

APPEAL # 6



RECEIVED
JUL 12 2023

PC DENIED: 07/11/23

I. TAMMANY PARISH

BY: [Signature]

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: July 11, 2023

TO: ST. TAMMANY PARISH COUNCIL

FROM:

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

I, Myra Sharon, 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 July 11 meeting.

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

Item 7. 2023-3412 - MSP

2023-3412-MSP

Minor subdivision of 37.6 acres into Parcels B-1 & B-2
Owner & Representative: Myra F. Sharon and Harvey Keith Fitzgerald
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the south side of Million Dollar Road, on the east side of Aaron Fitzgerald Road and on the north side of Fitzgerald Lane, Covington, Louisiana. Ward 2, 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: Myra Sharon

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

MAILING ADDRESS: 10812 Land Fair Ave

CITY: B.H. STATE: LA ZIP: 70818 PHONE NO: 225-413-7993

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



PLANNING STAFF REPORT
2023-3412-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: July 11, 2023

Posted: June 29, 2023

Location: The property is located on the south side of Million Dollar Road, on the east side of Aaron Fitzgerald Road and on the north side of Fitzgerald Lane, Covington, Louisiana. Ward 2, District 2; S34, T5S, R11E

Owners & Representative: Myra F. Sharon and Harvey Keith Fitzgerald

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Residential



Current Zoning

A-1A Suburban District

Total Acres

53.94 acres

of Lots/Parcels

Minor subdivision of 37.6 acres into
Parcels B-1 & B-2

Surrounding Land Uses:

Residential / Undeveloped

Flood Zone:

Effective Flood Zone: A

Preliminary Flood Zone: A

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from a 37.60-acre tract and a 16.34-acre tract. The minor subdivision request requires a public hearing due to:

- Parcel B-1 does not meet the minimum lot frontage of 200 ft., along Million Dollar Road and Aaron Fitzgerald Road, required as per the Unified Development Code, Sec. 130-414(b)(1) of the A-1A Suburban District zoning classification and requiring a waiver from the Planning Commission per Sec. 125-188(b)(1)(c).

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

1. Add signature line for the Chairman of the Planning Commission.

Planning Commission
July 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3412-MSP



PLANNING STAFF REPORT
2023-3412-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

2. Provide information pertaining to the existing servitude of passage including who the servitude is in favor of and the recordation number.
3. Note that if the 53.94 acre is currently 2 separate parcels as identified on the survey, provide leader lines showing the boundaries of the 37.60 acre parcel and the 16.34 acre parcel. If it is currently one 53.94 acre parcel, please amend the survey as follow: Minor subdivision of 53.94 acres into Parcels B-1 & B-2

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.

New Directions 2040

Rural and 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.



JENKINS

TINNEY

WINDOM
BUSH FOLSOM RD

BARKER

PARKER

ALMA SHARP

DOUG JARRELL

HAPPY HALLOWS

MILLION DOLLAR

HONEYDEW

AARON FITZGERALD

STELZNURSERY

NETTLES

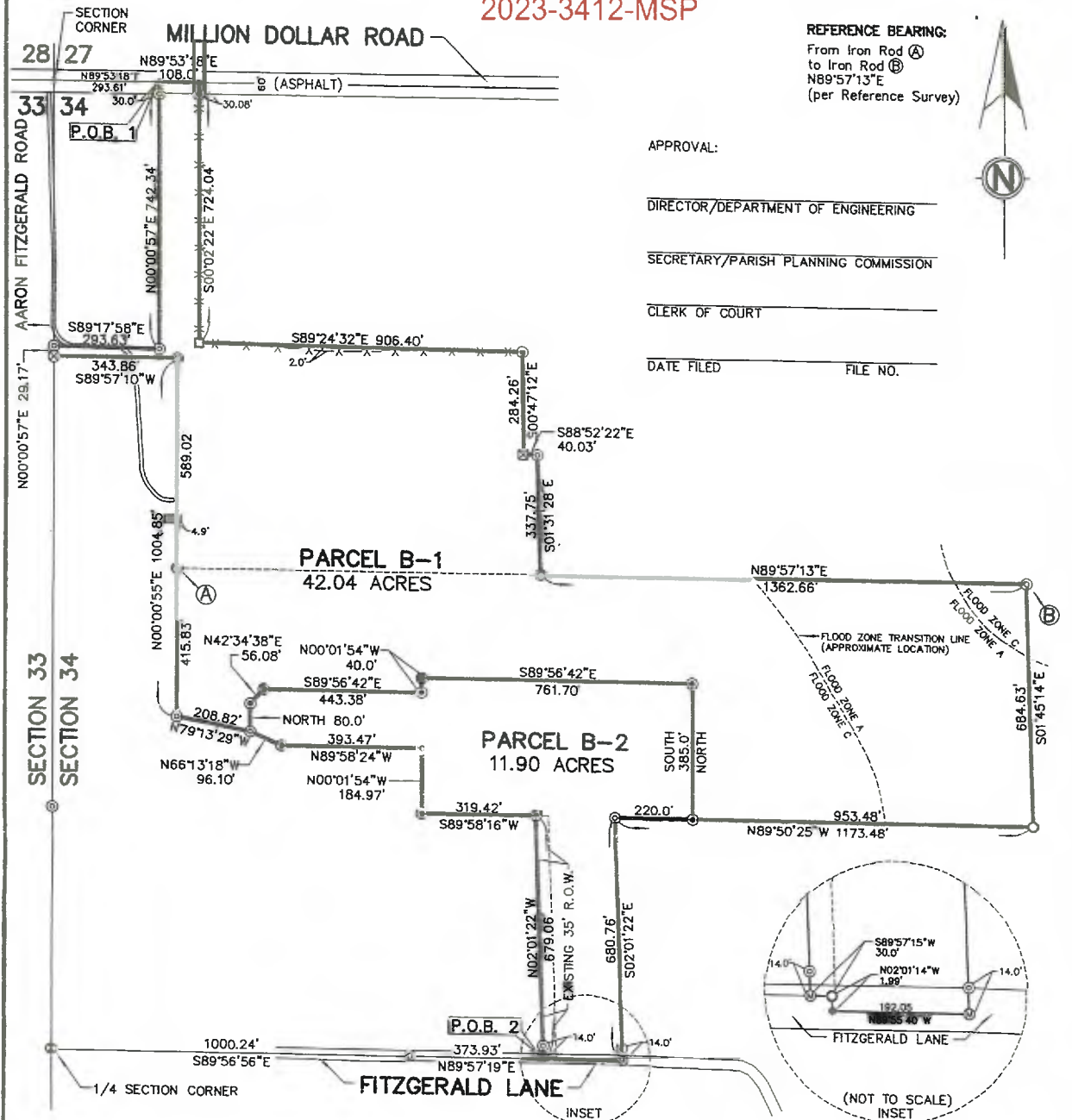
FITZGERALD LANE FITZGERALD

R L OALMAN

FITZMORRIS

OAK HILL

TOWNSHIP



REFERENCE BEARING:
From Iron Rod (A)
to Iron Rod (B)
N89°57'13"E
(per Reference Survey)

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____



PARCEL B-1
42.04 ACRES

PARCEL B-2
11.90 ACRES

LEGEND

- ⊙ = 60D NAIL FOUND
- ⊗ = MAGNETIC NAIL FOUND
- ⊖ = 5/8" IRON ROD FOUND
- ⊕ = 1/2" IRON ROD FOUND
- ⊗ = 3/4" IRON PIPE FOUND
- ⊗ = 1-1/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊖ = FENCE CORNER POST FOUND
- ⊙ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

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 SURVEY:

Boundary Line Adjustment by John G. Cummings, Surveyor, dated 07/09/2015, Job No. 12175-C1A, approved by the Department of Planning, dated 07/16/2015.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

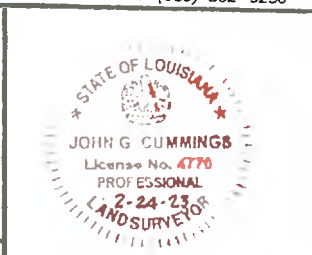
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **MYRA F. SHARON**

SHOWING A SURVEY OF: **MINOR SUBDIVISION OF PARCEL BEING 37.60 ACRES & 16.34 ACRES INTO PARCELS B-1 & B-2, LOCATED IN SECTION 34, 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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 300'

JOB NO. 21228-C

DATE: 02/09/2023

REVISED: