



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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Kevin Davis
 Parish President

Appeal # 5

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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 11-16-2006

(Reference Case Number)

Case # CP06-10-190 - Temporary Office Trailer for Covington Country Club for 12 months

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Richard Blossman

(SIGNATURE)

Covington Country Club

162 Country Club Drive

Covington LA 70433

PHONE #: (985) 892-1900



CP06-10-190 - Use: Temporary Office Trailer for Covington Country Club

Zoning: SA (Suburban Agricultural) District
 Use Size: 624 sq. ft.
 Petitioner: Richard Blossman
 Owner: Richard & Lynn Blossman
 Location: Parcel located on the north side of Country Club Drive, west of US Highway 190 Service Road, S37, T7S, R11E, Ward 4, District 4
 Council District: 4

CONDITIONAL USE PERMIT STAFF REPORT

Meeting Date: October 3, 2006

Determination: Approved with staff comments until January 31st, 2006

Date: November 3, 2006
CASE NO.: CP06-10-190
Prior Action: Tabled (10/03/06)
Posted: 10/16/06

PETITIONER: Richard Blossman
OWNER: Richard & Lynn Blossman
PROPOSED USE: Temporary Office Trailer for Covington Country Club
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 624 sq. ft.
GROSS AREA LOT SIZE: 1.17 acres
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on the north side of Country Club Drive, west of US Highway 190 Service Road; S37, T7S, R11E; Ward 4, District 4

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>
North	Golf Course
South	Single Family Residential
East	Golf Course
West	Golf Course

<u>Zoning</u>
SA (Suburban Agricultural) District
A-3 (Suburban) District
SA (Suburban Agricultural) District
SA (Suburban Agricultural) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Temporary Office Trailer while the Covington Country Club building is in construction. The site is located on the north side of Country Club Drive, west of US Highway 190 Service Road. A site and landscape plan has been submitted showing the location of the temporary office trailer and the proposed parking lot. As previously stated, additional information shall be provided concerning the activities that will be taking place in the trailer and how long it will remain on site.

The staff has contacted the U.S. General Services Administration in Washington D.C. The GSA handles the leases for all federal agencies. That office has informed the staff that they have notified the Covington Country Club that the Federal Government wish to terminate the lease effective Dec. 25, 2006. They further indicated that they would be willing to allow access to the property after surveillance equipment was removed by the FBI.

As such the staff can see no justification for utilizing the temporary facility for a one year period. A three month temporary permit will permit adequate time for the facility to be relocated nearer the old club site. Such a move would permit the utilization of the original parking area and support facilities.

Once relocated to the original site, the temporary use will be allowed to remain as a legal use until therequest for a new permanent club house location can be resolved.

STAFF RECOMMENDATIONS:

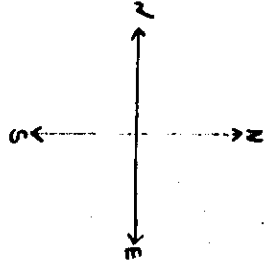
The staff recommends approval of the temprary use through January 31, 2006 subject to all applicable regulations and the following conditions:

1. Provide the hours of operation, activities that will be taking place in the trailer and how long it will remain on site.
2. If a dumpster is required, provide the location and the required screening.
3. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
4. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
5. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

2706-11-190



Scale: 1" = 20'
Trees: ○
Parking: □
Gravel Scaped Buffer/Grasspace: □

