



**APPEAL #1**

ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

APPLICATION FOR APPEAL  
PLANNING & ZONING COMMISSION  
DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: \$250.00



Case Number: 2025-4297-TP Planning & Zoning Commission Meeting Date: 08/12/2025

Planning & Zoning Commission Action  
Being Appealed: Denial of Concept Plat

Name of Appellant: Precision Development Group LLC  
(PLEASE PRINT)

Address: 401 Sommer Rd, Carencro, LA 70520

Phone # 337-781-7476 Email Address derek@precisiondevelopmentgroup.com

Appellant's Standing: Owner ( ) Developer  Adjacent Property Owner ( ) Other ( )  
(Please Check One)

If "Other" Checked,  
Please Explain: \_\_\_\_\_

Reason(s) for Appeal: The concept plat meets all requirements and standards based on the UDC code by St. Tammany Parish. The commission denied the approval based on their opinion that they did not like the way the development looked.

Appellant's  
Signature: [Signature] Date: 8/14/2025

Notice of appeal shall be filed within 10 days of the Planning & Zoning Commission's decision.

Note that this appeal will be placed on the next available Parish Council Agenda.

**CONCEPT SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 5, 2025)*

CASE NO.: 2025-4297-TP

PROPOSED SUBDIVISION NAME: Piney Ridge Estates

DEVELOPER: Precision Development Group, LLC  
401 Sunnier Rd.  
Carencro, LA 70529

ENGINEER/SURVEYOR: Duplantis Design Group  
1308 Camellia Blvd, Ste 200  
Lafayette, LA 70508

SECTION: 25 & 30                      WARD: 3  
TOWNSHIP: 6 South                  PARISH COUNCIL DISTRICT: 3  
RANGE: 10 & 11 East

TYPE OF DEVELOPMENT:              X   URBAN (Residential lots less than 1 acre)  
          SUBURBAN (Residential lots between 1-5 acres)  
          RURAL (Residential Farm Tract lots 5 acres plus)  
          OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION:                The property is located on the north of LA Highway 190, west of Penn Mill Road, Covington, Louisiana

SURROUNDING LAND USES:        North – PUD  
   South – LA Highway 190  
   East – R-2 Rural Residential  
   West – R-2 Rural Residential & HC-2 Highway Commercial

TOTAL ACRES IN DEVELOPMENT: 34.02 Acres

NUMBER OF LOTS: 154                TYPICAL LOT SIZE: 0.25 Acre

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: S-1 & PF-1

FLOOD ZONE DESIGNATION: A4, B & C

NUMBER OF POSTPONEMENTS: 1

**STAFF COMMENTARY:**

**Department of Planning and Development**

The Concept plans and documentation have been reviewed by this office and an inspection was made of the site on July 29, 2025. Should the Planning Commission proceed with this case, please be advised that the Concept approval shall be subject to the below informational items and comments #1 - #3 being

completed and addressed.

**Comments**

1. The subject property is zoned S-1 Suburban Residential District which requires 11,000 sq. ft. parcel sizes with a minimum lot width of 90'. Per Sec. 600-3.2(D), the Planning and Zoning Commission may consider the use of the Major Subdivision Incentives which encourage high quality, sustainable development by offering developers certain regulatory benefits in exchange for meeting enhanced design and community benefit standards. The Piney Ridge Concept Plan is utilizing the following incentives to obtain a maximum 20% reduction on the required lot width or lot area structured in 5% increments.
  - Sidewalk Construction – 10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50% of the subdivision
    - 5' sidewalks shown on both cross sections of 80' and 60' right of way = 10% decrease
  - Dedication of Public Space for Civic and/or Recreational Use – 15% decrease in minimum lot width or area for dedication of space 3x the average lot area in the proposed subdivision
    - 2.32 acre Civil Lot shown on Concept Plat “to be dedicated for Civic Use” = 15% decrease
  - Additional Natural Area Preserved – Either a 5% decrease in minimum lot width or area or 5% credit on the total impact fee for every 5 percent of additional natural area preserved
    - 0.255 sq. ft. greenspace provided beyond the required 2.83 acre - 50' buffer along Penn Mill Road and the required 2.05 acres of greenspace for passive and active greenspace = 5% decrease
2. The Concept Plat needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on August 5, 2025.
3. The Traffic Assessment Memo needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on August 5, 2025.

**Informational Items**

**Sec. 800-3.3-E. Action by the Planning and Zoning Commission.**

The standards and procedures for the conduct of the Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.G of the UDC. Applicants shall familiarize themselves with the commission's meeting procedures prior to participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and shall consider whether the plans ensure and conform to the best interests of public health, safety and welfare. The planning commission shall reserve the right to stipulate any reasonable additional requirements for subdivisions. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan. See Sec 800-1.2 Rights of Appeal for appeals of a decision by the Planning and Zoning Commission.

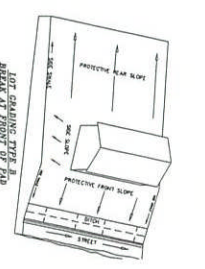
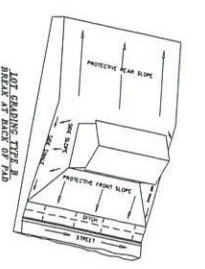
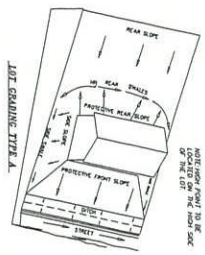
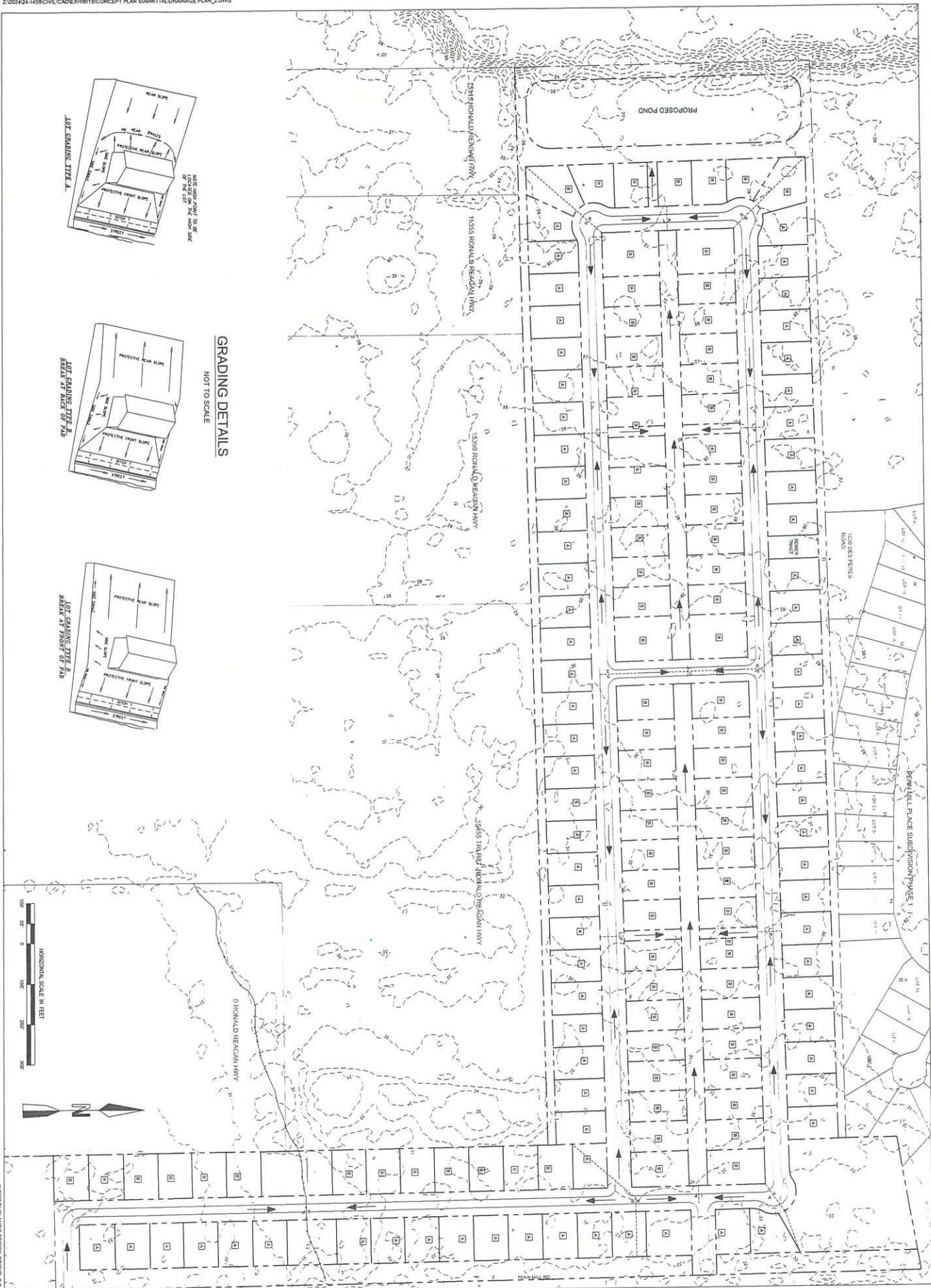
The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the final plat and construction plans subdivision review process.

Revised drawings will not be accepted for review or placement in the packet prior to the August 12, 2025 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.







**GRADING DETAILS**

NOT TO SCALE

CONCEPT S.D.P. PLANS  
RECEIVED  
7/23/2025  
DEVELOPMENT  
ENGINEERING  
**ENGINEERING  
REVIEW COP**

**PINEY RIDGE**  
ST. TAMMANY PARISH  
PRECISION DEVELOPMENT GROUP, LLC



PRELIMINARY NOT  
FOR  
CONSTRUCTION

PROJECT NO. 2424  
DATE FOR REVIEW  
NO. 0000

CHECKED  
DRAWN BY  
SHEET

**EX 2**