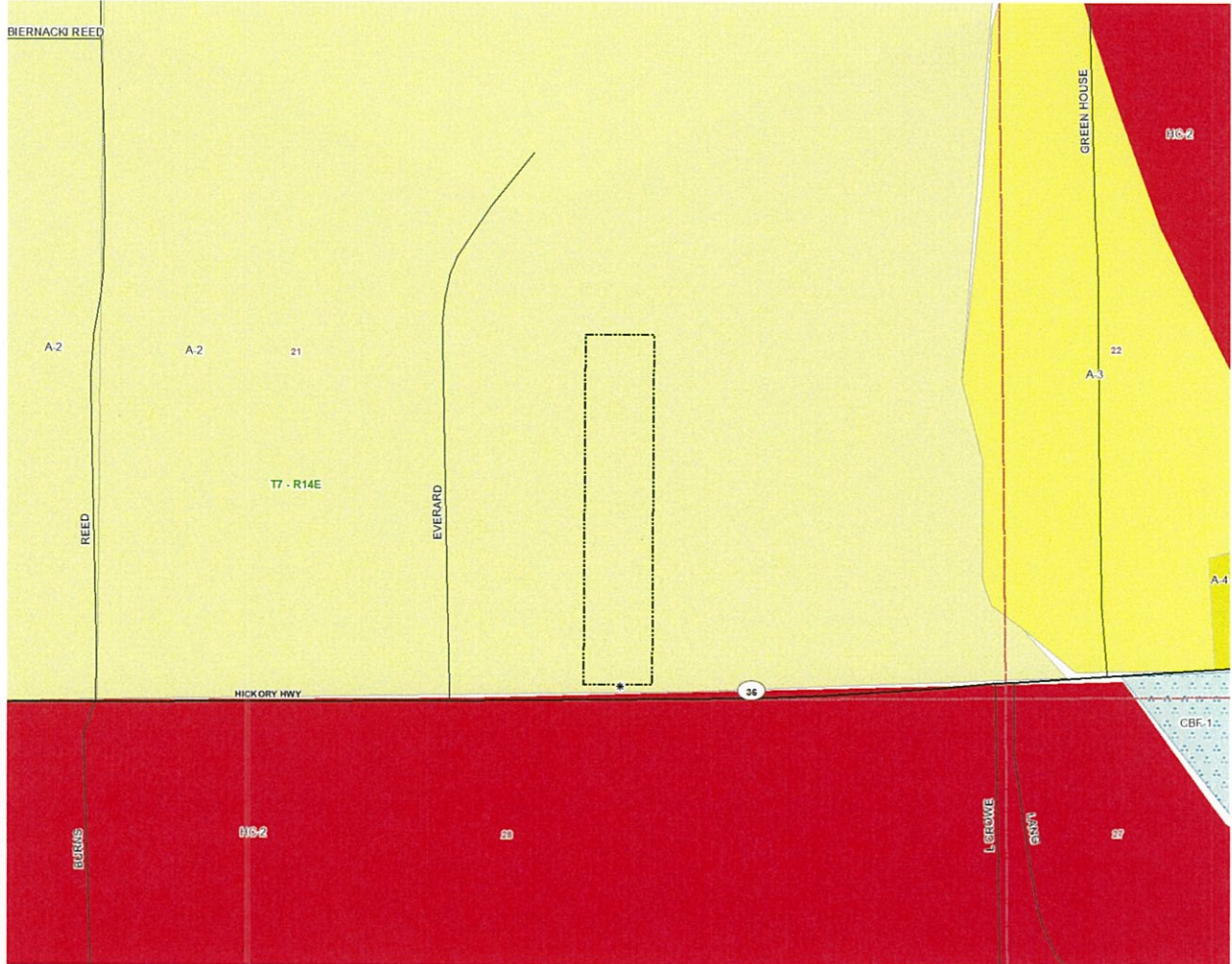
**PETITIONER:** Eric Penton

**OWNER:** Eric Penton

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay

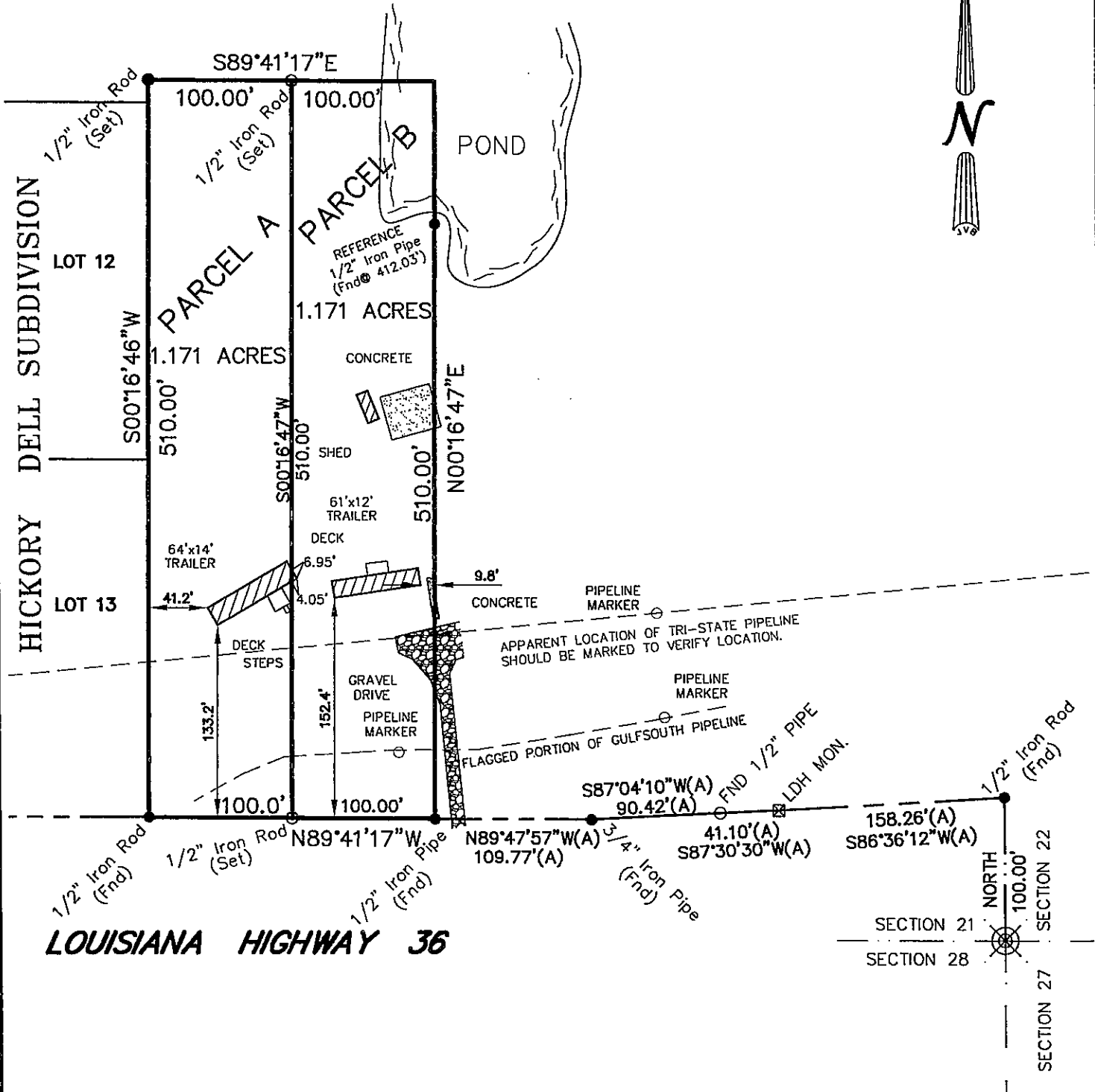
**LOCATION:** Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A; S21, T7S, R14E; Ward 6, District 6

**SIZE:** 1.171 acres



2018-1179-20

# HICKORY DELL SUBDIVISION

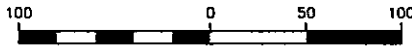


## LOUISIANA HIGHWAY 36

### LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

### GRAPHIC SCALE



( IN FEET )

1 INCH = 100 FEET

### BUILDING SETBACKS (\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

ADDRESS:

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 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C 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 0300 C  
 F.I.R.M. Date 10/17/1989  
 ZN: C B.F.E. N/A  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20081090

DATE:  
07/29/2008

## J.V. Burkes & Associates, Inc.

SURVEYING

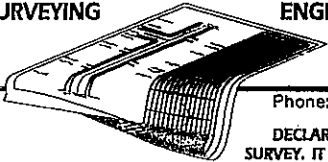
ENGINEERING • ENVIRONMENTAL

1805 Shortcut HWY.  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com

DRAWN BY:  
BPT

CHECKED BY:  
SMB

SCALE:  
1" = 100'



Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

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.

**SURVEY OF  
 PARCEL A & B  
 SECTION 21, T7S - R14E  
 NEAR THE COMMUNITY OF HICKORY  
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CLARA SANCHEZ

