

APPEAL # 6



PC APPROVED: 05/09/23 TAMMANY PARISH

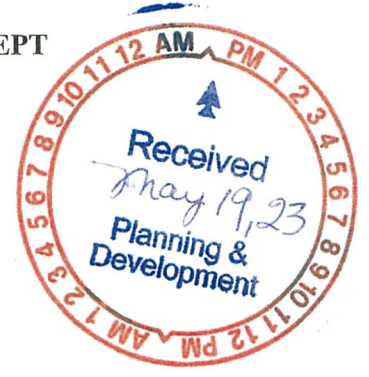
MICHAEL B. COOPER
PARISH PRESIDENT

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: May 19, 2023
TO: ST. TAMMANY PARISH COUNCIL
FROM: Lindsey Flower
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION



I, Lindsey Flower, 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 May 9, 2023 meeting.

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

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.

2023-3310-MSP

Minor subdivision of 21.99 acres into Parcels 1, 2 & 3 Owner & Representative: Frank J. & Sunny Francois Surveyor: James J. Jones Parish Council District Representative: Hon. Martha J. Cazaubon General Location: The property is located on the east side of Davidson Road, south of LA Highway 1077, Folsom, Louisiana. Ward 2, District 3

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT(S) NAME: Lindsey Flower

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

MAILING ADDRESS: 79117 Davidson Road

CITY: Folsom STATE: LA ZIP: 70437 PHONE NO: 919-225-8822

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



PLANNING STAFF REPORT
2023-3310-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

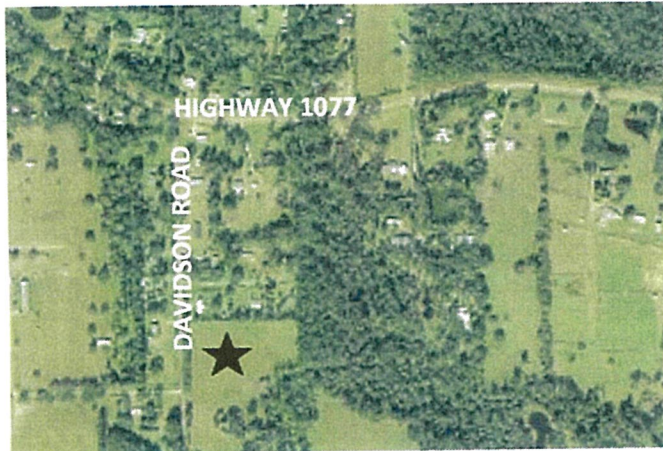
Hearing: May 9, 2023

Posted: April 28, 2023

Location: The property is located on the east side of Davidson Road, south of LA Highway 1077, Folsom, Louisiana. Ward 2, District 3; S26, T5S, R10E

Owners & Representative: Frank J. & Sunny Francois
Engineer/Surveyor: James J. Jones

Type of Development: Rural/Residential



Current Zoning

A-1 Suburban District

Total Acres

21.99 acres

of Lots/Parcels

Minor subdivision of 21.99 acres into
Parcels 1, 2 & 3

Surrounding Land Uses:

Residential & Undeveloped

Flood Zone:

Effective Flood Zone C;
Preliminary Flood Zone X;

Critical Drainage:

No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 21.99 acres. The minor subdivision request requires a public hearing due to:

- Parcels 1 & 3 do not meet the minimum lot width of 300 feet required under the A-1 Suburban District and requiring a waiver from the Planning Commission.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

Planning Commission
May 9, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3210-MSP



PLANNING STAFF REPORT
2023-3310-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

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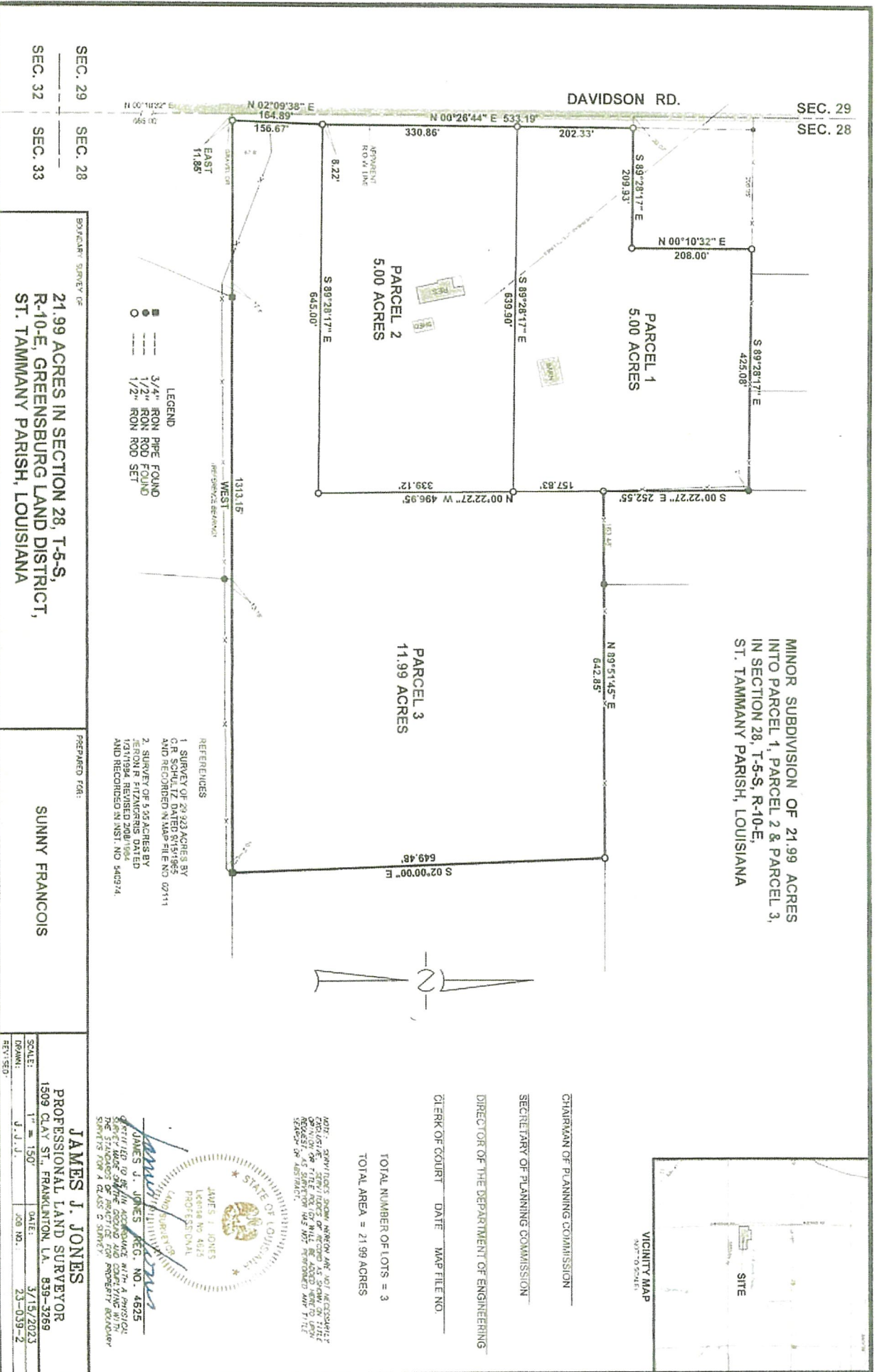
New Directions 2040

Rural & Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

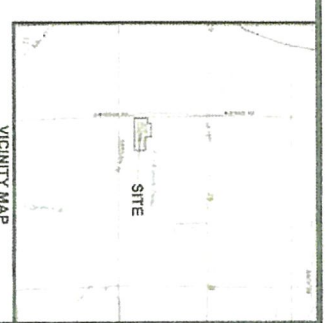
Planning Commission
May 9, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3210-MSP



MINOR SUBDIVISION OF 21.99 ACRES INTO PARCEL 1, PARCEL 2 & PARCEL 3, IN SECTION 28, T-5-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA



CHAIRMAN OF PLANNING COMMISSION
 SECRETARY OF PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 CLERK OF COURT DATE MAP FILE NO.
 TOTAL NUMBER OF LOTS = 3
 TOTAL AREA = 21.99 ACRES

NOTE: SURVEY LOTS SHOWN HEREON ARE NOT NECESSARILY VALID FOR THE PURPOSES OF RECORD AS SHOWN ON THIS MAP. THE SURVEYOR HAS BEEN REQUESTED AS SURVEYOR HAS NOT RECORDED ANY FUTURE SEARCH OR ABSTRACT.

STATE OF LOUISIANA
 JAMES J. JONES
 LICENSE NO. 4625
 PROFESSIONAL LAND SURVEYOR
 REGISTERED TO BE IN THE ACTIVE STATUS WITH A PHYSICAL ADDRESS OF 1509 CLAY ST., FRANKLINTON, LA. 70430
 THE SIGNATURE OF SURVEYOR FOR PROFESSIONAL RECORDERS SURVEYS FOR A CLASS C SURVEY

BOUNDRARY SURVEY OF
 21.99 ACRES IN SECTION 28, T-5-S,
 R-10-E, GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:
 SUNNY FRANCOIS

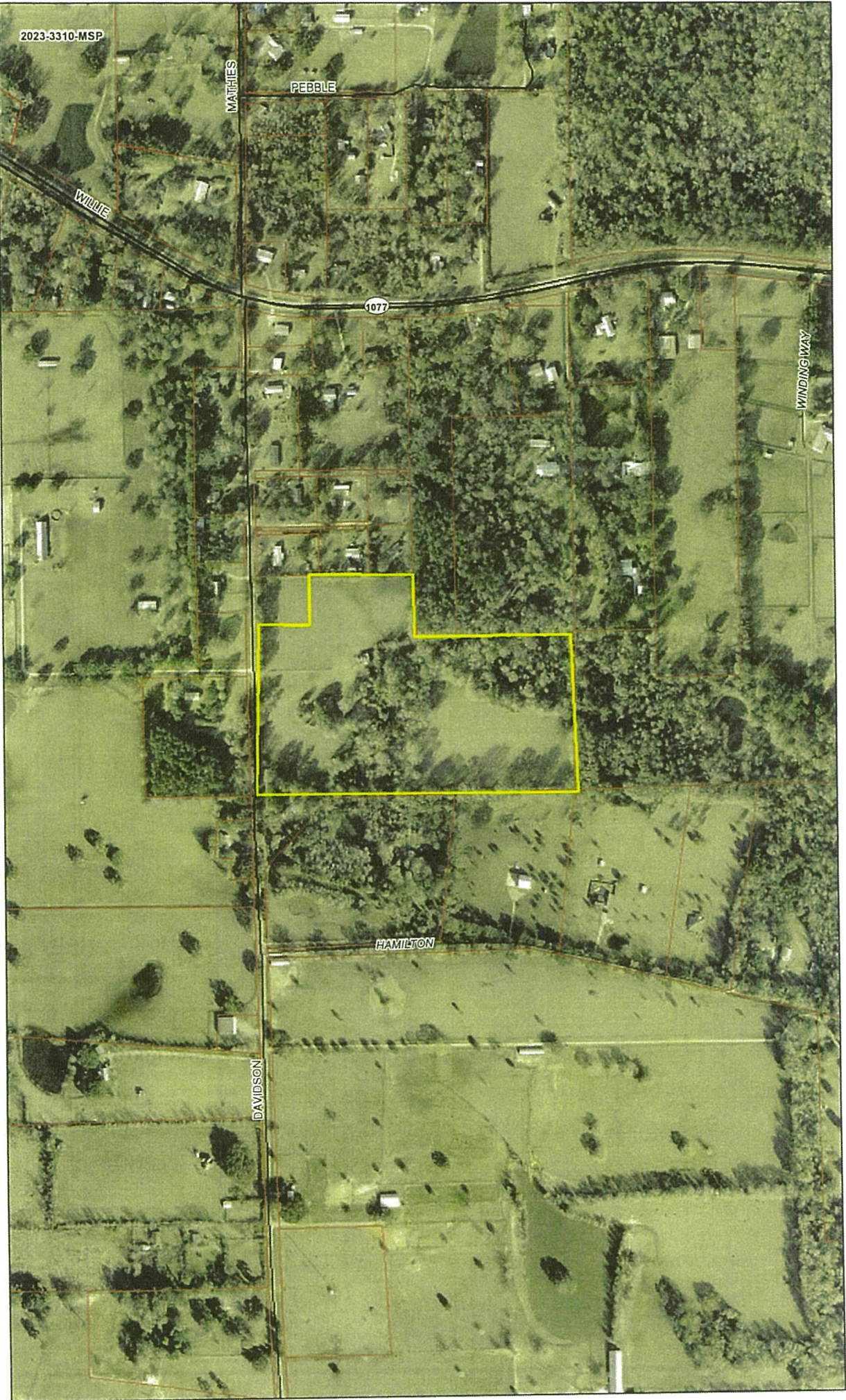
JAMES J. JONES
 PROFESSIONAL LAND SURVEYOR
 1509 CLAY ST., FRANKLINTON, LA. 70430-3289
 SCALE: 1" = 150'
 DATE: 3/15/2023
 DRAWN: J.J.J. JOB NO.: 23-039-2
 REVISED:

LEGEND
 ● 3/4" IRON ROD FOUND
 ○ 1/2" IRON ROD FOUND
 --- 1/2" IRON ROD SET

REFERENCES
 1. SURVEY OF 20.23 ACRES BY C. SPAN, L. J. HENRI, AND RECORDED IN MAP FILE NO. 07111
 2. SURVEY OF 5.95 ACRES BY JERON R. FITZGERALD DATED 10/19/94 REVISION 2011/10 AND RECORDED IN MAP NO. 940374

SEC. 29
 SEC. 28
 SEC. 32
 SEC. 33

2023-3310-MSP



MATHIES

PEBBLE

WILHE

1077

WINDINGWAY

HAMILTON

DAVIDSON