

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6293                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO /BRISTER                      PROVIDED BY: : PLANNING DEVELOPMENT  
INTRODUCED BY: MR. BELLISARIO                      SECONDED BY: MR. CANULETTE  
ON THE 5 DAY OF DECEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF JOINER WYMER ROAD, WEST OF LA HIGHWAY 1077, AND NORTH OF INTERSTATE I-12, BEING 12202 JOINER WYMER ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 8.0369 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 1, DISTRICT 3). (2019-1651-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1651-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) to an A-1 (Suburban District) & RO (Rural 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).

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) to an A-1 (Suburban District) & RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 16 DAY OF JANUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

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

Published Introduction: NOVEMBER 28 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## EXHIBIT "A"

### 2019-1651-ZC

A certain piece or portion of ground located in the Parish of St. Tammany, State of Louisiana, located in Section 33, T6S-R10E, designated as 8.0369 Acres, and being a portion of a 18.6423 acre tract with municipal number 12202 Joiner Wymer Road, and being more fully described as follows:

Commence at the 1/4 corner on the west side of Section 33, T6S-R10E and measure N89°53'41"E, a distance of 2200.80' to a point; thence measure S08°20' 10"W a distance of 1308.65' to a point being the point of beginning of the 18.6423 acre tract; thence measure along the easterly line of said tract, S08°20' 10"W, a distance of 1062.51' to a point, the Point of Beginning.

Measure thence from the Point of Beginning, along the easterly line of the 18.6423 acre tract, S08°20'10"W, a distance of 335.50' to a point on the southerly line of said tract; thence along said southerly line, N89°54'25"W, a distance of 920.96' to a point on the westerly line of said tract and being the center line of Bedico Creek; thence along said westerly line, N25°01'16"E, a distance of 64.29' to a point; thence continue along said westerly line, N29°35'56"E, a distance of 306.24' to a point; thence continue along said westerly line, N33°27' 51 "E, a distance of 41.25' to a point; thence continue along said westerly line, N43°35'41"E, a distance of 241.21' to a point; thence S64°36'26"E a distance of 387.79' to a point; thence S81°39'50"E a distance of 254.44' to a point on the easterly line of the 18.6423 acre tract, the Point of Beginning.

Said portion of ground contains 350,087.9 Square Feet or 8.0369 Acres.

Case No.: 2019-1651-ZC

PETITIONER: Kimberle Trowbridge

OWNER: Richard & Kimberle Trowbridge

REQUESTED CHANGE: A-1 Suburban District to A-1 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the south side of Joiner Wymer Road, west of LA Highway 1077, and north of Interstate I-12, being 12202 Joiner Wymer Road, Covington, S33, T6S, R10E, Ward 1, District 3.

SIZE: 8.0369 acres



LA STATE HIGHWAY NO 1-12 (SIDE)

LA STATE HIGHWAY NO 1-12 (SIDE)

18.6423 ACRES  
(18.5868 ACRES - TITLE)

BEICO CREEK

3.00 ACRES

15.81 ACRES

70' ACCESS R/W

30' ACCESS R/W

LA STATE HIGHWAY NO 1095 (SIDE)

LA STATE HIGHWAY NO 1077 (SIDE)

LEGEND

GRAPHIC SCALE

ELEVATION PLAN  
18.6423 ACRE TRACT  
ST. LANDRY PARISH, LA.

M. N. LAND SURVEYING, L.P.

JAN 1971

JAN 1972

WYMER JOINER

ROAD (SIDE)

ELEVATION PLAN  
18.6423 ACRE TRACT  
SECTION 33, T6S-R10E  
ST. TAUAMPAH PARISH, LA.  
DATE: 6/21/07 TOTAL: 17' x 42' PREPARED BY: J.S.  
CHECKED BY: J.S. DATE: 6/21/07  
REVISIONS AND NOTES:

**M & N**  
M & N LAND SURVEYING, LLC  
2425 N. WARD ST., SUITE 100  
DALLAS, TEXAS 75201  
TEL: 972-447-7777 FAX: 972-447-0773  
WWW.MANDNSURVEYING.COM



2019-1651-ZC

A-3

33

T6S - R10E  
A-1

T7S - R10E

A-2

4

SECLUDED GROVE

SECLUDED OAKS

A-2



## ZONING STAFF REPORT

**Meeting Date:** November 13, 2019  
**Determination:** Approved

**PETITIONER:** Kimberle Trowbridge  
**OWNER:** Richard & Kimberle Trowbridge  
**REQUESTED CHANGE:** A-1 Suburban District to A-1 Suburban District and RO Rural Overlay  
**LOCATION:** Parcel located on the south side of Joiner Wymer Road, west of LA Highway 1077, and north of Interstate I-12, being 12202 Joiner Wymer Road, Covington, S33, T6S, R10E, Ward 1, District 3  
**SIZE:** 8.0369 acres

**SURROUNDING LAND USE AND ZONING:**

<b><u>Direction</u></b>	<b><u>Surrounding Use</u></b>	<b><u>Surrounding Zone</u></b>
North	Residential	A-1 Suburban District
South	Residential	A-2 Suburban District
East	Residential and Undeveloped	A-1 Suburban District
West	Residential and Undeveloped	A-1 Suburban District

**Existing development: Yes** **Multi occupancy development: No**

**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.

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and RO Rural Overlay. The site is located on the south side of Joiner Wymer Road, west of LA Highway 1077, and north of Interstate I-12, being 12202 Joiner Wymer Road, Covington. The 2025 future land use plan designates the site to maintain land used for timber production, recreational uses, species habitat and storm water retention. Staff does not have any objection to the request as the purpose of the RO Rural Overlay is to establish agricultural uses, encourage the maintenance of the rural countryside, and to preserve forests and other undeveloped lands.

Staff feels that the request for the RO Rural Overlay is appropriate for the character of the neighborhood and conforms to the 2025 future land use area plan.