



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 2

ZC DENIED: 01/03/23

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 1-13-23



2022-3122-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	NC-5 (Retail and Service District)
Location:	Parcel located on the east side of LA Highway 21, south of Alexander Drive, Covington; S5, T6S, R12E; Ward 10, District 6
Acres:	2.048 acres
Petitioner:	Dorsey Development DG, LLC - Ed Voltolina
Owner:	Kivett & Reel, LLC
Council District:	6

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Richard T. Kivett
(SIGNATURE)

PRINT NAME: RICHARD T. KIVETT

ADDRESS: P.O. Box 777, SUN, LA. 70463

PHONE #: 985-516-9744

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3122-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the east side of LA Highway 21, south of Alexander Drive, Covington; S5, T6S, R12E; Ward 10, District 6
Council District: 6

Owner: Kivett & Reel, LLC
Posted: December 9, 2022

Applicant: Dorsey Development DG, LLC - Ed Voltolina
Commission Hearing: January 3, 2023

Size: 2.047 acres
Determination: Denied



Current Zoning

A-1A Suburban District

Requested Zoning

NC-5 Retail and Service District

Future Land Use

Rural & Agriculture

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to NC-5 Retail and Service District. The site is located on the south side of LA Highway 22, east of Mitcham Road, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	A-1A Suburban District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped & Milne Homes	MD-1 Medical Residential District
South	Cemetery (Legal Non-Conforming)	A-2 Suburban District
East	Undeveloped & Milne Homes	MD-1 Medical Residential District
West (Across Hwy 21)	Residential	A-2 Suburban District

3. The purpose of the property's A-1A Suburban District zoning is to provide for the location of single-family residences at a density of one dwelling unit per every 3 acres, with a minimum parcel size of 3 acres or more.
4. The purpose of the proposed NC-5 Retail and Service District is to provide for the location of small-scale retail and services near residential neighborhood to provide products and services to nearby residents. Permitted uses include all uses allowable in the NC-4 Neighborhood Institutional District; farmers markets; restaurants greater than 5,000 square feet; restaurants with lounges; food stores under 3,000 square feet (no gas service allowed), and dry cleaning, laundries, and self-service laundries.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
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- 5. The maximum building size allowable within the NC-5 Retail and Service District is 12,500 square feet with a minimum lot size of 20,000 square feet. If approved, any development on the property must comply with all Parish-required commercial drainage, landscaping, and parking regulations.
- 6. The purpose of the request is to allow the applicant to apply to construct a retail store.

Consistency with New Directions 2040

Rural & Agriculture: 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.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



2022-3122-ZC

Subject Property

SECTION 5, TOWNSHIP 6 SOUTH - RANGE 12 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
MILNE ASYLUM FOR DESITUTE ORPHAN GIRLS

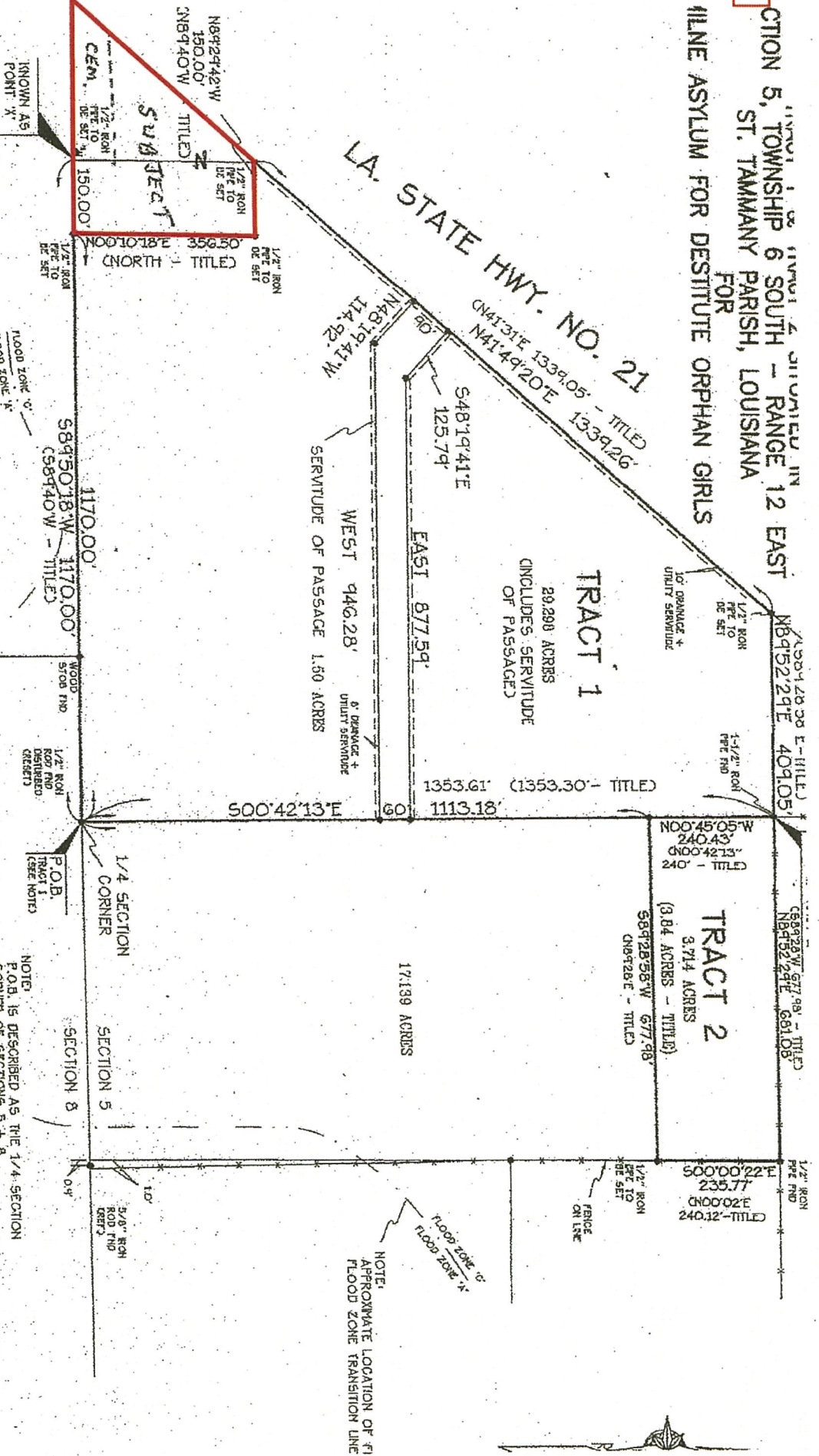
LA. STATE HWY. NO. 21

TRACT 1

20.290 ACRES
INCLUDES SERVITUDE
OF PASSAGE

TRACT 2

3.714 ACRES
(3.84 ACRES - TITLE)



Ref: Survey by Kelly J. Wright & Jason, Inc.
05/24/12 - 2-3-04. From title, servitudes
and books of bearing were taken.

Net: I have examined the original bearings, measurements
from the survey and found the property
described is located in a special flood hazard area.
It is located in Flood Zone A-1.

FROM Parcel 202205 0150 C Rev. 10-17-1989

• DENOTES 1/2" IRON ROD FOUND
• UNLESS OTHERWISE NOTED

Professional Land Surveyors
Randall W. Brown & Associates, Inc.
Planners Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5388 FAX (985) 624-5309

DATE: DECEMBER 9, 2008
DRAWN BY: BRC
PROJECT NO: 6001217-CRS

Scale: 1" = 200' ±
Drawn By: BRC
Reviewed:

THE SURVEY WAS MADE IN ACCORDANCE WITH THE LOUISIANA
SURVEYING ACT OF 1967 AND THE RULES AND REGULATIONS
OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY
WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS
FOR A CLASS D SURVEY.

Richard T. Rivett 985-516-9744

2022-3122-ZC

GARDEN

NC-2

A-2

5
A-1

MD-1

T6 - R12E

A-1A

21

A-1A

8

EUGENE WALLACE

A-1A

A-3

A-5