



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



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: 1/3/23

2022-3146-ZC

2022-3146-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-2 (Suburban District)
Location:	Parcel located on the north side of Fitzgerald Church Road, East of U F Keating Road, Covington; S28, T5, R11E; Ward 2, District 6
Acres:	6.957 acres
Petitioner:	Stefan Montgomery
Owner:	Stefan Montgomery
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.

(SIGNATURE)

PRINT NAME: STEFAN MONTGOMERY

ADDRESS: 79187 FITZGERALD CHURCH RD COVINGTON, LA

PHONE #: (985) 630-1316

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3146-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 north side of Fitzgerald Church Road, East of U F Keating Road, Covington; S28, T5, R11E; Ward 2, District 6
Council District: 6

Owner: Stefan Montgomery **Posted:** December 9, 2022
Applicant: Stefan Montgomery **Commission Hearing:** January 3, 2023
Size: 6.957 acres **Determination:** Denied



Current Zoning
A-1 Suburban District
Requested Zoning
A-2 Suburban 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-1 Suburban District to A-2 Suburban District. The site is located on the north side of Fitzgerald Church Road, East of U F Keating Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Undeveloped & Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

3. The subject property is currently undeveloped and is flanked by properties zoned A-1 Suburban District Zoning on all sides. The parcel presently consists of 6.957 total acres which meets the minimum parcel size for the A-1 Suburban District, which is 5 acres. As such, the applicant is currently allowed to place one dwelling unit on the site, per the A-1 Suburban District density allowances.
4. The requested A-2 Suburban District allows for one-acre parcel sizes with an allowable density of one unit per acre. If approved, the applicant will be able to apply to place 4 dwelling units on the

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PLANNING & DEVELOPMENT

Ross Liner
Director

property (with the fifth and sixth triggering the full subdivision procedure), or be able to subdivide the property into a variety of configurations.

5. Table 3: Zoning Classification Comparison

Zoning Classification	Minimum Lot Size & Density	Purpose
A-1 Suburban District	Minimum 5-acre parcel size 1 Dwelling unit per every five 5 acres	The A-1(D) Suburban District is intended to provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-2 Suburban District	Minimum 1-acre parcel size 1 Dwelling unit per every 1 acre	The A-2(D) Suburban District is intended to provide a single-family residential environment on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

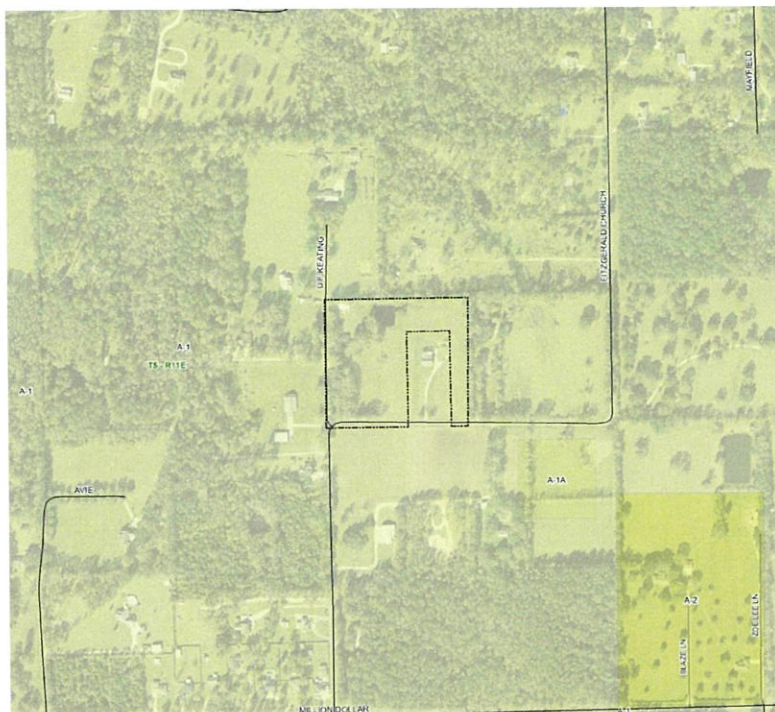
6. Per the application, the purpose of the request is to allow to create four 1+ acre lots.

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. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



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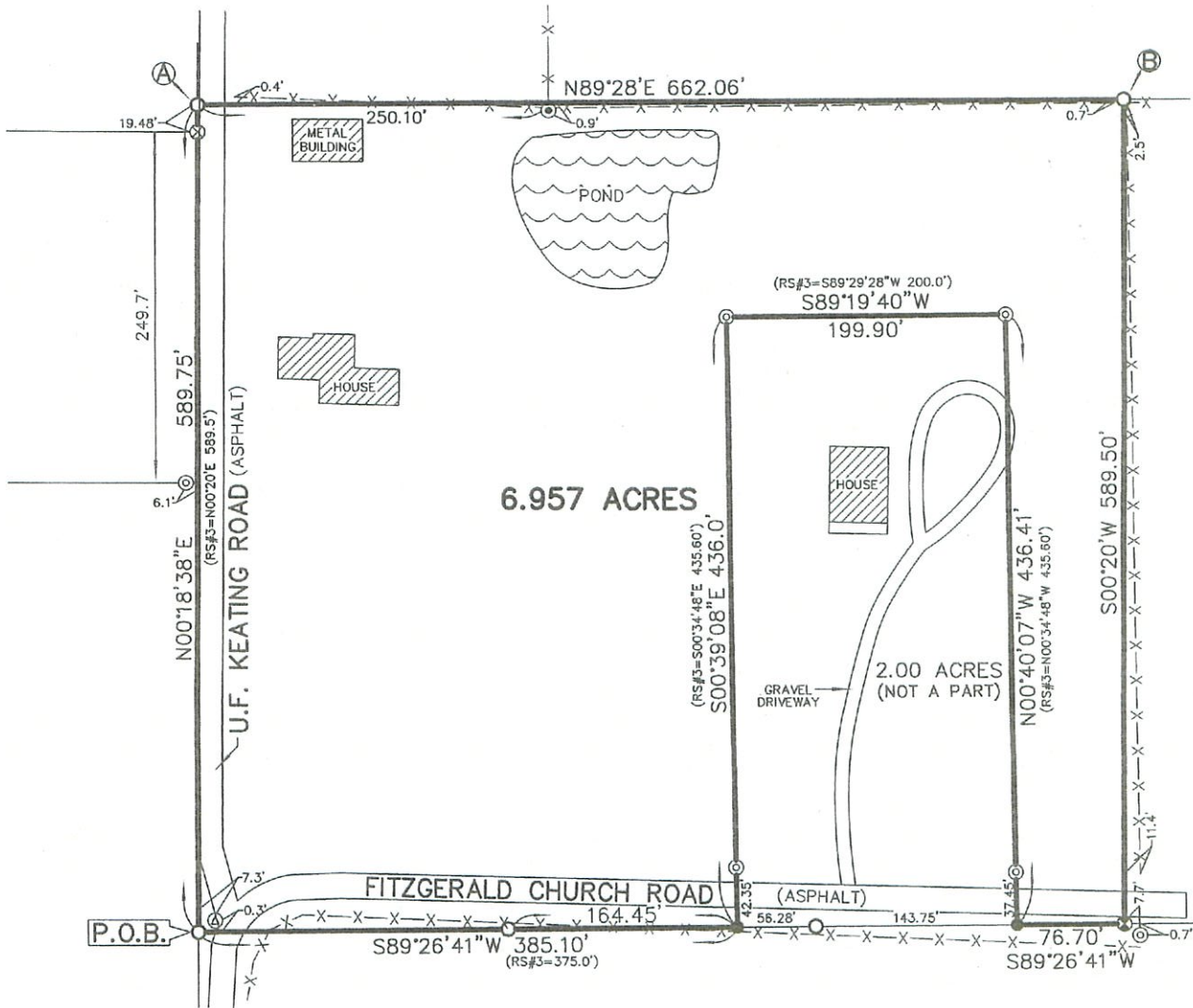


REFERENCE BEARING:

From Iron Rod (A)
to Iron Rod (B)
N89°28'E
(per Reference Survey No. 2.)

LEGEND

- = 3/8" IRON ROD FOUND
- ⊗ = 1-1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊕ = 2" IRON PIPE FOUND
- = FENCE CORNER POST
- ⊕ = MAGNETIC NAIL FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY



P.O.B. is reported to be East 1320.0'
N00°20'E 1320.0' from the Section
Corner common to Sections 28, 29,
32, & 33, T5S, R11E.

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

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.

REFERENCE SURVEYS:

- Survey of land located in Section 28, Township 5 South, Range 11 East, by C. R. Schultz, Surveyor, dated July 24, 1964.
- Survey for R.T. Keating by C.R. Schultz, Surveyor, dated August 17, 1964.
- Survey for Camille Keating Reeves by Ned R. Wilson, Surveyor, dated September 4, 1980.
- Survey for Sherri Spell wife of and Stefan Montgomery by Bruce W. Pope, Surveyor, dated August 13, 1999, revised December 20, 1999.
- Survey for Rodney Keating by Bruce M. Butler, III, Surveyor, dated April 8, 2020, Job No. 19792.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **STEFAN MONTGOMERY**

SHOWING A SURVEY OF: **A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 5 SOUTH, RANGE 11 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. 21237-A

DATE: 05/12/2022

REVISED:

OLD BARKER

FITZGERALD CHURCH

UIF KEATING

A-1

28

T5-R11E

AVIE

A-1A

A-2

MILLION DOLLAR

RI/47E

A-1

33