

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6839                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BINDER  
ON THE 2 DAY OF DECEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF FITZGERALD LANE, WEST OF LOUISIANA HIGHWAY 437, BEING 19179 FITZGERALD LANE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) TO AN A-1A (SUBURBAN DISTRICT), RO (RURAL OVERLAY) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 2). (2021-2466-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2466-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-1A (Suburban District) and RO (Rural Overlay) to an A-1A (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay) to an 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-1A (Suburban District), RO (Rural Overlay) and 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-1A (Suburban District) and RO (Rural Overlay) to an A-1A (Suburban District), RO (Rural Overlay) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JANUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: NOVEMBER 25 , 2021

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2466-ZC**

**ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 34, T5S, R11E, St. Tammany Parish, Louisiana, and designated as Estates of Martin G. Sharp, et ux (2.00 Acres) on the map prepared by Land Surveying, Inc., for Frank Sharp, et al, on file and of record in the office of the Clerk of Recorder for the Parish of St. Tammany, State of Louisiana, as Map File No. 1108, and measuring 281.05 feet on the North side; 305.28 feet on the West side; 294.20 feet on the South side and 295.64 feet on the East side.**

**Case No.:** 2021-2466-ZC

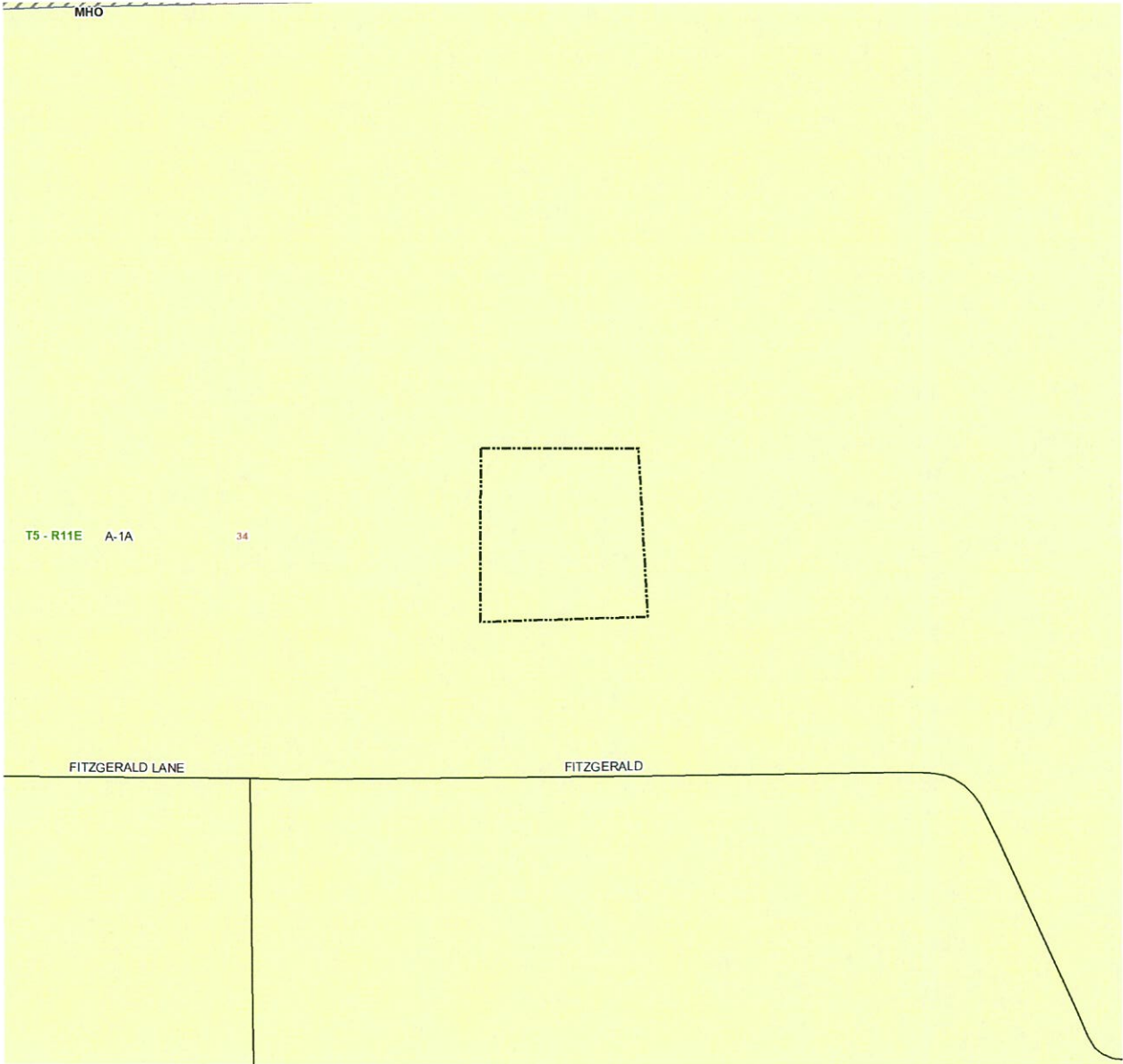
**PETITIONER:** Dale Jenkins

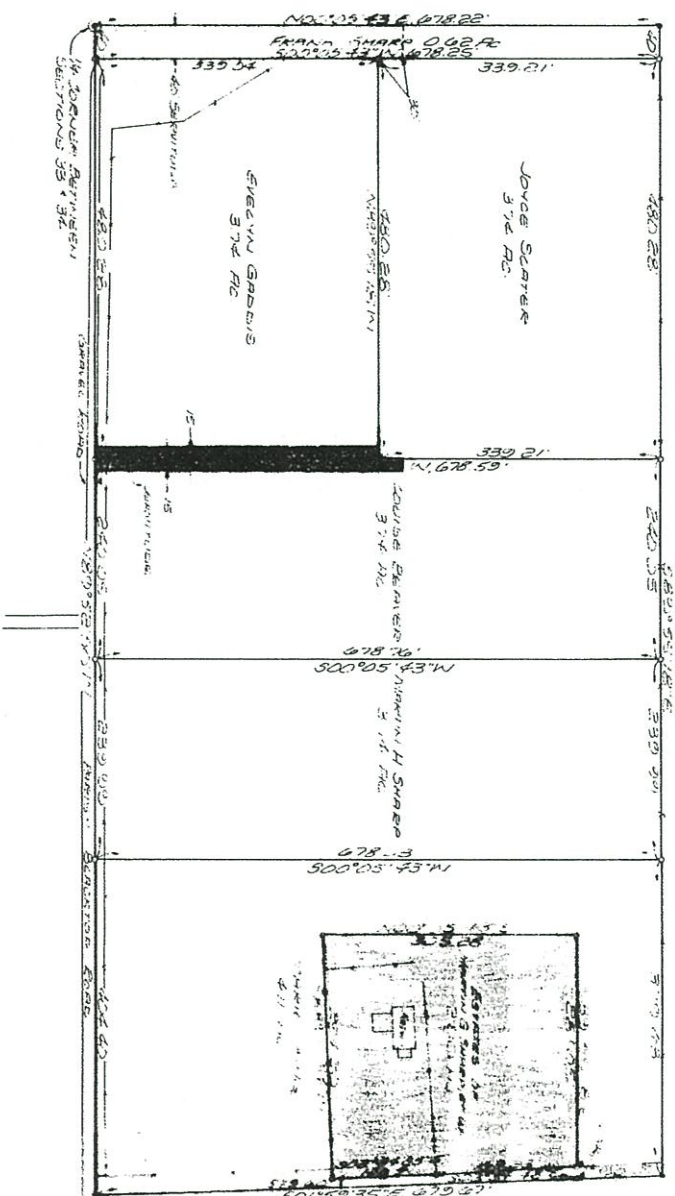
**OWNER:** Brenda Core Jenkins

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

**LOCATION:** Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2

**SIZE:** 2 acres





2021-2466-ZC

**LS** LAND SURVEYING, INC.  
518 N. COLUMBIA ST.  
COVINGTON, LA. 70433

FRANK SHARP, et al

STATE OF LOUISIANA  
LAND SURVEYOR  
JERON R. FITZMORRIS  
REG. NO. 3403  
EXPIRED

THIS MAP IS FILE IN GEOGRAPHIC AREA WITH A  
DOMESTIC SURVEY MAPS ON THE GROUND  
UNDER THE SUPERVISION OF THE

Map # 1108 filed 3/4/93 Guy L. Hunt Deputy Clerk

REGISTRATION SURVEYOR

[illegible]



2021-2466-ZC

MHO

T5 - R11E A-1A

34



FITZGERALD LANE

FITZGERALD

MHO



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

<b>Date:</b> October 5, 2021	<b>Meeting Date:</b> October 19, 2021
<b>Case No.:</b> 2021-2466-ZC	<b>Prior Determination:</b> Postponed - September 7, 2021 (Hurricane IDA)
<b>Posted:</b> October 8, 2021	<b>Determination:</b> Approved

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**GENERAL INFORMATION**

**PETITIONER:** Dale Jenkins

**OWNER:** Brenda Core Jenkins

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Type:</b> Parish	<b>Road Surface:</b> 2 Lane, Asphalt	<b>Condition:</b> Good
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**LAND USE CONSIDERATIONS**

**SURROUNDNG LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1A Suburban District
South	Undeveloped	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Residential	A-1A Suburban District

**EXISTING LAND USE:**

<b>Existing development:</b> No	<b>Multi occupancy development:</b> No
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**COMPREHENSIVE PLAN:**

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1A Suburban District and RO Rural Overlay TO A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density as well as agricultural uses.

The subject property does not currently have a manufactured home. The site is surrounded by stick-built home sites.