

AL # 1



RECEIVED  
SEP 14 2023  
BY: [Signature]

PC DENIED: 09/12/2023

ST. TAMMANY PARISH  
MICHAEL B COOPER  
PARISH PRESIDENT

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: 9/13/23

TO: ST. TAMMANY PARISH COUNCIL

FROM: Robert Bruno

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

I, Robert Bruno, 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 9/12/23 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows: unfairly denied without any objection!!

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.

2023-3470-MRP

Resubdivision of lot 39 & Greenspace 6 into lots 39-A, 48 & 49, Wingfield Subdivision

Owner & Representative: Tammany North Properties, LLC – Robert Bruno

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south and west sides of Crossvine Drive, west of Baham Road, Covington, Louisiana, Ward 1, District 3

POSTPONED AT THE AUGUST 8, 2023 MEETING

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT(S) NAME: Robert Bruno

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

MAILING ADDRESS: 70325 Hwy 1077 Suite 300

CITY: Covington STATE: LA ZIP: 70433 PHONE NO: 504-583-0637

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



**PLANNING STAFF REPORT**  
2023-3470-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Hearing:** September 12, 2023

**Posted:** August 30, 2023

**Location:** The property is located on the south and west sides of Crossvine Drive, west of Baham Road, Covington, Louisiana, Ward 1, District 3; S33, T6S, R10E

**Owner & Representative:** Tammany North Properties, LLC – Robert Bruno

**Engineer/Surveyor:** John G. Cummings and Associates

**Type of Development:** Residential



**Current Zoning**

A-1A Suburban District

**Total Acres**

4.393 acres

**# of Lots/Parcels**

Resubdivision of lot 39 & Greenspace 6 into lots 39-A, 48 & 49, Wingfield Subdivision

**Surrounding Land Uses:**

Undeveloped / 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 owner is requesting to create three (3) lots from Lot 38 and Greenspace 6, into Lots 39-A, Lot 48 and Lot 49, Wingfield Subdivision. The public hearing is required considering that

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

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

1. Add a signature line for the Chairman of the Planning Commission
2. The proposed changes to the Wingfield PUD, which includes the addition of two lots, will require the following documents to be **updated** for Engineering review and approval:
  - a. Cut & Fill Calculations and supporting documentation;

Planning Commission  
September 12, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3470-MRP



**PLANNING STAFF REPORT**  
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MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- b. Drainage Memo indicating the required detention volume and percent reduction is being met;
- c. Subdivision Paving & Drainage Plan showing lot drainage arrows, proposed spot elevations at all lot corners, driveway culvert size information and invert elevations of roadside ditch in the vicinity of the proposed lots;
- d. 911 Addressing Approval;
- e. Subdivision Water & Sewer Plan;
- f. Provide written verification from utility provider that there will be sufficient sewer capacity;
- g. Updated USACE Wetland Permit;
- h. Approval from the Planning Commission of the proposed minor resubdivision.

*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.

Planning Commission  
September 12, 2023

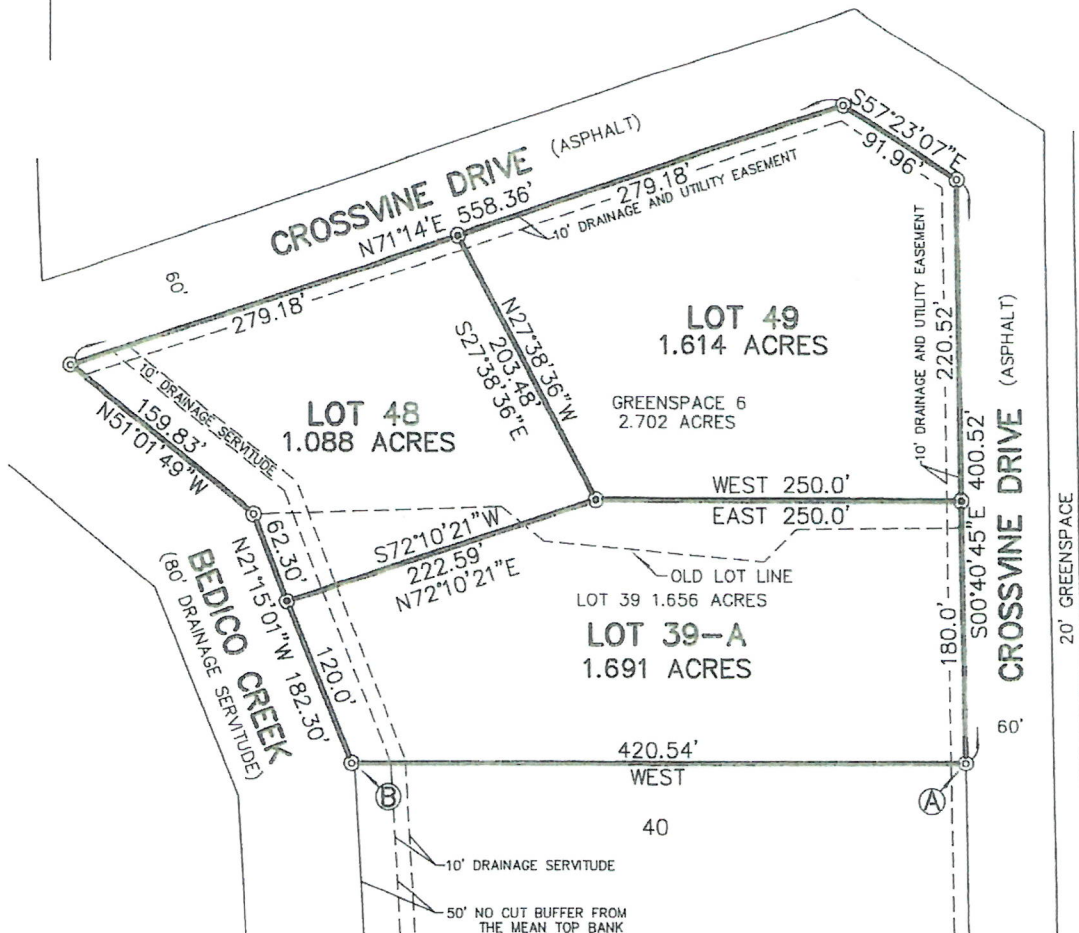
Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3470-MRP

2023-3470-MRP



REFERENCE BEARING:  
From Iron Rod (A)  
to Iron Rod (B)  
WEST  
(per Reference Survey)



**NOTE:**

This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

**REFERENCE SURVEY:**

Plat of Wingfield Subdivision, by John G. Cummings, Surveyor, dated 09/30/2019, latest revision 01/15/2020, Job No. 15045FINAL, filed in the St. Tammany Parish Clerk of Court Map File No. 5915.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

- LEGEND**  
 ⊙ = 1/2" IRON ROD FOUND  
 ⊙ = 1/2" IRON ROD SET

**APPROVAL:**

\_\_\_\_\_  
DIRECTOR/DEPARTMENT OF ENGINEERING  
 \_\_\_\_\_  
SECRETARY/PARISH PLANNING COMMISSION  
 \_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: TAMMANY NORTH PROPERTIES, LLC

SHOWING A SURVEY OF: RESUBDIVISION OF LOT 39 AND GREENSPACE 6, INTO LOTS 39-A, LOT 48 & LOT 49, WINGFIELD SUBDIVISION, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

\_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 15045-39RS

DATE: 01/20/2023

REVISED: