

APPEAL # 4

PC DENIED: 06/14/2022



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:

TO: ST. TAMMANY PARISH COUNCIL

FROM:

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

1819 JOHNSON, LLC.

I, WAYNE THOMPSON, hereby request that the St. Tammany Parish Council review the below mentioned case and the decision made by the St. Tammany Parish Planning Commission at their JUNE 14TH 2022 meeting.

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

2022-2900-MSP

A minor subdivision of 4.86 Acre Parcel into Parcels A, B, & C

Owners & Representatives: 1819 Johnson, LLC – Wayne Thompson

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the southwest corner of LA Highway 36 & Josephine Road, Covington, Louisiana. Ward 3, District 2

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: 1819 JOHNSON, LLC. WAYNE THOMPSON

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

MAILING ADDRESS:

P.O. BOX 1812 COVINGTON, LA 70434

CITY: COVINGTON STATE: LA ZIP: 70434 PHONE NO: 985-373-7266

SIGNATURE: *Wayne Thompson*

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 7, 2022)

Meeting Date: June 14, 2022

CASE NO.: 2022-2900-MSP

Owners & Representatives: 1819 Johnson, LLC – Wayne Thompson

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 35 & 36

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

TYPE OF DEVELOPMENT:

☐ SUBURBAN (Residential acreage between 1-5 acres)

☐ RURAL (Low density residential 5 acres or more)

☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The parcel is located on the southwest corner of LA Highway 36 & Josephine Road, Covington, Louisiana

SURROUNDING LAND USES: Residential, Industrial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 4.865 Acres

NUMBER OF LOTS/PARCELS: 4.86 Acre Parcel into Parcels A, B, & C

ZONING: I-2 Industrial District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 4.865 acres. The minor subdivision request requires a public hearing due to:

- Parcels B & C do not meet the minimum lot size of 1 acre required under the minor subdivision ordinance 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.

FINAL APPROVAL

CHAIRMAN PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 4.86 Acre Parcel of Land, into Parcels A, B & C, situated in Sections 35 & 36, T-6-S, R-11-E, St. Tammany Parish, La.

Reference: A Survey Map of Subject Property by Jeron Fitzmorris, Dated 10-28-2002, #9887 (Based Bearing)

The P.O.B. is reported to be N00°20'56"E-1414.4'; N00°42'27"E-208.31'; N00°53'58"W-489.17' from the Section Corner common to Sections 35 & 36, T-6-S, R-11-E & Sections 1 & 2, T-7-S, R-11-E, St. Tammany Parish, Louisiana

This property is located in Flood Zone C, per Fema Map No. 225205 0235 C, Dated 10-17-1989

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

MAP PREPARED FOR **1819 JOHNSON, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 35 & 36, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com email

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 100'

DATE:

4-25-2022

NUMBER:

20800

Terr.3/WayneThompsonHwy36Resub



