



St. Tammany Parish Government

Department of Development
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APPEAL # 2

Pat Brister
Parish President

ZC DENIED: 9/1/15

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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 9-7-15



Case Number:

ZC15-07-053

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 3.08 acres
Petitioner: Council Motion
Owner: Edsel & Anita Jones
Location: Parcel located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington, S15, T6S, R11E, Ward 3, District 2
Council District: 2

POSTPONED FROM 8/4/15 MEETING

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) [Handwritten Signature]

PRINT NAME: Edsel T. Jones Jr.

ADDRESS: 21333 Spring Clover Ln Cov. LA 70435

PHONE # 985-892-1300

A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

RECEIVED

ZONING STAFF REPORT

Date: August 24, 2015
Case No.: ZC15-07-053
Prior Action: Postponed (08/04/15)
Posted: 08/20/15

Meeting Date: September 1, 2015
Determination: Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Edsel & Anita Jones
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington; S15, T6S, R11E; Ward 3, District 2
SIZE: 3.08 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Land Use</u> | <u>Zoning</u> |
|------------------|-----------------|-------------------------|
| North | Residential | A-2 (Suburban District) |
| South | Residential | A-2 (Suburban District) |
| East | Residential | A-2 (Suburban District) |
| West | Residential | A-2 (Suburban District) |

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

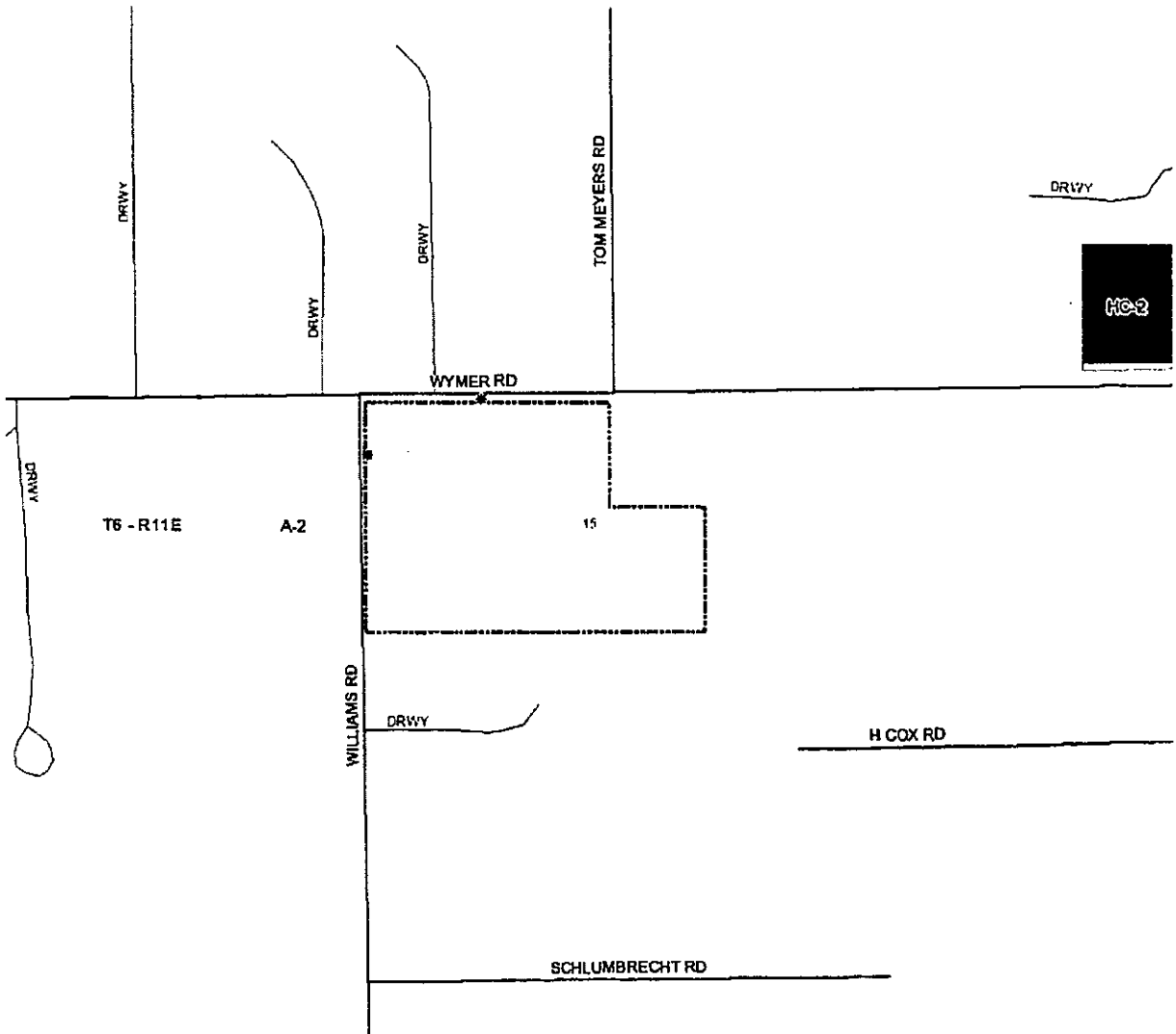
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-2 (Highway Commercial District). The site is located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is surrounded by residential uses, with the exception of the abutting Fire Station and the existing office warehouse located on the site.

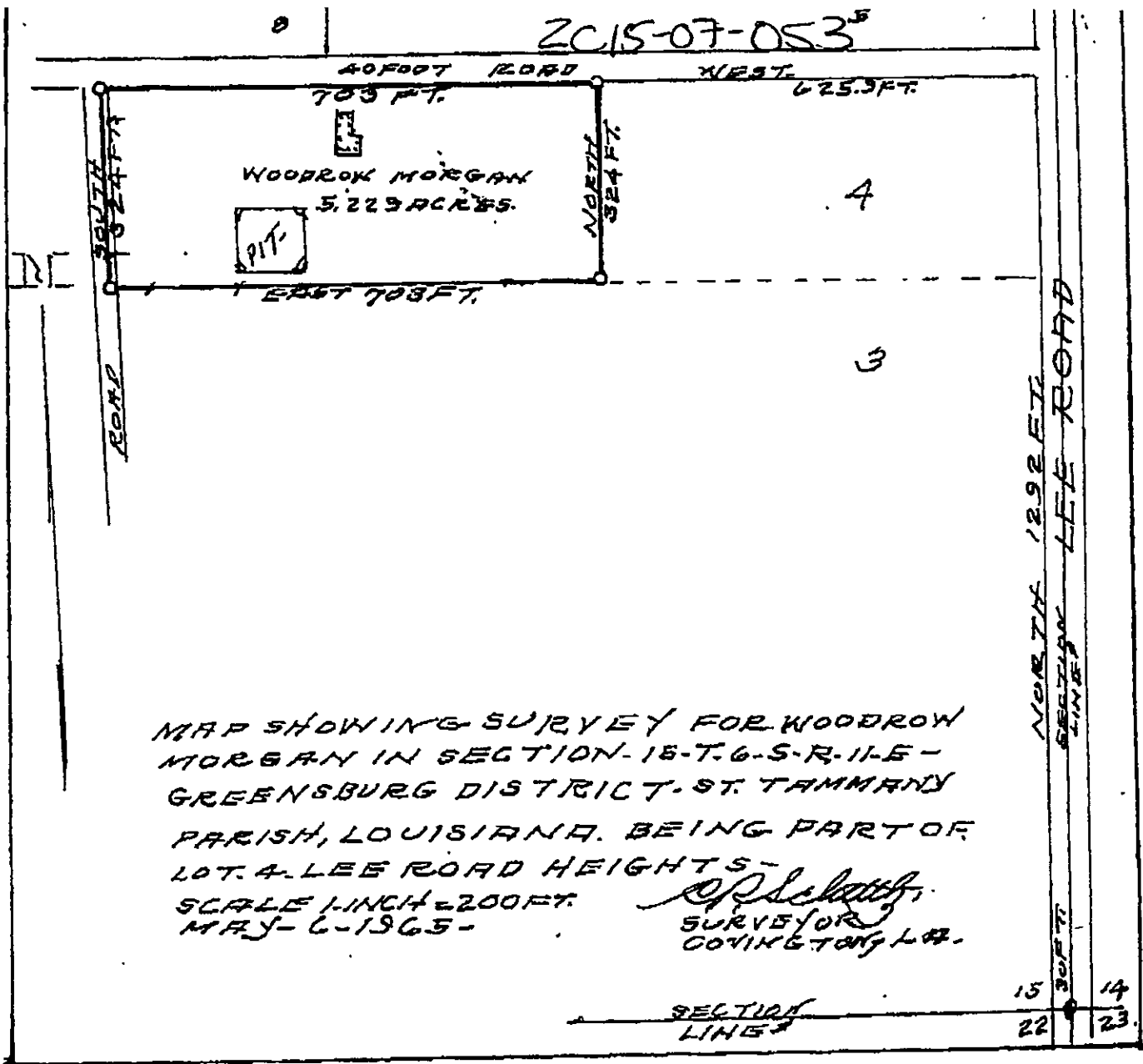
STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

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2015-07-053⁵



MAP SHOWING SURVEY FOR WOODROW
MORGAN IN SECTION 15-T.6-S-R-11-E -
GREENSBURG DISTRICT - ST. TAMMANY
PARISH, LOUISIANA. BEING PART OF
LOT 4 - LEE ROAD HEIGHTS -
SCALE 1 INCH = 200 FT.
MAY - 6 - 1965 -

J. P. Schatz
SURVEYOR
CONVINGTON, LA.

ZC15-07-053

1922

