

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6532

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. BINDER

ON THE 5 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF SIMALUSA DRIVE, BEING LOT 21, HONEYSUCKLE ESTATES LOOP SUBDIVISION; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .92 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 6). (2020-2020-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2020-ZC, has recommended to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area be changed from its present A-1 (Suburban District) & RO (Rural Overlay) to an A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-1 (Suburban District) & RO (Rural Overlay) to an A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF DECEMBER, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 21, 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## **EXHIBIT "A"**

**2020-2020-ZC**

THAT CERTAIN LOT OR PORTION OF GROUND, and its component parts, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 30, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOT 21, HONEYSUCKLE ESTATES SUBDIVISION, PHASE ONE, ST. TAMMANY PARISH, LOUISIANA.

Case No.: 2020-2020-ZC

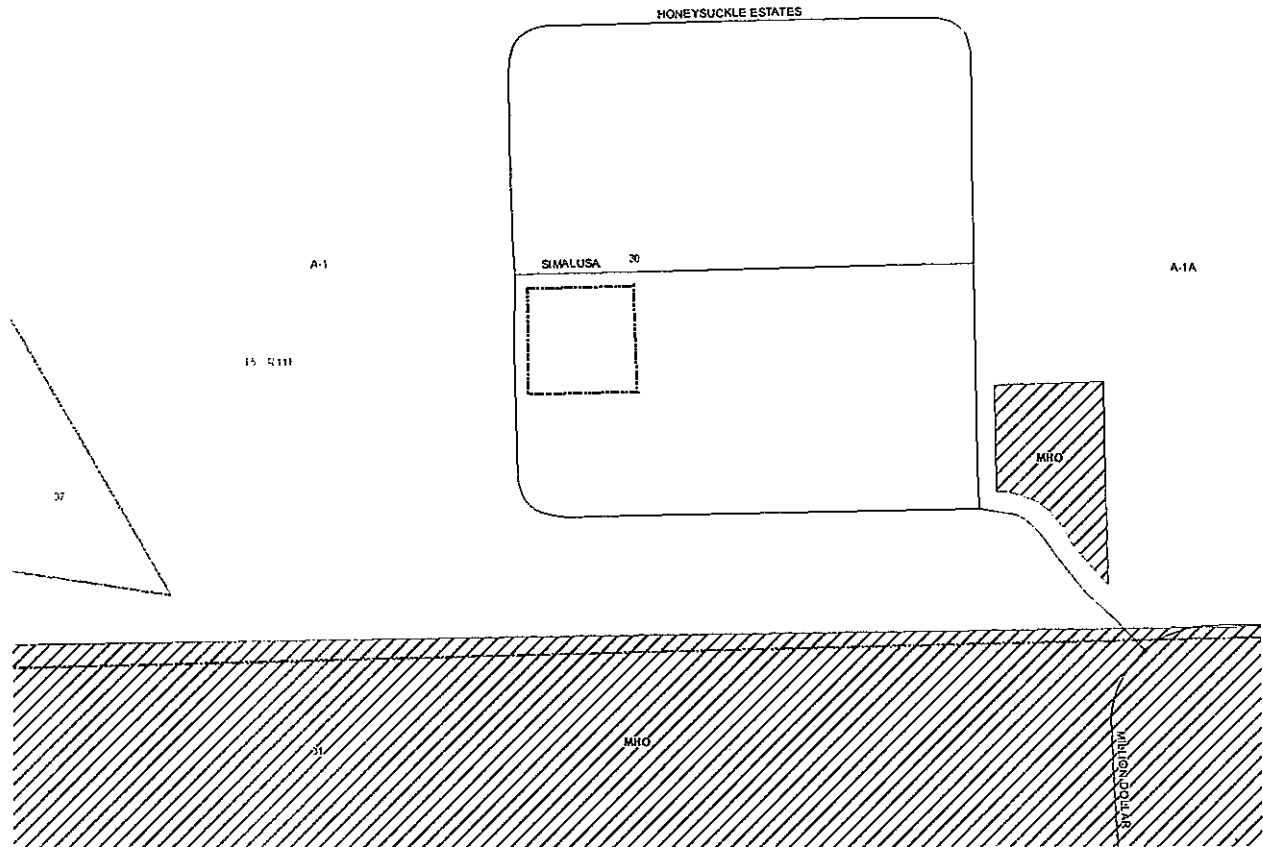
PETITIONER: Taylor Norman

OWNER: Taylor Norman and Kendall Bunns

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington

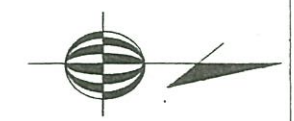
SIZE: .52 acres



# HONEYSUCKLE ESTATES

S U B D I V I S I O N  
 L O C A T E D I N S E C T I O N 3 0 T O W N S H I P 5 S O U T H R A N G E 1 1 E A S T S T T A M M A N Y  
 P A R I S H , L O U I S I A N A

OWNER/DEVELOPER  
 BARNEY CORE JACK MENDENHALL FELDER FITZMORRIS  
 P.O. BOX 547  
 FOLSOM, LA 70437



2020-2020-ZC

PARISH RESTRICTIVE COVENANTS

- 1 EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING
- 2 NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED
- 3 SEWERAGE SYSTEMS SHALL BE 30" DIA. OR LARGER
- 4 DAMAGE TO ADJACENT PROPERTY SHALL BE PROHIBITED
- 5 NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON ANY LOT
- 6 THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED IN THE NEIGHBORHOOD SHALL BE AS SHOWN ON THE PLAN
- 7 MOBILE SUBDIVISIONS WILL BE PERMITTED ON LOTS
- 8 AS RESIDENCES BE SUPERSEDDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH AND PLANNING COMMISSION
- 9 COMMISSION SIZE FOR EACH LOT
- 10 REAR SETBACKS WILL NOT EXCEED 20% OF THE DEPTH OF THE LOT.

DEDICATION

1 HEREBY REDUCE TO THE PARISH OF ST TAMMANY THROUGH THE PARISH COUNCIL AS PUBLIC

40.85 AC  
 200' X 200'  
 3 COURSE  
 ROAD SURFACING

NO. OF LOTS 32  
 INDIVIDUAL  
 SEWERAGE SYSTEM  
 R-RURAL ZONING

STREET WIDTH 60'

CERTIFICATION

THIS MAP IS CERTIFIED CORRECT AND IN ACCORDANCE WITH A PUBLIC SURVEY AND UNDER THE SUPERVISION OF THE UNDERSIGNED

REGISTERED LAND SURVEYOR  
 STATE OF LOUISIANA  
 NO. 3885051

FOR BARNEY CORE, JACK MENDENHALL, FELDER FITZMORRIS  
 PRESIDENT

SECRETARY

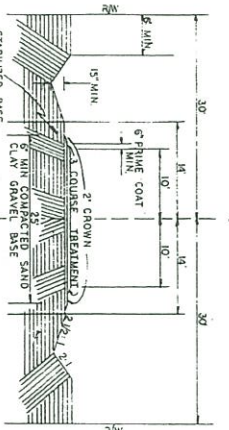
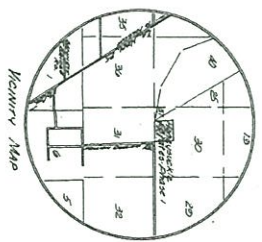
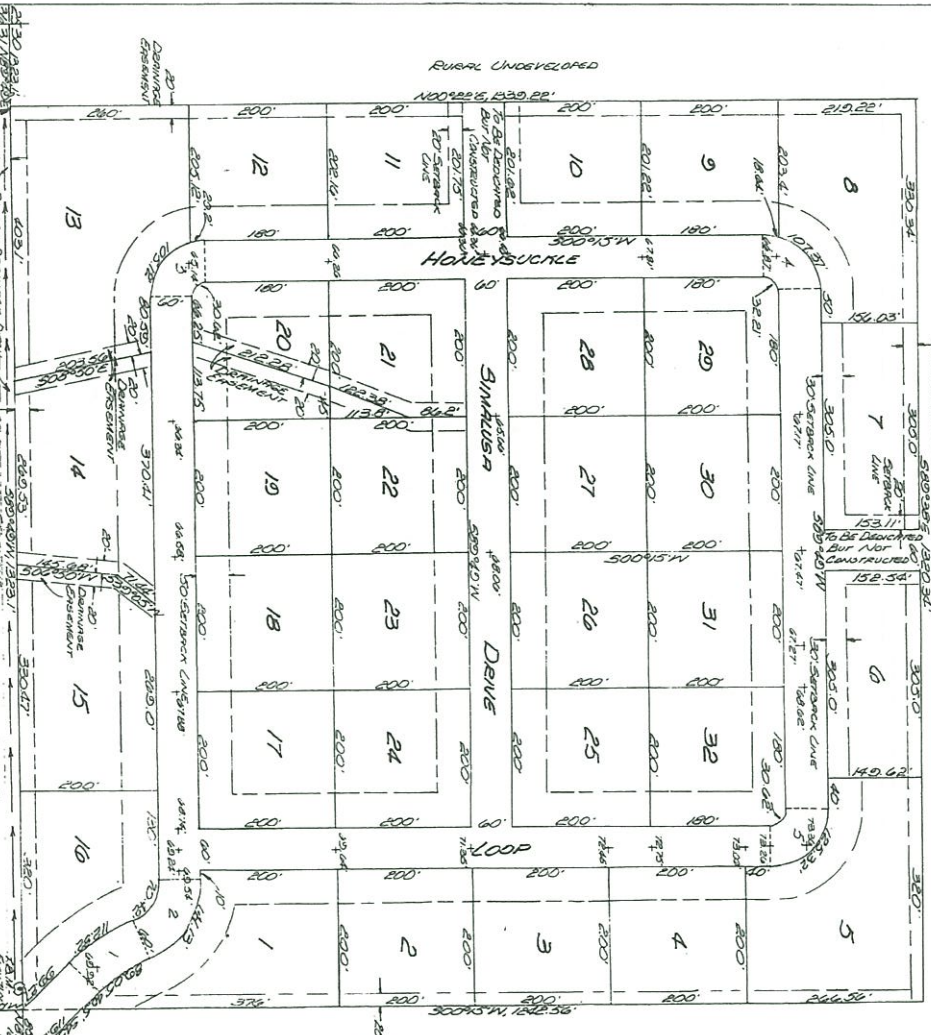
TREASURER  
 APPROVAL  
 MEMBER ST. TAMMANY PARISH

CHIEF ENGINEER  
 DATE FILED 2-26-21  
 483-8

NOTE: MAILING ADDRESSES WILL BE THE SAME AS OR AS DESIGNATED BY UNITED STATES POSTAL SERVICE

HONEYSUCKLE ESTATES  
 PHASE ONE

SCALE 5/8"=1'	DATE MAY 23, 2020	REVISION
DRAWN BY PJP		DATE



LAND SURVEYING, INC.  
 COVINGTON, LA

Lot	Area	Front Setback	Side Setback	Rear Setback
1	1.15	10	10	10
2	1.15	10	10	10
3	1.15	10	10	10
4	1.15	10	10	10

THIS AREA IS SUBJECT TO REGULATION ACCORDING TO THE NATIONAL AND URBAN DEVELOPMENT FEDERAL REGULATIONS, AND STATE AND LOCAL REGULATIONS.



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** September 25, 2020  
**Case No.:** 2020-2020-ZC  
**Posted:** September 25, 2020

**Meeting Date:** October 6, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Taylor Norman

**OWNER:** Taylor Norman and Kendall Bunns

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington

**SIZE:** .52 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped Land	A-1 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 classification from A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in sight design and density.

The objective of the requested overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as a manufactured home on the property is consistent with the site’s residential comprehensive plan designation.