



**ST. TAMMANY PARISH**

MICHAEL B. COOPER  
PARISH PRESIDENT

RECEIVED  
OCT 18 2024  
BY: .....

**A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF DEVELOPMENT ON OR BEFORE THE TENTH DAY.**

**(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)**

**APPEAL REQUEST LETTER**

DATE: OCT. 17, 2024

TO: ST. TAMMANY PARISH COUNCIL

RE: AGGRIEVED BY A DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, LEVERE MONTGOMERY hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their OCT. 8, 2024 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

**2024-3954-MSP**

Minor Subdivision of 35.58 acres into Parcels A, B, C & D

Owner & Representative: Gregory P. Harvin & Leslie Harvin

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located at the end of Williamsburg Drive and at the end of Salem Drive, Mandeville; S31, T7S, R12E; Ward 4, District 5

**POSTPONED FROM SEPTEMBER 10.2024 PLANNING COMMISSION MEETING**

I therefore respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT'S NAME: LEVERE MONTGOMERY

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer  Neighbor  Group

MAILING ADDRESS: 11 MISTLETOE DRIVE

CITY: COVINGTON STATE: LA ZIP: 70433 PHONE NO: 504-236-7292

EMAIL ADDRESS: lcmilli@bellsouth.net

SIGNATURE: Levera Montgomery III



**PLANNING STAFF REPORT**  
2024-3954-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Hearing:** October 8, 2024

**Posted:** September 23, 2024

**Prior Hearing:** Postponed from September 10, 2024 Planning Commission Meeting

**Location:** The property is located at the end of Williamsburg Drive and at the end of Salem Drive, Mandeville; S31, T7S, R12E; Ward 4, District 5

**Owners & Representative:** Gregory P. Harvin & Leslie Harvin

**Engineer/Surveyor:** Land Surveying LLC

**Type of Development:** Residential



**Current Zoning:**

L-1 Large Lot District

**Total Acres:**

35.58 acres

**# Of Lots/Parcels:**

Minor subdivision of 35.58 acres into  
Parcels A, B, C, and D

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone A; Preliminary  
Flood Zone AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create four (4) parcels, being Parcel A, which is proposed to be 15.60 acres, and Parcel B, Parcel C, Parcel D, which are all proposed to be 6.66 acres.

The minor subdivision request requires a public hearing due to:

- The subject property is zoned L-1 Large Lot District which requires a minimum lot width of 150'. The minimum lot width of proposed Parcel B is 60' along Williamsburg and therefore requires a waiver.
- The subject property is zoned L-1 Large Lot District which requires a minimum lot width of 150'. The minimum lot width of proposed Parcel A is 18' along Salem Drive and therefore requires a waiver.
- As shown, Parcel C and Parcel D are proposed to be accessed from a private 60' right-of-way.

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- The proposed name of the existing private road and the proposed 60-foot access road depicted on the survey plat shall be granted approval by the Planning and Zoning Commission. The proposed name "Williamsburg Drive (Private)" has been submitted and granted approval by St. Tammany Parish Communications District.

Waivers require a majority vote of the membership of the Commission, unless a larger vote is required by law, pursuant to Section 100-2(I) – Quorum and Voting of Chapter 100: Administration.

The request shall be subject to the above and below comments:

1. Per the St. Tammany Parish Communications District, E. Williamsburg Drive is not a valid name for this private drive, especially if the roadway will continue. Should show the private section as "Williamsburg Drive (Private)" or contact the Communications District to discuss potential road names.
2. Provide leader lines showing the original 35.58-acre tract.
3. Show the location of all natural watercourses, ponds, ditches, canals, and waterways.
4. Show the location of all natural areas to be retained. Natural areas applicable to Parcel 1 and Parcel 2 are as follows: Street Natural Area - 25 ft.; Side and Rear Natural Area - 50 ft.; Waterway Buffer - 35' no cut buffer from top of bank (each side) of the intermittent stream per the USGS Topographic map
5. Revise "Secretary of Planning Commission" to read "Secretary of Planning and Zoning Commission".
6. Revise "Chairman of Planning Commission" to read "Chairman of the Planning and Zoning Commission"
7. Provide signed maintenance agreement for Williamsburg Drive (Private).
8. Note that street name sign and all required other signs shall be installed after completion of the construction of the access.
9. Show the location of the Hammer Head Turn Around or Cul-de-sac on the survey.
10. Submit plans of proposed private drive to the Department of Engineering for review and approval. The private drive is subject to Section 900-3.3(L) – Private Drive Minimum Standards (listed below):
  - a. An owner who creates a private drive to access more than 1 lot or parcel, but no more than 5, shall dedicate through title, deed and or covenant, a perpetual servitude of access with a minimum width of 35 feet.
  - b. The actual driving surface shall be a minimum of 20 feet in width with 2-foot shoulders on each side of the drive and 5.5 feet on each side of the shoulder devoted to ditching/drainage and or utilities.
  - c. The drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course

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treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

- d. A ditch or ditches shall be constructed on either one or both sides of a drive-in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.

*New Directions 2040*

**Residential – Low Intensity:** Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

and

**Coastal Conservation:** areas are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land.

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