



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. BOX 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

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Kevin Davis

Parish President

Appeal #2

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: 5-6-08

ZC08-05-023

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-2 (Highway Commercial) District <i>Amended to</i>
Acres:	8.92 acres
Petitioner:	Benjamin C. Seeger <i>C-1 i C-2</i>
Owner:	The Goodbee Land Co., LLC
Location:	Parcel located on the southeast side 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

William J. Smith

(SIGNATURE)

BILL SMITH

71205 WHISKEY OAKS LAKE

COVINGTON, LA 70433

PHONE #: 985-892-5441

PENDING DEED RESTRICTIONS

ZONING STAFF REPORT

Date: April 25, 2008

Meeting Date: May 6, 2008

Case No.: ZC08-05-023 **Determination:** Amended to C-1 (1.65 acres) & C-2 (7.27 acres)

Posted: 04/16/08

GENERAL INFORMATION

PETITIONER: Benjamin C. Seeger
OWNER: The Goodbee Land Co., LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the southeast side of LA Highway 1077 & LA Highway 1085; S3, T7S, R10E; Ward 1, District 1
SIZE: 8.92 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 Under Construction	ID (Institutional) District
South	Mini Storage	C-1 (Neighborhood Commercial) District
East	Residential	A-1 (Suburban) District
West	Undeveloped	R (Rural) 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.

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the southeast side of LA Highway 1077 & LA Highway 1085. The 2025 future land use plan designates the area to be developed with residential uses and a mix of commercial uses. Staff feels that the request is appropriate for the area.

STAFF RECOMMENDATION:

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

EXHIBIT "A"

ZC08-05-023

**Legal Description for
A 7.27 Acre
Portion of Ground
(Proposed C2 Zoning)**

A Certain Piece or Portion of Ground situated in the Section 3, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section corner common to Sections 2, 3, 10, and 11, Township 7 South, Range 10 East, thence measure North 00 degrees 13 minutes West, a distance of 1336.6 feet to a point; thence measure South 88 degrees 58 minutes West, a distance of 1268.1 feet to a point located on the East line of La. Hwy. 1077 (Turnpike Road); thence measure North 23 degrees 48 minutes West, along the East line of La. Hwy 1077, a distance of 815.3 feet to the Point of Beginning.

From the Point of Beginning, continue North 23 degrees 48 minutes West, along the East line of La. Hwy 1077, a distance of 506.1 feet to a point; thence measure North 33 degrees 36 minutes East, along the East line of La. Hwy 1077, a distance of 85.1 feet to a point on the South line of Bootlegger Road (formerly La. Hwy 1085); thence measure South 89 degrees 24 minutes East, along the South line of Bootlegger Road, a distance of 120.3 feet to a point; thence measure North 89 degrees 44 minutes East, along the South line of Bootlegger Road, a distance of 500.0 feet to a point; thence leaving the South line of Bootlegger Road, measure South 04 degrees 02 minutes East, a distance of 534.0 feet to a point; thence measure South 89 degrees 44 minutes West, a distance of 500.8 feet back to the Point of Beginning, containing 7.27 acres.

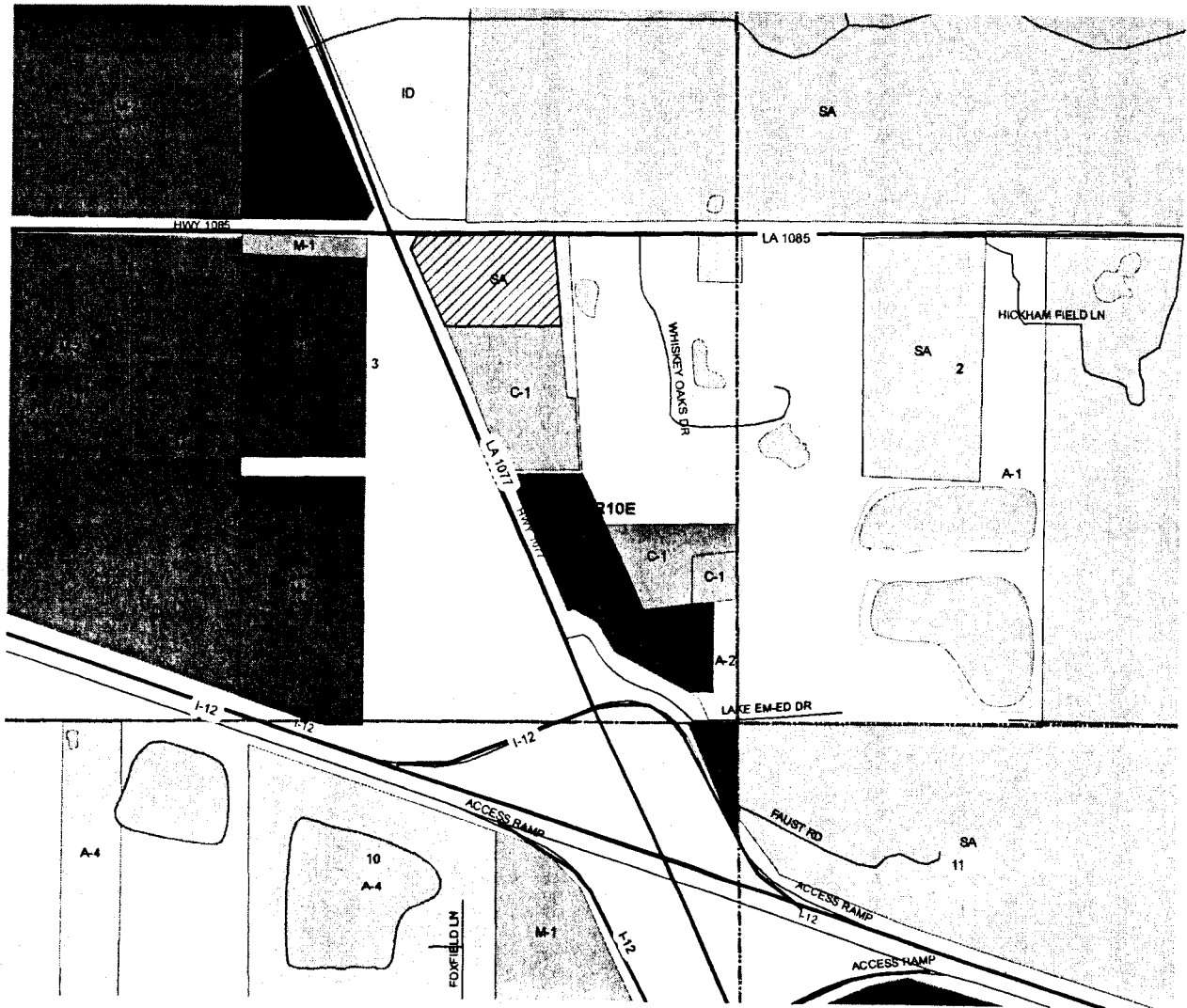
**Legal Description for
A 1.65 Acre
Portion of Ground
(Proposed C1 Zoning)**

A Certain Piece or Portion of Ground situated in the Section 3, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section corner common to Sections 2, 3, 10, and 11, Township 7 South, Range 10 East, thence measure North 00 degrees 13 minutes West, a distance of 1336.6 feet to a point; thence measure South 88 degrees 58 minutes West, a distance of 1268.1 feet to a point located on the East line of La. Hwy. 1077 (Turnpike Road); thence measure North 23 degrees 48 minutes West, along the East line of La. Hwy 1077, a distance of 815.3 feet to a point; thence leaving the East line of La. Hwy 1077, measure North 89 degrees 44 minutes East, a distance of 500.8 feet to the Point of Beginning.

From the Point of Beginning, measure North 04 degrees 02 minutes West, a distance of 534.0 feet to a point located on the South line of Bootlegger Road (formerly La. Hwy 1085); thence measure North 89 degrees 44 minutes East, along the South line of Bootlegger Road a distance of 135.0 feet to a point; thence leaving the South line of Bootlegger Road, measure South 04 degrees 02 minutes East, a distance of 534.0 feet to a point; thence measure South 89 degrees 44 minutes West, a distance of 135.0 feet back to the Point of Beginning, containing 1.65 acres.

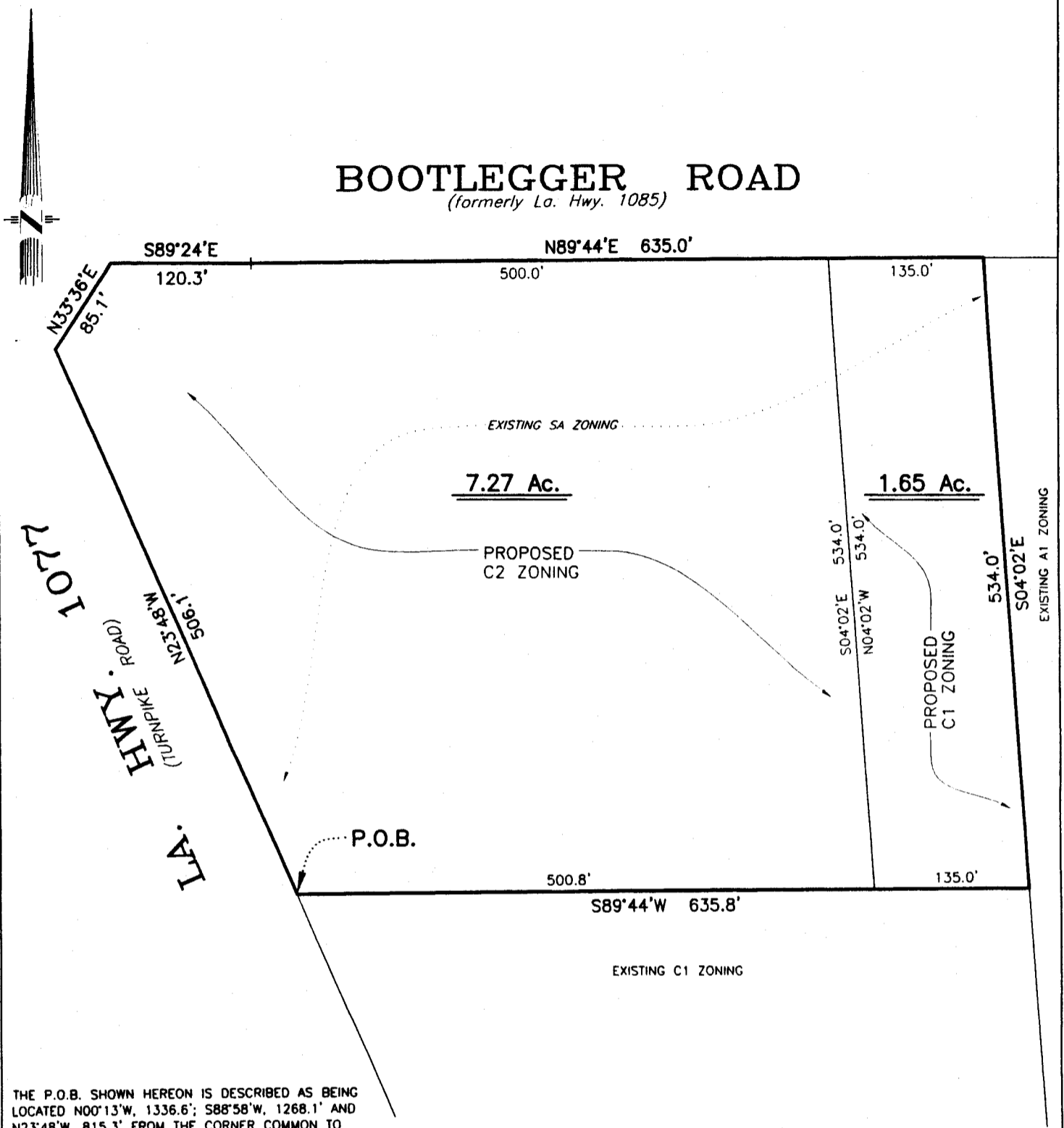
CASE NO.: ZC08-05-023
PETITIONER: Benjamin C. Seeger
OWNER: The Goodbee Land Co., LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) (7.27 acres) & C-1 (Neighborhood Commercial) (1.65 acres) Districts
LOCATION: Parcel located on the southeast side of LA Highway 1077 & LA Highway 1085; S3, T7S, R10E; Ward 1, District 1
SIZE: 8.92 acres



2008-05-023

BOOTLEGGER ROAD

(formerly La. Hwy. 1085)



THE P.O.B. SHOWN HEREON IS DESCRIBED AS BEING LOCATED N00°13'W, 1336.6'; S88°58'W, 1268.1' AND N23°48'W, 815.3' FROM THE CORNER COMMON TO SECTIONS 2, 3, 10, & 11, T7S, R10E, ST. TAMMANY PARISH, LA.

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY LAND ENGINEERING SERVICES, INC, DATED 5-31-93.

NOTE:

ANY UTILITIES, DITCHES, FENCES, SERVITUDES, AND/OR IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

NOTE:

THIS SKETCH WAS PREPARED FROM EXISTING TITLE AND REFERENCE SURVEY INDICATED HEREON. THIS IS NOT A SURVEY.

THIS PLAT REPRESENTS A SKETCH ONLY AND DOES NOT REPRESENT A SURVEY. THIS SKETCH IS NOT IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

SKETCH OF PROPERTY
 LOCATED IN SECTION 3
 TOWNSHIP 7 SOUTH
 RANGE 10 EAST
 ST. TAMMANY PARISH, LA

FONTCUBERTA
Surveys
 INCORPORATED

PROFESSIONAL
 LAND SURVEYORS

PREPARED FOR:

BEN SEEGER

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
5-15-2008	1" = 120'		DPB	TJF	485836	130-988