



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

RECEIVED
AUG 08 2016

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: August 8, 2016

Case Number:

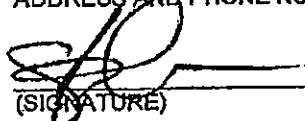
1. 2016-293-ZC
 Existing Zoning: NC-4 (Neighborhood Institutional District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Acres: 1.98 acres
 Petitioner: Jeffery Schoen
 Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
 Location: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road, S36, T7S, R11E, Ward 4, District 10
 Council District: 10
 POSTPONED FROM 07/05/2016 MEETING

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: STEPHEN J GREEN

ADDRESS: 1068 WHITETAIL DR. 70448

PHONE #: (985) 246-6424



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APPEAL REQUEST

DATE: 8-8-2016

Case Number:

1. 2016-293-7C

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acre: 1.98 acres
Petitioner: Jeffery Schoen
Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
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Crissy C. Green
(SIGNATURE)

PRINT NAME: CRISSY C. GREEN

ADDRESS: 1068 WHITETAIL DR. (70448)

PHONE #: (504) 582-2511



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APPEAL REQUEST

DATE: 8.8.16

Case Number:

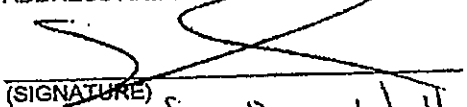
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(SIGNATURE)

PRINT NAME: Sylvia H. Hulla

ADDRESS: 1048 Sylvan St Dr. Hulla, LA 70446

PHONE #: 504.669.2516



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PMBorgatti
 (SIGNATURE)

PRINT NAME: PAUL M BORGATTI

ADDRESS: 1053 WILKINETTA DR.

PHONE #: 985-727-1400

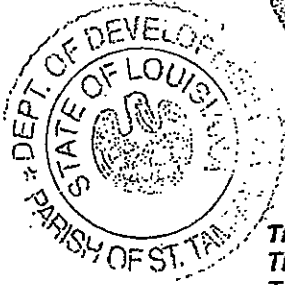


St. Tammany Parish Government

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

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APPEAL REQUEST

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(SIGNATURE)

PRINT NAME: Peter G. Smith

ADDRESS: 50 CASCADE CT, MANDAVILLE, LA, 70448

PHONE # 985 727 4733

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



Pat Brister
Parish President

St. Tammany Parish Government

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Alan E. Moody
(SIGNATURE)

PRINT NAME: Alan E. Moody

ADDRESS: 51 Cascade Ct Mandeville, LA 70448

PHONE # 985-727-1249

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Dorothea R. Moody
(SIGNATURE)

PRINT NAME: Dorothea R. Moody

ADDRESS: 51 Cascade Ct, Mandeville, LA 70448

PHONE # 985-727-1249

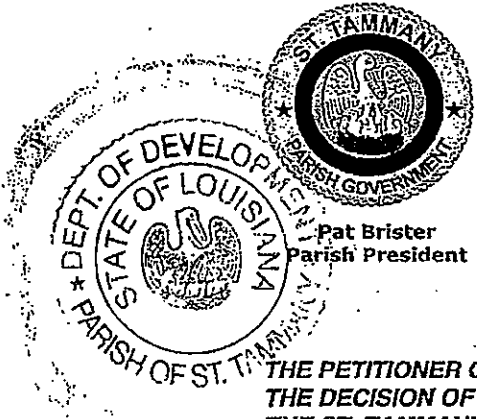
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John Vaccaro
(SIGNATURE)

PRINT NAME: John Vaccaro

ADDRESS: 53 Cascade Ct. Mandeville 70448

PHONE #: 985-674-2161

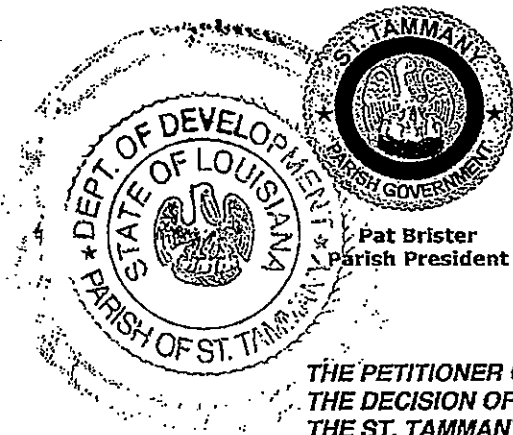
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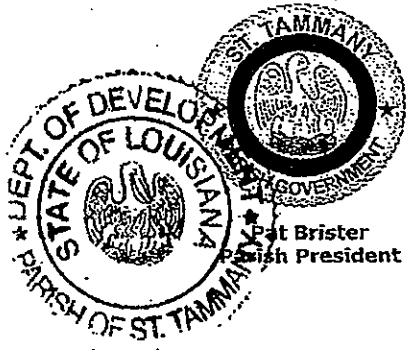
Regina Vaccaro
(SIGNATURE)

PRINT NAME: Regina Vaccaro

ADDRESS: 53 Cascade Ct. Mandeville 70448

PHONE # 985-674-2161

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Robert Ross

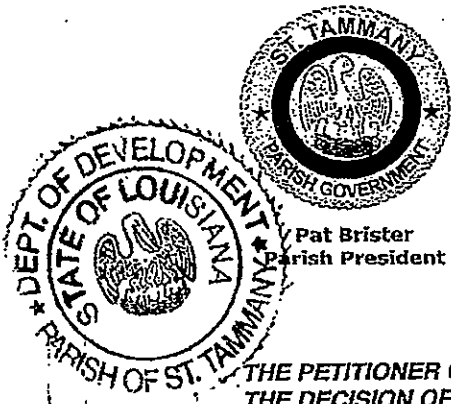
(SIGNATURE)

PRINT NAME: ROBERT ROSS

ADDRESS: 54 CASCADE CT

PHONE # 985-951-7977

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Joanna Legg
(SIGNATURE)

PRINT NAME: Joanna Legg

ADDRESS: 55 Cascade Ct, Mandeville

PHONE # 985 951-7033

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Pat Brister
Parish President

St. Tammany Parish Government

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Brett Bertrand

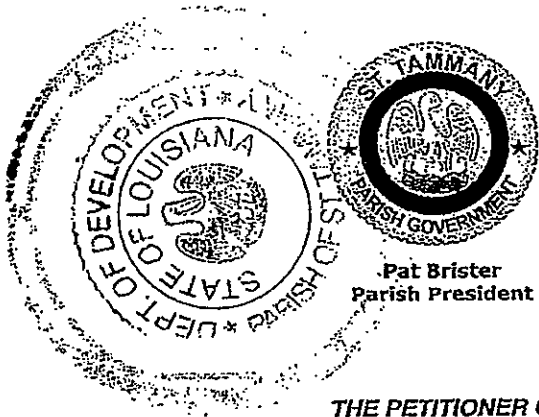
(SIGNATURE)

PRINT NAME: Brett Bertrand

ADDRESS: 56 Cascade Ct.

PHONE # 985-727-3942

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St. Tammany Parish Government

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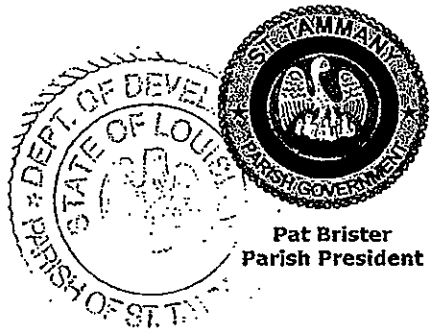
(SIGNATURE)

PRINT NAME: Steven Tard

ADDRESS: 57 Carcade Ct. Mandeville, LA 70148

PHONE # 985-624-9220

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St. Tammany Parish Government

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APPEAL REQUEST

DATE: 8-6-2016

Case Number: 2016-293-ZC
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Dolores R. Lewis
(SIGNATURE)

PRINT NAME: DOLORES R. LEWIS

ADDRESS: 40 CHINCHUBA CT

PHONE # 985-626-1419

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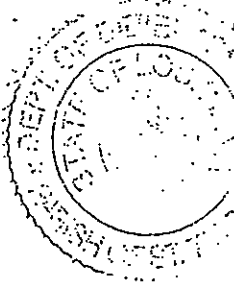
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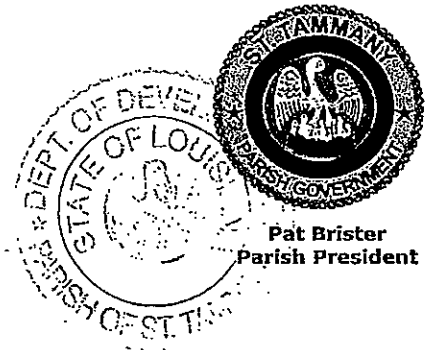
Dianne LaMulle Wallace Lamulle
(SIGNATURE)

PRINT NAME: DIANNE LAMULLE & WALLACE LAMULLE

ADDRESS: 41 CHINCHUBA CT., MANDEVILLE, LA 70448

PHONE # 985-674-5936

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



Pat Brister
Parish President

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

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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: 8/7/13

Case Number: 2016-293-ZC
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.98 acres
Petitioner: Jeffery Schoen
Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
Location: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road, S36, T7S, R11E, Ward 4, District 10
Council District: 10

POSTPONED FROM 07/05/2016 MEETING

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Gina Ellis
(SIGNATURE)
PRINT NAME: Gina Ellis
ADDRESS: 42 Chinchyha Ct.
PHONE # (504) 453-5010

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Pat Brister
Parish President

St. Tammany Parish Government

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APPEAL REQUEST

DATE: 8-7-16

2016-293-ZC

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Sincerely,

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Dawn Skinner
(SIGNATURE)

PRINT NAME: Dawn Skinner

ADDRESS: 43 Chinchuba Ct. Mandeville, LA 70448

PHONE # 985 626 8403

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St. Tammany Parish Government

Department of Development
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
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Pat Brister
Parish President

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APPEAL REQUEST

DATE: 8/6/2016

2016-293-ZC

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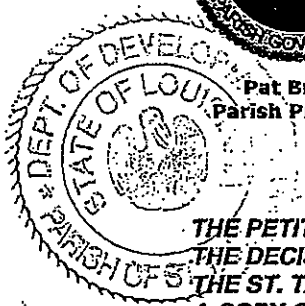
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Dale Schaeffer
(SIGNATURE)
PRINT NAME: DALE SCHAEFFER
ADDRESS: 44 Chirhuba Ct.
PHONE #: (985) 635-2641

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St. Tammany Parish Government

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Pat Brister
Parish President

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APPEAL REQUEST

DATE: 8/7/16

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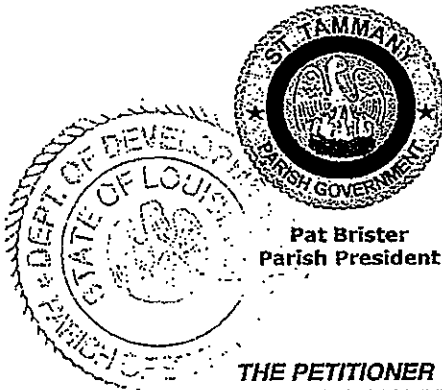
Kerri R. Lamers
(SIGNATURE)

PRINT NAME: Kerri R. Lamers

ADDRESS: 47 Chinchuba Ct., Mandeville, LA 70448

PHONE #: 985-626-3870

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St. Tammany Parish Government

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Phone: (985) 898-2529
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e-mail: planning@stp.gov

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Parish President

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APPEAL REQUEST

DATE: 8-7-2016

2016-293-ZC

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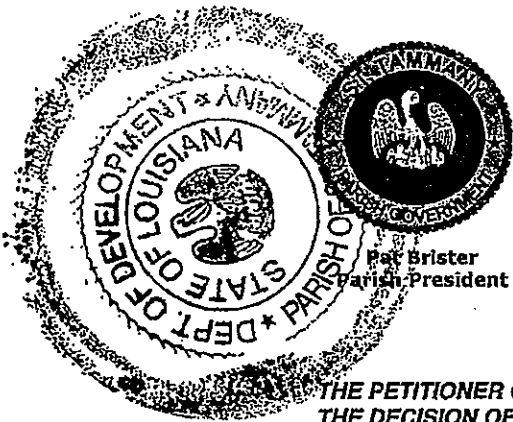
Susan Davidson
(SIGNATURE)

PRINT NAME: SUSAN DAVIDSON

ADDRESS: 48 Chinchuba Ct

PHONE #: 702-218-5161

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St. Tammany Parish Government

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Pat Brister
Parish President

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Sincerely,

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Diana Marino
(SIGNATURE)

PRINT NAME: DIANA MARINO

ADDRESS: 36 River Birch Ct.

PHONE # 504-231-3755

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St. Tammany Parish Government

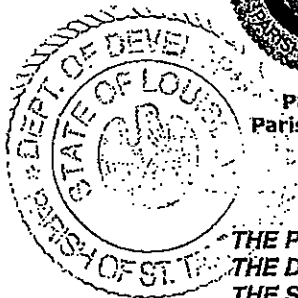
Department of Development
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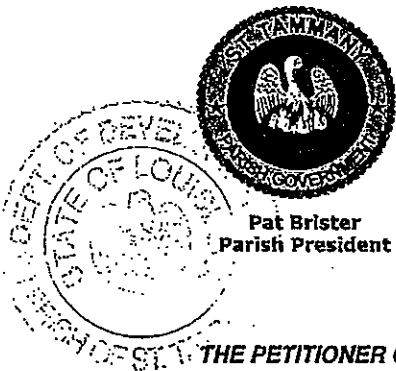
Jean Stevens
(SIGNATURE)

PRINT NAME: JAN STEVENS

ADDRESS: 37 Liverbird Ct - Oak Island

PHONE # 985-502-1357

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Pat Brister
Parish President

St. Tammany Parish Government

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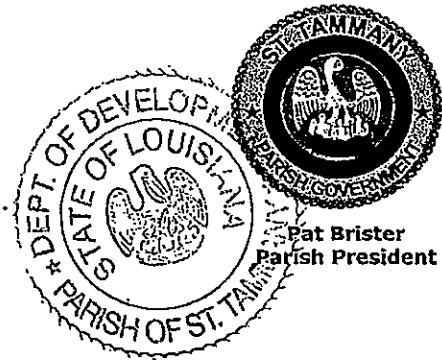
Laura Simone
(SIGNATURE)

PRINT NAME: Laura Simone

ADDRESS: 140 Oak Island Blvd.

PHONE # 985-250-0815

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St. Tammany Parish Government

Department of Development
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Covington, LA 70434
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Fax: (985) 898-3003
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Parish President

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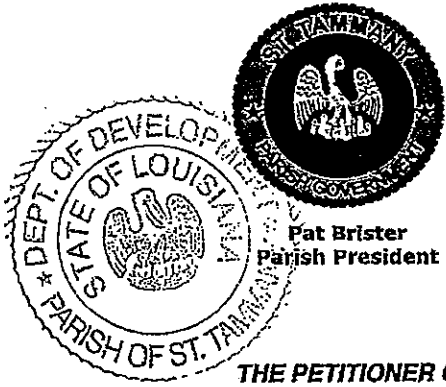
John Bett Lorie Bett
(SIGNATURE)

PRINT NAME: John BETT Lorie Bett

ADDRESS: 256 Oak Island Dr.

PHONE # 985-624-3798

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Pat Brister
Parish President

St. Tammany Parish Government

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(SIGNATURE)

PRINT NAME: RICHARD J. PALMISANO

ADDRESS: 270 OAK ISLAND DRIVE, MANDEVILLE, LA. 70448

PHONE # 985-630-2952

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St. Tammany Parish Government

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Lucille A. Palmisano
(SIGNATURE)

PRINT NAME: Lucille A. Palmisano

ADDRESS: 270 OAK Island DR, Mandeville, LA 70448

PHONE # 985-264-1888

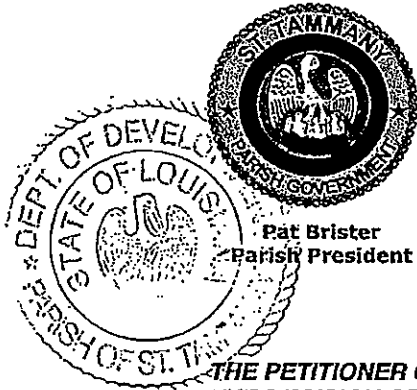
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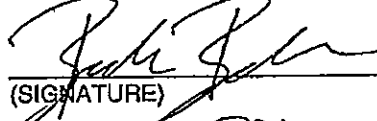
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(SIGNATURE)

PRINT NAME: BRANDON FREELOVE

ADDRESS: 224 OAK ISLAND DR

PHONE # 985-789-3293

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Pat Brister
Parish President

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PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Bill Perrett
(SIGNATURE)

PRINT NAME: BILL PERRETT

ADDRESS: 300 OAK ISLAND DR., MANDEVILLE, LA 70448

PHONE #: 985.789.2746

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Pat Brister
Parish President

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Jewel L. Perrett

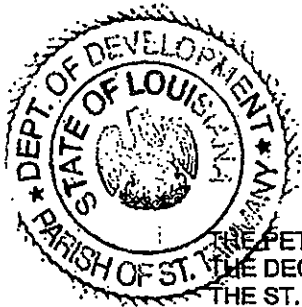
(SIGNATURE)

PRINT NAME: Jewel L. Perrett

ADDRESS: 300 Oak Island Dr. Mandeville, LA 70448

PHONE # 985-789-0413

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ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

RECEIVED

AUG 09 2016

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- I. 2016-293-ZC
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 Petitioner: Jeffery Schoen
 Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
 Location: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road, S36, T7S, R11E, Ward 4, District 10
 Council District: 10

POSTPONED FROM 07/05/2016 MEETING

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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Holly G Boullion
 (SIGNATURE)

PRINT NAME: Holly G Boullion

ADDRESS: 379 Oak Island Dr, Mandeville 70448

PHONE #: 985-674-7715



Pat Brister
Parish President

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

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AUG 08 2016

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APPEAL REQUEST

DATE: 8/7/16

Case Number:

2016-293-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)

Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 1.98 acres

Petitioner: Jeffery Schoen

Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

Location: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road, S36, T7S, R11E, Ward 4, District 10

Council District: 10

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Daryl P. Lofaso
(SIGNATURE)

PRINT NAME: DARYL P. LOFASO

ADDRESS: 15 LORIO LANE, MANDEVILLE, LA 70448

PHONE # 626-4954

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



ST. TAMMANY PARISH
 PATRICIA P. BRISTER
 PARISH PRESIDENT

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APPEAL REQUEST

DATE: 8-6-2016

Case Number:

2016-293-ZC

2016-293-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
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 Location: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road, S36, T7S, R11E, Ward 4, District 10
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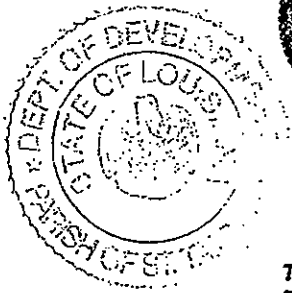
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Mark Hoff
 (SIGNATURE)

PRINT NAME: MARK HOFF

ADDRESS: 21 Lorcio Lane Mandeville, La. 70448

PHONE #: 504-416-4613



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
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DATE: 8-9-16

Case Number: **2016-293-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.98 acres
Petitioner: Jeffery Schoen
Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
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(SIGNATURE)

PRINT NAME: John Hanagard

ADDRESS: 19 LORIO LN

PHONE # 504-451-3873

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



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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AUG 10 2016

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APPEAL REQUEST

DATE: August 8, 2016

Case Number:

I. 2016-293-ZC
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 Proposed Zoning: IIC-2 (Highway Commercial District)
 Acres: 1.98 acres
 Petitioner: Jeffrey Schoen
 Owner: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
 Location: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road, S36. T7S. R11E. Ward 4. District 10
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William V. Billeaud, Marie L. Billeaud
 (SIGNATURE)

PRINT NAME: William V. Billeaud, Marie L. Billeaud

ADDRESS: 1016 Whitetail Dr., Mandeville, La. 70448

PHONE #: 985-626-1832



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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 (SIGNATURE)

PRINT NAME: Joseph P. Rivas

ADDRESS: 1014 Whitetail Drive / Mandeville, LA 70448

PHONE #: (985) 264-5056



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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Paul A. Harrison
(SIGNATURE)

PRINT NAME: PAUL A. HARRISON

ADDRESS: 1088 WHITETAIL

PHONE #: 985-674-5928



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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DATE: 8/10/16

Case Number:

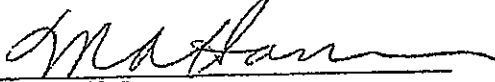
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(SIGNATURE)

PRINT NAME: MARGARET HARRISON

ADDRESS: 1088 Whitetail Dr.

PHONE #: 504-220-3225 or 985-674-5928



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

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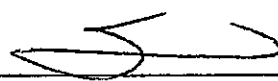
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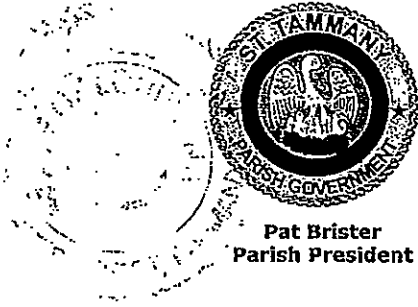
(SIGNATURE)

PRINT NAME: SCOTT KRIEGER

ADDRESS: 355 OAK ISLAND DR MANDEVILLE LA 70448

PHONE # 504-210-9734

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St. Tammany Parish Government

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Covington, LA 70434
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Fax: (985) 898-3003
e-mail: planning@stpgov.org

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DATE: 8/8/2016

2016-293-ZC

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Angie Alley
(SIGNATURE)

PRINT NAME: Angie Alley

ADDRESS: 332 Oak Island Drive, Mandeville, LA 70448

PHONE # 985-778-0497

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ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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April Caldwell
 (SIGNATURE)

PRINT NAME: April Caldwell
 ADDRESS: 808 Fawn Rd. 70448
 PHONE #: 251-604-1000



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AUG 12 2016
 Per Heather Cef

ZONING STAFF REPORT

Date: 7/25/2016
Case No: 2016-293-ZC
Prior Action: Postponed (07/05/16)
Posted: 7/20/2016

Meeting Date: 8/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District
LOCATION: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road; S36, T7S, R11E; Ward 4, District 10
SIZE: 1.98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & Parish Road Surface: 3 lane Asphalt & 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	Commercial (Mini Storage)	HC-2 Highway Commercial District
South	Undeveloped	NC-4 neighborhood Institutional District
East	Undeveloped	NC-4 neighborhood Institutional District
West	Commercial (Car Wash)	HC-1 Highway Commercial District
	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.
Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, -- at varying densities - providing for balance, compatibility and integration of uses and all supporting infrastructure.
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 Infill – New residential uses developed on undeveloped tracts within existing residential 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. This site is located at the on the southwest corner of LA Highway 59 and Lonesome Road. The 2025 future land use plan calls for the frontage of the site, along Hwy 59, to be developed with a mix of commercial uses and the rear portion of the site to be developed with residential uses compatible with the surrounding area. The site was rezoned to NC-4 in 2009 through the comprehensive rezoning. Staff does not see any compelling reason to recommend approval of the request, considering that it would create a significant increase in the intensity of the zoning. Note that the front 400' of the property was zoned C-2 Highway Commercial District and the remaining rear portion of the site was zoned SA Suburban Agricultural District before the Comprehensive Rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denial.

Case No.: 2016-293-ZC

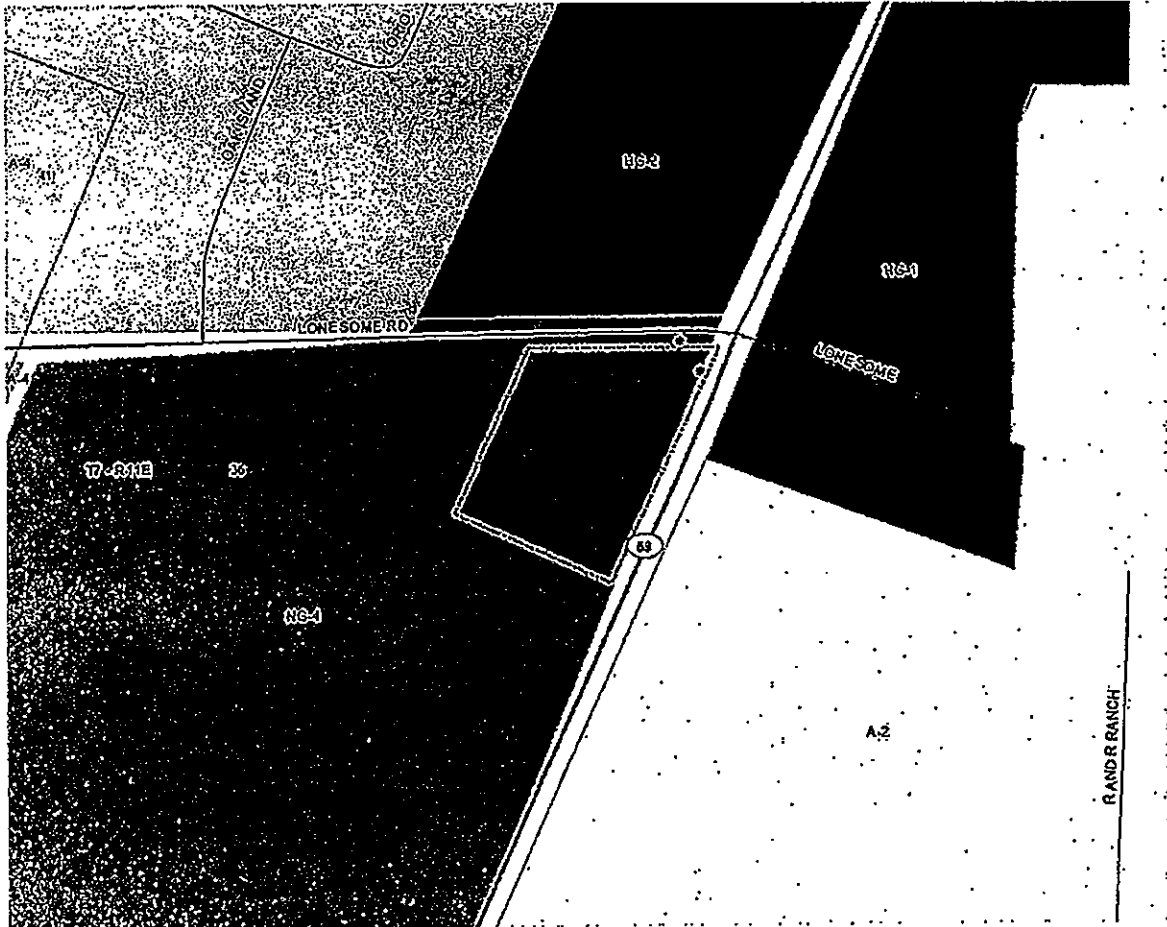
PETITIONER: Jeffery Schoen

OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

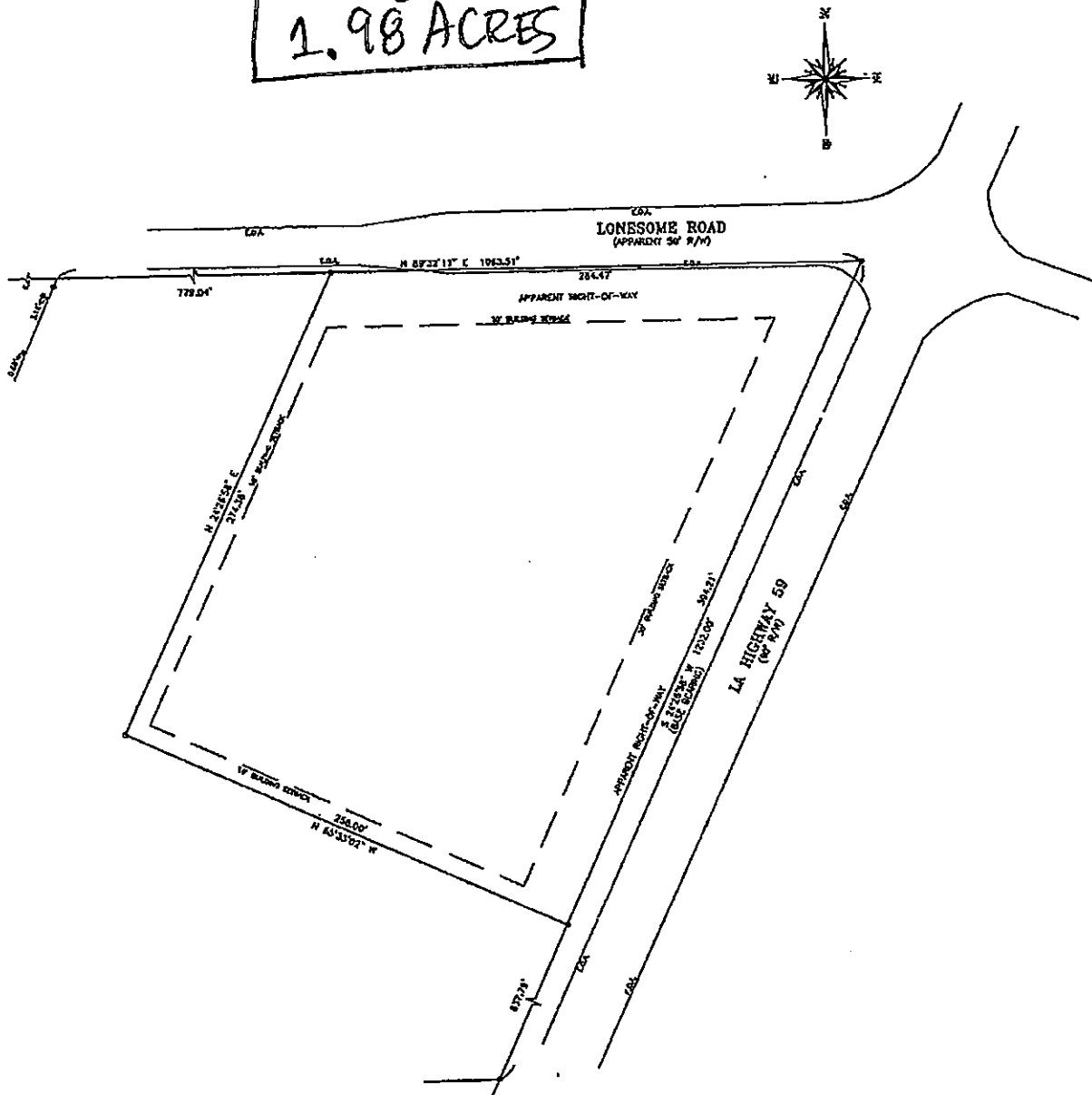
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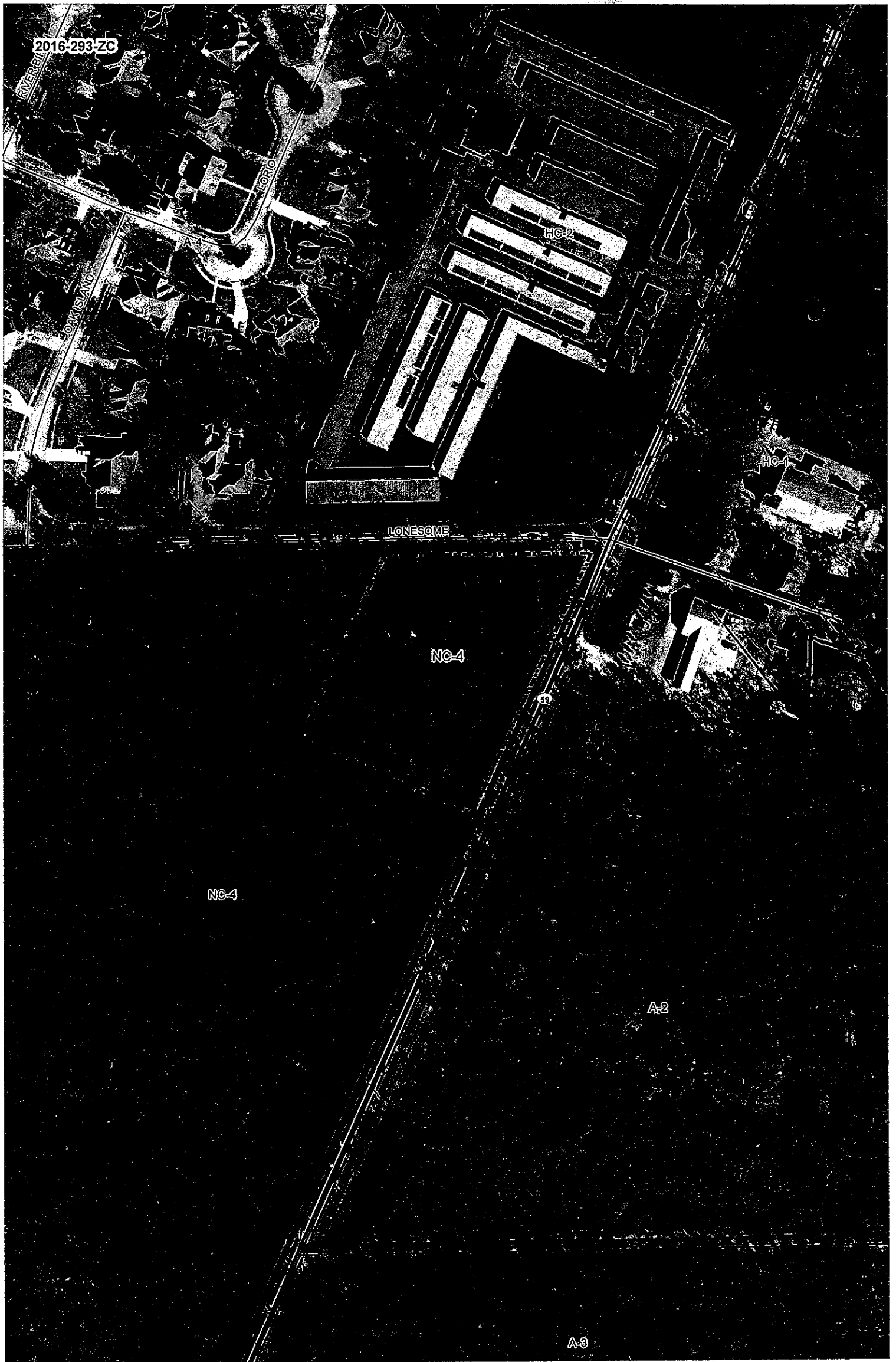
Case no: 2016-293-2C

SKETCH
OF
1.98 ACRES



St. Tammany Parish 1715
Instrmt #: 1927345
Registry #: 2260254 bdp
12/30/2013 1:18:00 PM
NB CB X NI UCC

2016-293-ZC



0 300 Feet

