

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JULY 2, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

APPROVAL OF THE JUNE 4, 2019 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **2019-1451-ZC**
Text Change: An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations.

POSTPONED 6/4/2019 MEETING

2. **2019-1464-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 1.14 acres
Petitioner: Barbara Deitch
Owner: Barbara Deitch
Location: Parcel located on the east side of LA Highway 25, north of Million Dollar Road, south of Bruhl Road, being 78488 LA Highway 25 & 78492 LA Highway 25, Folsom, S36, T5S, R10E, Ward 2, District 3.
Council District: 3
3. **2019-1474-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 5 acres
Petitioner: Terence Ryan
Owner: Terence Ryan
Location: Parcel located on the south side of Boyd Road, east of Tantela Ranch Road, S15, T6S, R10E, Covington, Ward 1, District 3.
Council District: 3

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4.

2019-1475-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 1 acre

Petitioner: Robert Fielding

Owner: Robert Fielding

Location: Parcel located on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush, S41, T5S, R13E, Ward 5, District 6.

Council District: 6
5.

2019-1478-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-3 (Suburban District)

Acres: 1.89 acres

Petitioner: Allan Paul Wright

Owner: Jeffrey Mays Johannsen

Location: Parcel located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, S33, T7S, R13E, Ward 6, District 11.

Council District: 11
6.

2019-1479-ZC

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Acres: 5.5 acres

Petitioner: Lauren Dellinger LaPoint

Owner: Lauren Dellinger LaPoint

Location: Parcel located on the southeast corner of Dogwood Lane and Johnsen Rd., Covington LA, S27, T6S, R11E, Ward 3, District 2 .

Council District: 2
7.

2019-1483-ZC

Existing Zoning: A-1A (Suburban District)

Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Acres: 4.325 acres

Petitioner: Shanadorah Voiron

Owner: Aliene Munger

Location: Parcel located on the north side of Davis Drive, east of Sanders Road & Downs Avenue, S10, T6S, R12E, Ward 10, District 6.

Council District: 6
8.

2019-1484-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Acres: 0.61 acres

Petitioner: Jerome Mitchell Harris

Owner: Jerome Mitchell Harris

Location: Parcel located on the east side of Josephine Street, south of Mill Road, north of Ohio Road, being lot 7, Covington, S36, T6S, R11E, Ward 3, District 2.

Council District: 2

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Absent: Parker

Staff Present: Helen Lambert, Erin Cook, Karlin Riles, Jennifer Lange, Cary Menard, Terry Hand and Leslie DeLatte

CALL TO ORDER

ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

The invocation was presented by Ron Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiances was presented by Bagert

THE ELECTION OF VICE CHAIRMAN

Randolph made a motion second by Bagert to open the agenda and vote for Vice Chairman

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain:

This motion passed

Bagert nominated Richard for vice Chairman second by Cazaubon

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm Randolph

Nays:

Abstain:

This motion passed

Doherty appointed Lorren as Parliamentarian; Lorren accepted

APPROVAL OF THE MAY 7, 2019 MINUTES

Lorren made a motion to approve, second by Richard, to approve as amended.

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph.

Nays:

Abstain:

This motion passed

Doherty requested to move up case **2019-1451-ZC**

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10. 2019-1451-ZC
 Text Change: An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations.

Ms. Riles discussed and explained the content of this case.

Doherty advised that this ordinance has some changes and that he would like to discuss and vote on individually.

Lorren second by Cazaubon to accept the changes in Paragraph 1.

Riles said that we need to hear public comments before they are voted on.

Doherty read all amendments to text.

The floor was opened for public comment.

Mr. Collins came to the podium with some discussion.

E.J. Lamulle, Robert Broome, Donald Ducotte all spoke for.

Mr. Legarde asked for this request to be postponed.

Randolph made a motion to postpone to the July meeting, second by Lorren.

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph.

Nays:

Abstain:

This motion passed

Doherty asked for any volunteers for the “Work Group” to meet in the Council Chambers on Thursday, June 18, 2019 along with Helen Lambert.

Randolph volunteered.

Doherty reminded everyone that this case was withdrawn

12. 2019-1453-ZC –Withdrawn
 Existing Zoning: HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Acres: 8.67 acres
 Petitioner: Gulf States Construction Services, INC. - Michael Saucier
 Owner: N 59 Ventures - N 59 Ventures, LLC
 Location: Parcel located on the north side of East Koop Drive, east of LA Highway 59, Mandeville, S19, T7S, R12E, Ward 4, District 5.
 Council District: 5

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ZONING CHANGE REQUEST CASES

1. **2019-1373-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 8 acres
Petitioner: Tayler Migue
Owner: August Joseph & Tonja D. Catanzaro
Location: Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road,
 S51, T5S, R12E, Ward 2, District 6
Council District: 6

Tayler Migue and Tonja Catanzaro came to the podium

Randolph made a motion to approve this request to A-2 and MHO, second by Cazaubon.

Yeas: Cazaubon, Lorren, Doherty Randolph
Nays: Richard, Willie, Bagert, Fitzmorris, Drumm
Abstain:

The motion failed.

Richard then made a motion to approve amending their request to A1-A & MHO, second by Fitzmorris

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm Randolph

Nays:

Abstain:

This motion passed

2. **2019-1410-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1 acre
Petitioner: Grand Homes, LLC - Jay Ploue
Owner: Grand Homes, LLC - John Ploue
Location: Parcel located on the southwest corner of Brewster Road & Grand Oaks Blvd,
 being Parcel B-4, Madisonville, S17, T7S, R10E, Ward 1, District 1.
Council District: 1

Paul Mayronne came to the podium to represent Mr. Ploue

Bagert made a motion to approve, second by Fitzmorris

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain:

This motion passed

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3. **2019-1430-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 0.67 acres
Petitioner: Jones Fussell - Paul J. Mayronne
Owner: CM Combs Properties LLC - Chris Comb
Location: Parcel located on the north side of Dummyline Road, west of LA Highway
 21, Madisonville, S41, T7S, R10E, Ward 1, District 1.
Council District: 1

Paul Mayronne came to the podium

Randolph made a motion to approve, second by Fitzmorris

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm Randolph

Nays:

Abstain:

This motion passed

4. **2019-1439-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & (MHO Manufactured Housing Overlay)
Acres: 2.5 acres
Petitioner: Mark David Bersuder
Owner: Mark David Bersuder
Location: Parcel located on the south side of West Powerline Road, west of LA
 Highway 41, being 37190 West Powerline Road, Pearl River, S10, T8S,
 R14E, Ward 8, District 9.
Council District: 9

Mark Bersuder came to the podium

Christina Fleming, Sonja Pace, Nicholas Batstord, Charles Yarbrough and Denise Druml spoke
against this request.

Bagert made a motion to approve, second by Drumm

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain:

This motion passed

5. **2019-1443-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.25 acres
Petitioner: Joseph & Melissa Spinoso
Owner: Joseph & Melissa Spinoso
Location: Parcel located on the south side of Bell Park Road, being lot 37, Bell Park
 Subdivision, S46, T9S, R13E, Ward 7, District 7.
Council District: 7

Joseph & Melissa Spinoso came to the podium.

Bagert made a motion to approve, second by Fitzmorris

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain:

This motion passed.

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6. **2019-1446-ZC**

Text Change: An Ordinance amending the St. Tammany Parish Unified Development Code, Section 130-5- Definitions- to include additional language in the definition of a funeral home.

Randolph made a motion to approve, second by Lorren

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain

This motion passed

7. **2019-1447-ZC**

Existing Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

Acres: 1.63 acres

Petitioner: Judy Cannon

Owner: Judy Cannon

Location: Parcel located on the west side of LA Highway 41, south of LA Highway 21, being 81833 Highway 41, Bush, S42, T5S, R13E, Ward 5, District 6.

Council District: 6

Judy Cannon came to the podium

Willie made a motion to approve, second by Fitzmorris

Yeas: Cazaubon, Lorren, Richard, Willie, Fitzmorris, Doherty, Drumm, Randolph

Nays: Bagert

Abstain

This motion passed

8. **2019-1449-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-1A (Suburban District)

Acres: 9.84 acres

Petitioner: Mark & Vieta Collins

Owner: Mark & Vieta Collins

Location: Parcel located on the north side of Million Dollar Road, east of Honeysuckle Estates Loop, Covington, S30, T5S, R11E, Ward 2, District 6.

Council District: 6

Mark Collins came to the podium

Cazaubon made a motion to approve, second by Willie

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm. Randolph

Nays:

Abstain

This motion passed

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9. **2019-1450-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.68 acres
Petitioner: Jordan Fernandez
Owner: Jordan Fernandez
Location: Parcel located on the north & south sides of Breen Road, east of Gottschalk Road, S18, T6S, R10E, Ward 1, District 3.
Council District: 3

Jordan Fernandez came to the podium

Walter Jenkins spoke in favor of this request

Fitzmorris made a motion to approve, second by Willie

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain

This motion passed

11. **2019-1452-ZC**
Existing Zoning: A-2 (Suburban District) & A-3 (Suburban District)
Proposed Zoning: A-2 (Suburban District), A-3 (Suburban District) & RO (Rural Overlay)
Acres: 10.45 acres
Petitioner: Jones Fussell, L.L.P. - Jeffery Schoen
Owner: Walter & June Davisson
Location: Parcel located on the southwest corner of Dove Park Road, west of LA Highway 59, Mandeville, S26, T7S, R11E, Ward 4, District 5.
Council District: 5

Jeff Schoen came to the podium

Michael Giafageone and David Golden in favor of this request.

Randolph made a motion to approve, second by Drumm

Yeas: Cazaubon, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain

This motion passed

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13. **2019-1457-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1 acre
Petitioner: Walter Jenkins
Owner: Walter Jenkins
Location: Parcel located on the north and south sides of Breen Road, east of Gottschalk
Road, being 10090 Breen Road, Covington, S18, T6S, R10E, Ward 1, District
3.
Council District: 3

Walter Jenkins came to the podium

Fitzmorris made a motion to approve, second by Randolph

Yeas: Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Nays:

Abstain

This motion passed.

PLAN REVIEW CASES

1. **PR17-12-002 - USE: Revised site and landscape plan for Retail Center**
CORRIDOR: Highway 21 Planned Corridor Overlay
ZONING: HC-2 Highway Commercial District
USE SIZE: 48,000 sq. ft.
PETITIONER: JSB Hwy 21 Lots, LLC – John S. Bowers III
OWNER: JSB Hwy 21 Lots, LLC – John S. Bowers III
LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive;
S47, T7S, R11E; Ward 1, District 1

John Bowers came to the podium

Debra Hebert, Leo Hemelt and Peggy Vallejo spoke against this request.

Drumm made a motion to approve, second by Bagert

Yeas: Cazaubon, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm

Nays: Lorren, Randolph

Abstain:

This motion failed

Lorren made a motion to approve this request only with “hard” fencing, second by Bagert

Yeas: Cazaubon, Lorren Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm Randolph

Nays:

Abstain:

This motion passed.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR _____ PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF APRIL, 2019

An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations. (2019-1451-ZC)

WHEREAS, a short term rental is commonly defined as a dwelling unit rented for a period of less than thirty (30) days for lodging and boarding of transient guests; and

WHEREAS, the growth and popularity of short term rentals in unincorporated St. Tammany Parish has resulted in a need to better define and establish uniformity for their permitting and use; and

WHEREAS, short term rental involves the business of lodging accommodation that caters to travelers and tourists, thus making it more similar to other lodging and accommodation uses (hotels, motels, bed and breakfasts, and similar venues) and less similar to long term residential rentals and home office uses; and

WHEREAS, short term rentals are not compatible with the uses of residentially zoned districts, including Estate Districts, Suburban Districts, and Residential Districts, except in certain, limited situations; and

WHEREAS, short term rentals are more compatible with mixed-use and commercially zoned districts where residential and commercial uses are allowed to co-exist; and

WHEREAS, nothing in this ordinance shall be construed to ratify any attempts to circumvent Parish ordinances through the use of short term rental contracts to otherwise violate any St. Tammany Parish Government ordinance or regulation, including but not limited to the use of short term rental contract to accept payment for other commercial uses outside of lodging which are not otherwise permitted; and

WHEREAS, nothing in this ordinance shall have any affect on any private restrictive covenants between private parties, including but not limited to private deed restrictions or restrictive covenants enforced by Home Owners Associations, nor shall it ratify past, current, or future violations of private deed restrictions or restrictive covenants; and

WHEREAS, to promote the health, safety and welfare of citizens, the St. Tammany Parish Government considers it necessary to amend the St. Tammany Parish Code of Ordinances and its Unified Development Code to provide definitions and regulations regarding short term rentals in unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, Taxation, Regulations, and Chapter 130 Unified Development Code to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning

districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations as follows:

Amend Sec. 22-41. – Retail dealers in merchandise, services and rentals, to add:

(2) jji. Short term rentals

Amend Sec. 22-116. – Definitions, to add short term rentals to the definition of hotels subject to the hotel tax:

Sec. 22-116. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Hotel, as used herein, means and include any establishment, including short term rentals, both public and private, engaged in the business of furnishing or providing rooms and overnight camping facilities intended or designed for dwelling, lodging or sleeping purposes to transient guests where such establishment consists of two or more guest rooms and does not encompass any hospital, convalescent or nursing home or sanitarium, or any hotel-like facility operated by or in connection with a hospital or medical clinic providing rooms exclusively for patients and their families. Motels and tourist camps and overnight camping facilities are included within the definition in this subsection and shall specifically include establishments providing campgrounds and hook-ups or connection facilities for transient or overnight campers who travel or provide their own camping equipment but pay fees and consideration for the location and placement and various services for such campers. The term "hotel" used herein shall not include camp and retreat facilities owned and operated by nonprofit organizations exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) of the Internal Revenue Code provided that the net revenue derived from the organization's property is devoted wholly to the nonprofit organization's purposes.

Amend Chapter 22 – Licenses, Taxation and Regulations to add a new Article XII – SHORT TERM RENTALS:

Sec. 22-587. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Short Term Rental – A dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days. “Short term rental” means and includes any establishment or person engaged in the business of furnishing sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a residential location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence.

Sec. 22-588. – Imposition and Levy.

There is hereby levied and imposed within the unincorporated areas of the parish an annual license in the amount of one thousand dollars (\$1000.00) for all short term rentals operating in the unincorporated areas of the parish, for the purposes of monitoring and enforcing the provisions of this code related to short term rentals.

Sec. 22-589. – Disbursement.

The proceeds of the annual license shall be utilized for enforcement.

Sec. 22-590. - Failure to pay tax—Court action.

Failure to pay any tax due as provided in this article shall ipso facto, without demand or putting in default, cause said tax, interest, penalties and costs to become immediately delinquent, and the parish council is hereby vested with authority, on motion in a court of competent jurisdiction, to

take a rule on the said dealers or operators of the facilities for which this occupancy tax is imposed to show cause in not less than two or more than ten days, exclusive of holidays, after the service thereof, which may be tried out of term and in chambers, and shall always be tried by preference, why said dealer or person should not be ordered to cease from further pursuit of business as a dealer, and in case said rule is made absolute, the order thereon rendered shall be considered a judgment in favor of the governing authority, prohibiting such dealer from the further pursuit of said business until such time as he has paid the said delinquent tax, interest, penalties and costs, and every violation of the injunction shall be considered as a contempt of court, and punished according to law.

Amend Sec 130-5 Definitions, to insert the following in alphabetical order:

Residence means a home, abode or place where an individual is actively living at a specific point in time, other than one being used as a short term rental as defined herein.

Short Term Rental – A dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days. “Short term rental” means and includes any establishment or person engaged in the business of furnishing sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a residential location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence.

Amend Article III of Chapter 130 to add a new Sec. 130-89. – Violations of Short Term Rental Provisions.:

Advertising a residence as a short term rental in any district other than those in which short term rentals are permitted creates a presumption that a short term rental is being operated in violation of this code.

Amend Article III of Chapter 130 to add a new Sec. 130-164. – Legal nonconforming short term rental.:

(a) A legal nonconforming short term rental is a short term rental legally operating at the time of the adoption of this ordinance. Legally operating shall mean a short term rental which was in existence and registered with the St. Tammany Parish Sheriff's Office for the collection of hotel/motel taxes as prescribed by law, or proof of the payment of hotel/motel tax on past rentals to the St. Tammany Parish Sheriff's Office on or before December 31, 2018 the effective date of this ordinance.

(b) Legal nonconforming Short Term Rentals are subject to the following restrictions:

(1) Legal nonconforming Short Term Rentals shall conform to all provisions of the use district in which it is located in addition to all standards related to Short Term Rentals

(2) No building or structure within where a legal nonconforming Short Term Rental use has ceased for reasons other than those stated in Section 130-195 for a period of more than six months or has changed to a permitted or conforming use, shall again be used as a legal nonconforming use. Failure to maintain all necessary licenses, abide by the standards related to Short Term Rentals, and/or remit all legally due hotel/motel taxes shall constitute a cease in legal conforming use.

Amend E-1 Estate District, specifically Sec. 130-267. – Permitted Uses, to add a new:

(17) Short Term Rental

Amend E-2 Estate District, specifically Sec. 130-293. – Administrative Permits, to add a new:

(17) Short Term Rental

Amend E-3 Estate District, specifically Sec. 130-328. – Administrative Permits, to add a

new:

(17) Short Term Rental

Amend E-4 Estate District, specifically Sec. 130-353. – Administrative Permits, to add a new:

(17) Short Term Rental

Amend A-1(D) Suburban District, specifically Sec. 130-388. – Administrative Permits, to add a new:

(17) Short Term Rental

Amend A-1A(D) Suburban District, specifically Sec. 130-413. – Administrative Permits, to add a new:

(17) Short Term Rental

Amend A-2(D) Suburban District, specifically Sec. 130-448. – Administrative Permits, to add a new:

(17) Short Term Rental

Amend A-3(D) Suburban District, specifically Sec. 130-473. – Administrative Permits, to add a new:

(17) Short Term Rental

Amend A-4(D) Single-Family Residential District, specifically Sec. 130-508. – Administrative Permits, to add a new:

(15) Short Term Rental

Amend A-4A(D) Single-Family Residential District, specifically Sec. 130-533. – Administrative Permits, to add a new:

(15) Short Term Rental

Amend A-5(D) Two-Family Residential District, specifically Sec. 130-568. – Administrative Permits, to add a new:

(15) Short Term Rental

Amend A-6(D) Multiple-Family Residential District, specifically Sec. 130-593. – Administrative Permits, to add a new:

(15) Short Term Rental

Amend A-7(D) Multiple-Family Residential District, specifically Sec. 130-628. – Administrative Permits, to add a new:

(15) Short Term Rental

Amend A-8(D) Multiple-Family Residential District, specifically Sec. 130-653. – Administrative Permits, to add a new:

(15) Short Term Rental

Amend NC-3 Lodging District, specifically Sec. 130-736. – Administrative Permits, to add a

new:

(4) Short Term Rental

Amend NC-4 Neighborhood Institutional District, specifically Sec. 130-760. – Administrative Permits, to add a new:

(4) Short Term Rental

Amend NC-5 Retail and Service District, specifically Sec. 130-792. – Administrative Permits, to add a new:

(6) Short Term Rental

Amend NC-6 Public, Cultural and Recreational District, specifically Sec. 130-814. – Administrative Permits, to add a new:

(4) Short Term Rental

Amend HC-1 Highway Commercial District, specifically Sec. 130-898. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-2 Highway Commercial District, specifically Sec. 130-898. – Administrative Permits, to add a new:

(18) Short Term Rental

Amend HC-2A Highway Commercial District, specifically Sec. 130-946. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-3 Highway Commercial District, specifically Sec. 130-970. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-4 Highway Commercial District, specifically Sec. 130-1003. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-5 Highway Commercial District, specifically Sec. 130-898. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend TND-1 Traditional Neighborhood Development District, specifically Sec. 130-1459. – Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, short term rentals, offices, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend TND-2 Traditional Neighborhood Development District, specifically Sec. 130-1510. – Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend Article V, Division 7 – RO Rural Overlay, specifically Sec. 130-1836. – Administrative Permits, to add a new:

(12) Short Term Rental

Amend Sec. 130-2213 Minimum standards, to add a new:

(57) Short Term Rental.

A. Where a short term rental is allowed, the proposed use shall meet the following criteria:

1. One off street parking space will be required for each rented bedroom. A floor plan must be submitted at the time of application to determine the number of parking spaces required.

2. The owner or operator of a short term rental is not required to be present during the duration of a short term rental guest's visit, except as provided for in Sec. 130-2213(57)(A)(5), but when the owner or operator is off premises a designated local party, which may be the owner or operator, must be available to respond to complaints from either guests or neighbors and shall be available to appear on the premises to address any issues. A letter detailing the name and contact information of the owner, operator or designated local party, including phone number(s), address, and email address if available, must be provided to the Department of Planning and Development at the time of application. The owner or operator is responsible for updating said designated local party and contact information anytime such information changes.

3. Proof of occupational license is required at time of application.

4. An annual license must be obtained at the time of application and renewed each year in accordance with Chapter 22 of the St. Tammany Parish Code of Ordinances.

5. The owner of a short term rental operating in a residential zoning classification, other than an Estate District, a Rural Overlay, or those operating under the provisions of 130-164, must have a valid homestead exemption and must be present for the duration of a short term rental guest's visit. A letter detailing the name and contact information of the owner, including phone number(s), address, and email if available, along with proof of a valid homestead exemption on

the property to be used as a short term rental must be provided to the Department of Planning and Development at the time of application.

6. Auctions, weddings, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the short term rental as a component of short term rental activities.

B. Nothing in this section is intended to apply to or prohibit the long-term rental of a dwelling unit for thirty (30) consecutive days or more and where typically the method of rental involves an extended period of time.

C. Nothing in this section is intended to apply to or prohibit the lease, rental, occupancy, or use of a property that is under a pending contract for sale, where the lessee(s) and lessor(s) are parties to the pending sale of said property.

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~~ six months 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 ____ DAY OF _____, 2019; AND BECOMES ORDINANCE COUNCIL SERIES NO. 19-_____.

MICHAEL LORINO JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at

Returned to Council Clerk: _____, 2019 at

ZONING STAFF REPORT

Date: 6/21/2019
Case No.: 2019-1464-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Barbara Deitch
OWNER: Barbara Deitch
REQUESTED CHANGE: From A-1 Suburban District to A-5 Two-Family Residential District
LOCATION: Parcel located on the east side of LA Highway 25, north of Million Dollar Road, south of Bruhl Road, being 78488 LA Highway 25 & 78492 LA Highway 25, Folsom, S36, T5S, R10E, Ward 2, District 3.
SIZE: 1.14 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 & RO Rural Overlay
South	Residential	A-1 & RO Rural Overlay
East	Residential	A-1 & RO Rural Overlay
West	Residential	A-1 & RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** Yes

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 from A-1 Suburban District to A-5 Two-Family Residential District. This site is located on the east side of LA Highway 25, north of Million Dollar Road, south of Bruhl Road, being 78488 LA Highway 25 and 78492 LA Highway 25, Folsom. The 2025 future land use plan designates the site to be developed with residential and agricultural uses.

Staff is not completely opposed to the requested zoning change to A-5 Two-Family Residential district, considering it would allow for the existing legal non-conforming uses/duplexes to be brought into compliance with the appropriate zoning designation. However, staff does have concerns that the site’s 1.14 acres would allow for additional dwelling units to be placed on the property, as the maximum density permitted in the A-5 Two-Family Residential district is eight dwelling units per acre. Notwithstanding the foregoing, these concerns are partly alleviated, considering that the current configuration of the existing two-family dwellings on the property would make it difficult for the site to be develop with additional dwelling units.

STAFF RECOMMENDATION:

The staff recommends that the request for the A-5 Two-Family Residential District designation be approved.

Case No.: 2019-1464-ZC

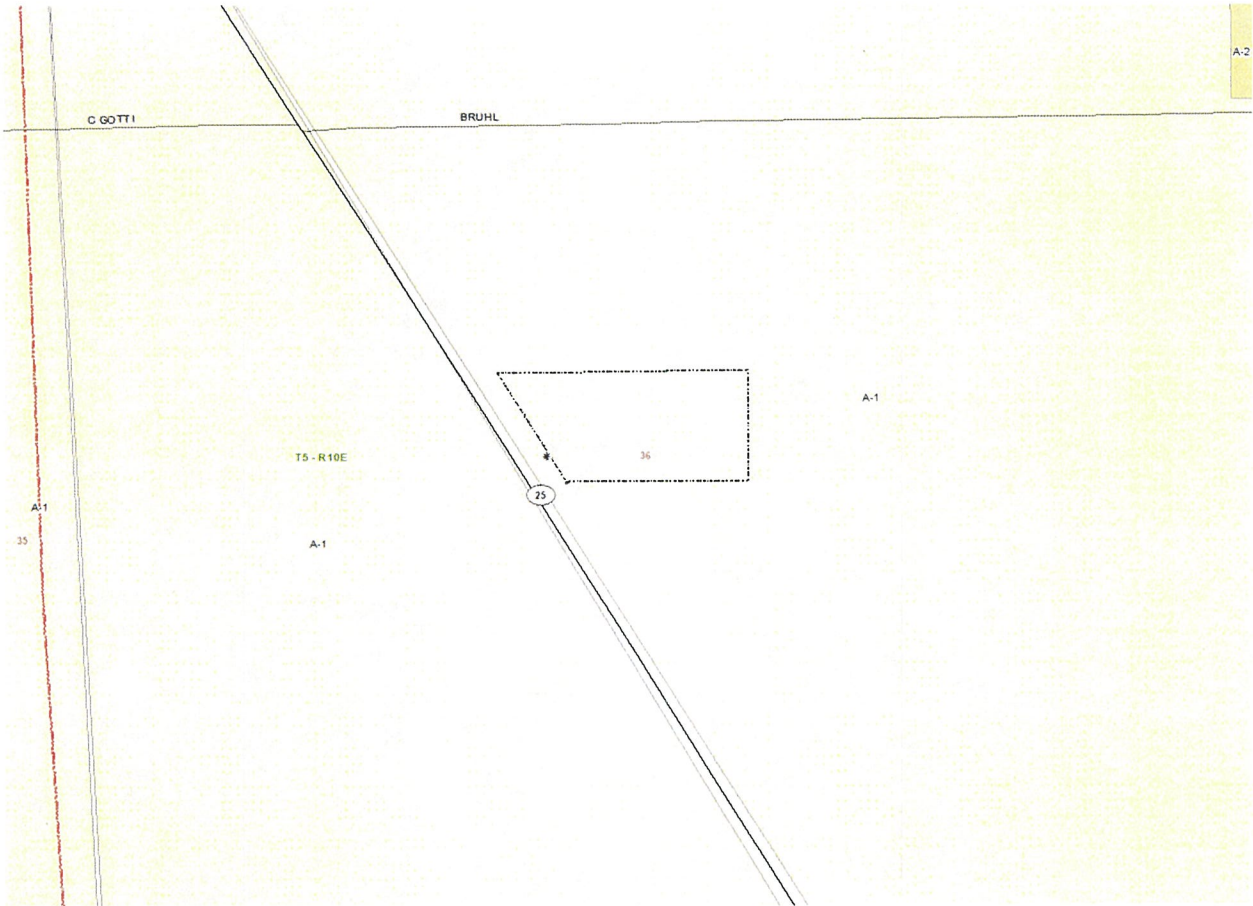
PETITIONER: Barbara Deitch

OWNER: Barbara Deitch

REQUESTED CHANGE: From A-1 Suburban District to A-5 Two Family Residential

LOCATION: Parcel located on the east side of LA Highway 25, north of Million Dollar Road, south of Bruhl Road, being 78488 LA Highway 25 & 78492 LA Highway 25, Folsom, S36, T5S, R10E, Ward 2, District 3.

SIZE: 1.14 acres



2019-1464-ZC

C GOTTI

BRUHL

A-1

T5-R10E

36

25

A-1



2019-1464-2C

BRUHL ROAD (side)

BRUHL ROAD (side)

S00°11'W
161.25'

24,816 SQ. FT.

154.17'

154.16'

S00°11'W
160.71'

24,816 SQ. FT.

N89°39'E - 357.52'

203.35'

S89°51'W - 260.12'
(BASE BEARING)

25' ACCESS
SERVITUDE

105.96'

DITCH
(APPROX.
LOCATION)

N31°14'W - 186.82'

25

THIS P.O.B. IS DESCRIBED AS BEING LOCATED
N89°41'34"E, 884.01' and N31°14'W, 381.0'
FROM THE QUARTER SECTION CORNER COMMON
TO SECTIONS 35 & 36, .5S-R10E.

P.O.B.

REVISED 7-29-2002.

LEGEND

- = IRON ROD FOUND
- ⊙ = IRON ROD SET
- = IRON PIPE FOUND

REFERENCE SURVEY AND

BASIS FOR BEARINGS:

PLAT & SURVEY BY THIS FIRM,
DATED 9-02-97, PLAT FILE No. 126-179.

NOTE:

ANY UTILITIES AND/OR ADDITIONAL SERVITUDES
THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY,
ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE
F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND
THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD
ZONE "C" PER PANEL NUMBER 225205 0125 C,
REVISED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS
AN ACTUAL SURVEY MADE ON THE GROUND UNDER
THE DIRECT SUPERVISION OF THE UNDERSIGNED AND
IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA
MINIMUM STANDARDS OF PRACTICE FOR PROPERTY
BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF
PROPERTY
SITUATED IN
SECTION 36
TOWNSHIP 5 SOUTH
RANGE 10 EAST
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:

BARBARA RICKS



FONTCUBERTA
Surveys
INCORPORATED
PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

DATE

SCALE

P.O. BOX 1792

COVINGTON, LA. 70434

PHONE: (985) 893-7461

DRAWN BY

CHECKED BY

JOB NO.

PLAT FILE NO.

7-26-2002

1" = 60'

MFD

TJF

229730

127-802

ZONING STAFF REPORT

Date: 6/21/2019
Case No.: 2019-1474-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Terence Ryan
OWNER: Terence Ryan
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay
LOCATION: Parcel located on the south side of Boyd Road, east of Tantela Ranch Road, being 13336 Boyd Road, Covington, S15, T6S, R10E, Ward 1, District 3.
SIZE: 5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private Road Surface: Gravel Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: No

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and storm water retention.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay. The site is located on the south side of Boyd Road, east of Tantela Ranch Road. The 2025 future land use plan calls for the western portion of the site to be maintained as a timber district for the production of wood products, species habitat and storm water retention and the eastern portion of the site to be maintained as a conservation area used for human enjoyment and recreation while preserving the natural environment. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay, considering the site is abutting residential uses to the north and undeveloped land to the east, south and west.

STAFF RECOMMENDATION:

The staff recommends that the request for the MHO Manufactured Housing Overlay designation be approved.

Case No.: 2019-1474-ZC

PETITIONER: Terence Ryan

OWNER: Terence Ryan

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay

LOCATION: Parcel located on the south side of Boyd Road, east of Tantela Ranch Road, S15, T6S, R10E, Covington, Ward 1, District 3.

SIZE: 5 acres



2019-1474-ZC

PF-2

BOYD

15

T6-R10E
A-1

22



Reference: A Survey Map by Jeron R. Fitzmorris,
Dated 9-02-1998, #8161, (Basis of Bearing)

Reference Bearing calls not shown

Building Setbacks must be
verified prior to Construction

Note: The 30' Right of Way shown hereon is
15' each side of the existing Centerline Gravel
Drive unless shown otherwise

Note: There is an overhead Powerline running
along the Easterly & Southerly Boundary Line of
Parcel B, not shown hereon

A Minor Subdivision of a 37.49 Acre Parcel of
Land, into Parcels A, B, C & D, Section 15,
T-6-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 3" Iron Pipe
- = Set 1/2" Iron Rod
- = Right of Way Line
- X— = Fence
- * = Basis of Bearing

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT
OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT
TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 46:LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

TERRY RYAN SR. & TERRY RYAN JR.

SCALE: 1" = 170'

DATE: 11-09-2016

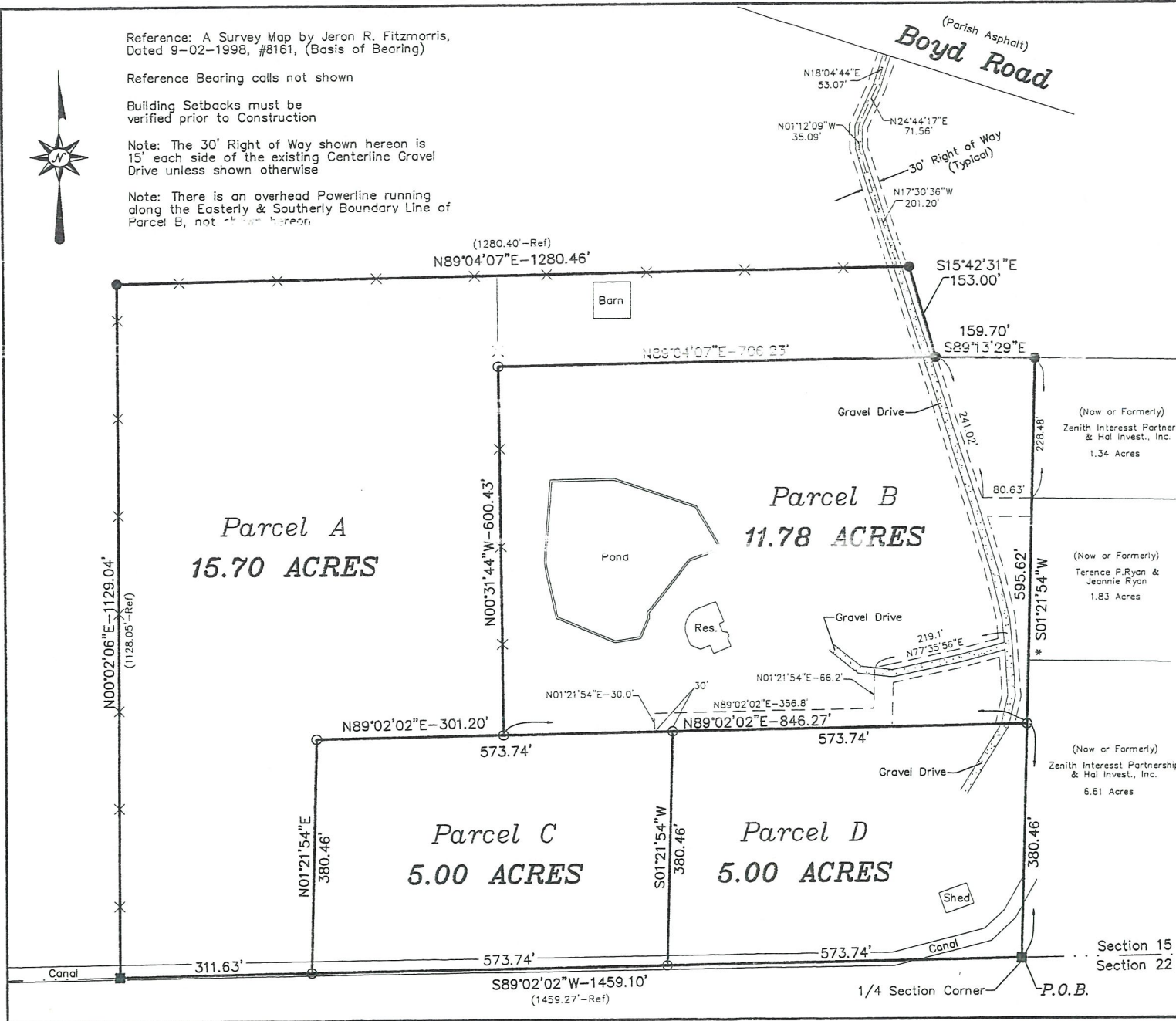
DRAWN BY JWG

Section 15, T-6-S, R-10-E, St.
Tammany Parish, Louisiana

Revised: 5-15-2018 (Resub)

DRAWN NUMBER
17767

Terr3/TerryRyan



2012-7-11-6102

ZONING STAFF REPORT

Date: 6/21/2019
Case No.: 2019-1475-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Robert Fielding

OWNER: Robert Fielding

REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush, S41, T5S, R13E, Ward 5, District 6.

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Commercial	HC-2 Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

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 on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush. The 2025 future land use plan designates the site to be developed with varying degrees of commercial uses. Staff does not have any objection to the request as the site is located along an existing highway, is abutting commercial zoning on the west side, and the request meets the objectives of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the request for the HC-2 Highway Commercial District be approved.

Case No.: 2019-1475-ZC

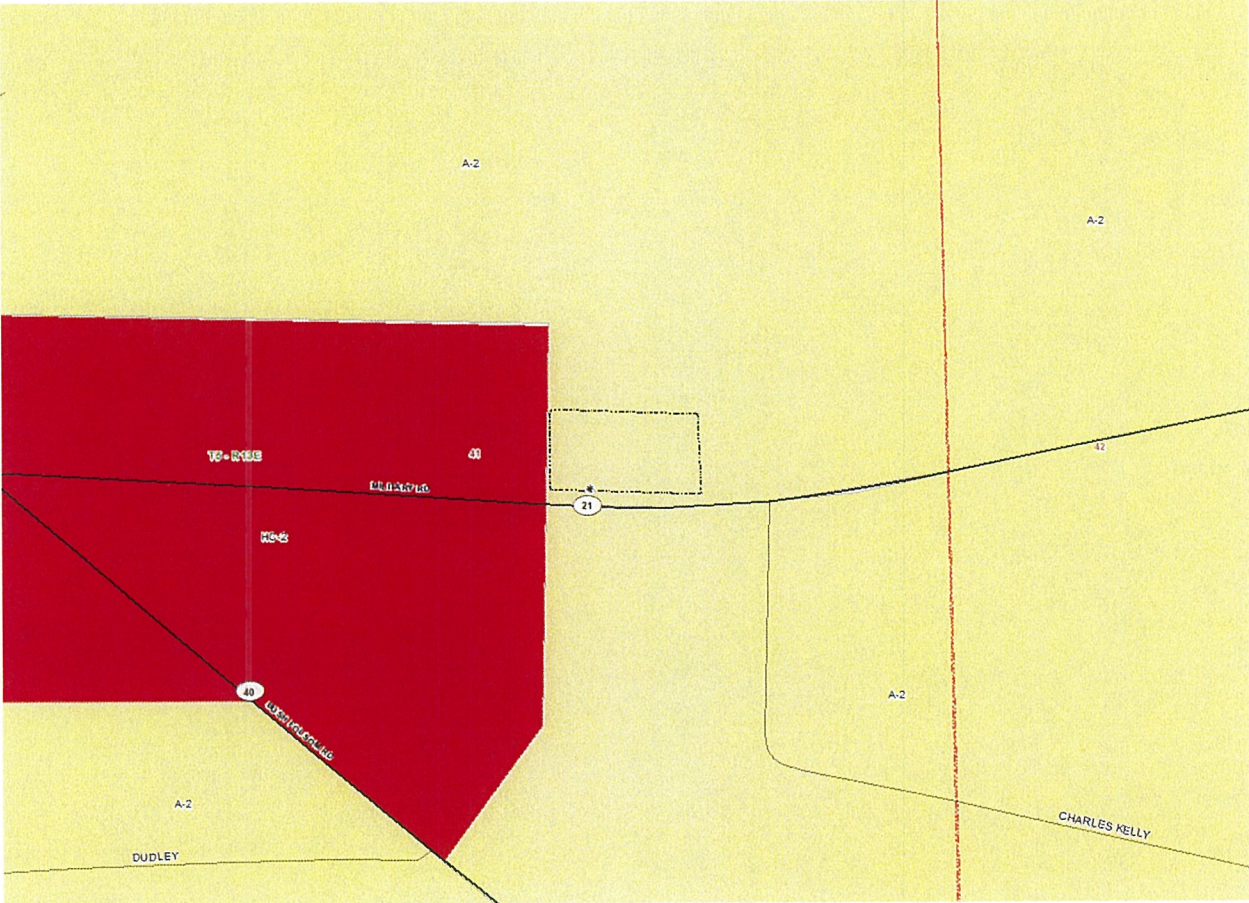
PETITIONER: Robert Fielding

OWNER: Robert Fielding

REQUESTED CHANGE: A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush, S41, T5S, R13E, Ward 5, District 6.

SIZE: 1 acre





DUDLEY

BUSH FOLSOM RD

BUSH FOLSOM RD

A-2

A-2

CHARLES KELLY

MILITARY RD

MILITARY RD

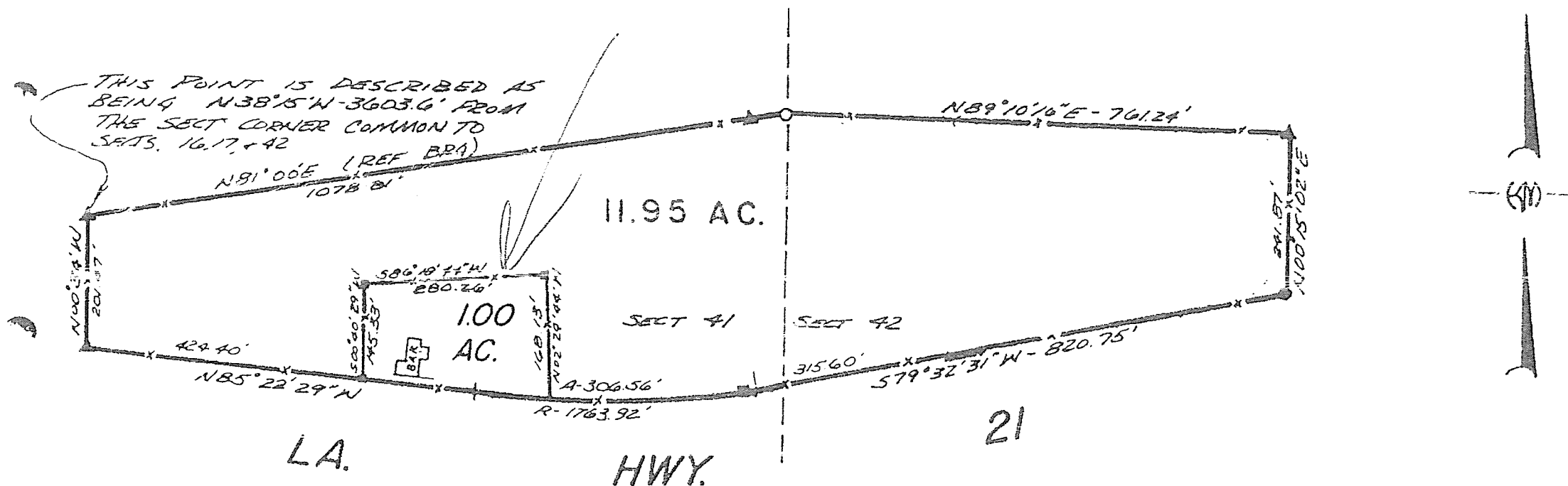
41

T5-R13E

HC-2

A-2

A-2



LEGEND

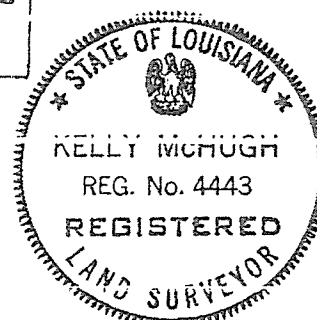
120N APE FOUND

IRON ROD FOUND

WOOD FENCE POST

Lead Rod SST

12.95 ACRES IN
SECTS 41 & 42, T-5-S, R-13-E
ST. TAMMANY PARISH, LOUISIANA



THIS SIGNATURE AND SEAL MUST BE IN RED INK FOR THIS PLAT TO BE CERTIFIED CORRECT.

SURVEY PREPARED FOR	
RAWLIN WILLIAMS	
KELLY McHUGH & ASSOCIATES	
CIVIL ENGINEERS & LAND SURVEYORS 350 N. CAUSEWAY BLVD., MANDEVILLE, LA.	
SCALE 1" = 200'	JOB NO. 83-210
DRAW. NO. 83-210-1	DRAWN DRJ
DATE 3-17-83	REVISED

2019-1475-ZC

ZONING STAFF REPORT

Date: 6/21/2019
Case No.: 2019-1478-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Allan Paul Wright
OWNER: Jeffrey Mays Johannsen
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, S33, T7S, R13E, Ward 6, District 11.
SIZE: 1.89 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Undeveloped and Residential	A-2 Suburban District and A-4A Single Family Residential District
East	Undeveloped	A-3 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No **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 A-3 Suburban District. This site is located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses with varying degrees of density and site design. Staff feels that there is no compelling reason to recommend approval of the request considering the site is surrounded by exiting residential uses which conform to the A-2 Suburban District designation. While there is higher density residential zoning to the east side of LA Highway 434, the site is surrounded by properties zoned A-2 on the north, south and west sides.

Note that the objective of the request is to allow for the creation of two single-family residential parcels.

STAFF RECOMMENDATION:

The staff recommends that the request for the A-3 Suburban District designation be denied.

Case No.: 2019-1478-ZC

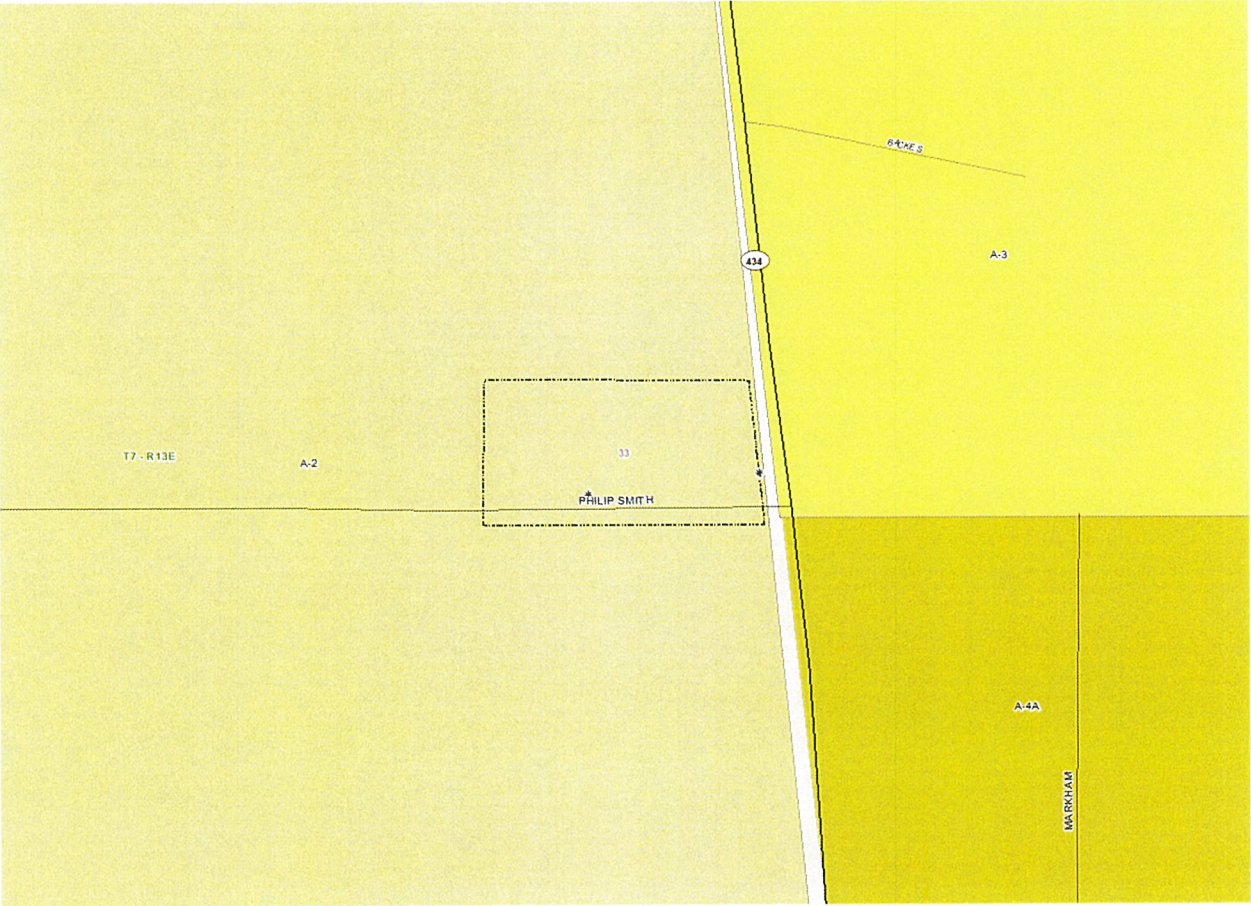
PETITIONER: Allan Paul Wright

OWNER: Jeffrey Mays Johannsen

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, S33, T7S, R13E, Ward 6, District 11.

SIZE: 1.89 acres



2019-1478-ZC

T7-R33E

33

A-2

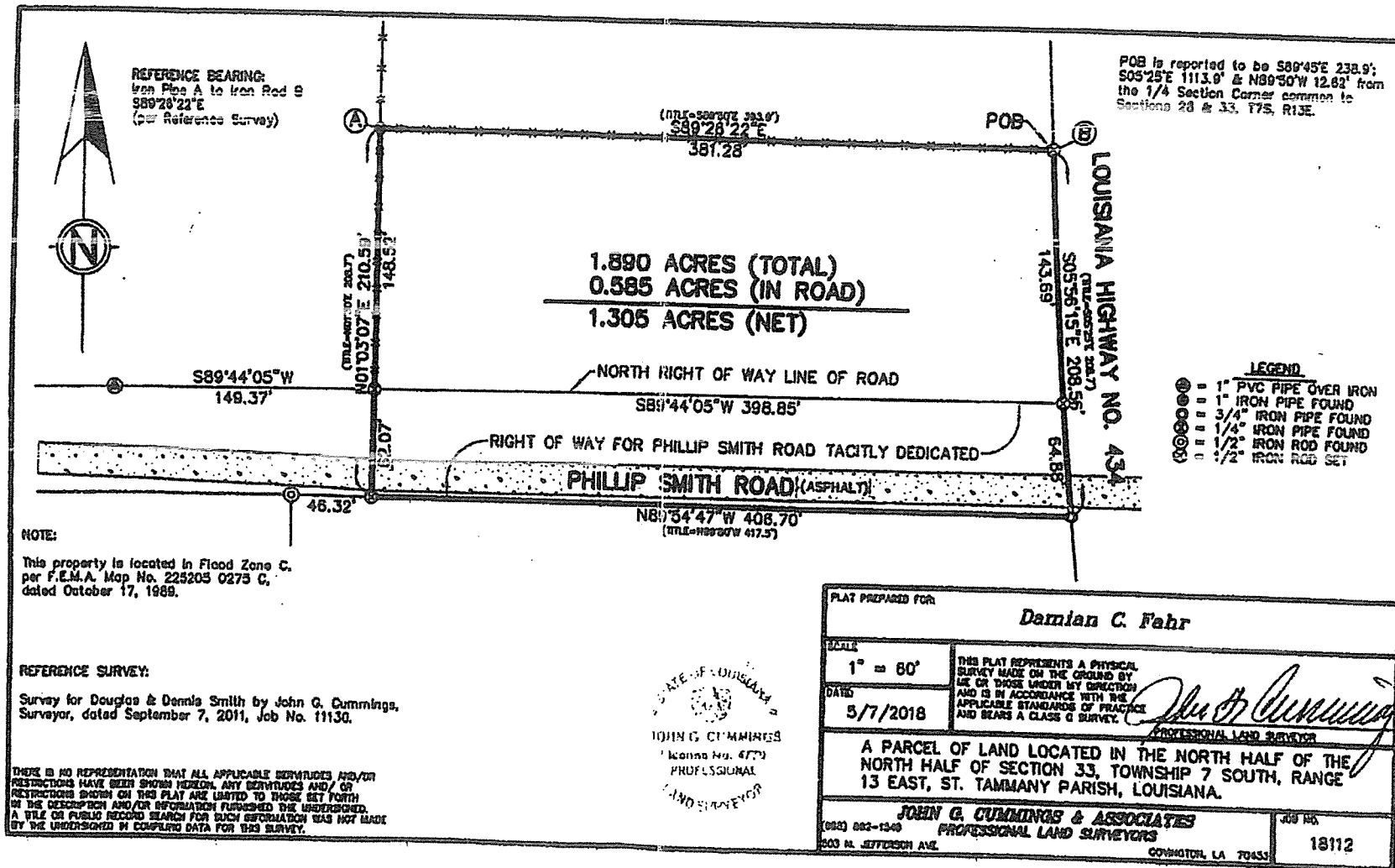
PHILIP SMITH

A-3

BACKES

A-4A

MARKHAM



20A-1470-2C

ZONING STAFF REPORT

Date: 7/1/2019
Case No.: 2019-1479-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Lauren Dellinger LaPoint
OWNER: Lauren Dellinger LaPoint
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a RO Rural Overlay
LOCATION: Parcel located on the southeast corner of Dogwood Lane and Johnsen Rd., Covington LA, S27, T6S, R11E, Ward 3, District 2 .
SIZE: 5.5 acres

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	Undeveloped & RO Rural Overlay	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No **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-1 Suburban District to A-1 Suburban District with a RO Rural Overlay. The site is located on the southeast corner of Dogwood Lane and Johnsen Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses that vary in site design and density. Note that only the following permitted use shall be allowed with a RO Rural Overlay zoning designation:

Agriculture uses: Farming and any other agricultural use as defined in section 130-5, Agricultural buildings, Limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 square feet, Wholesale/retail greenhouses and nurseries, Roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property.

Residential uses. Single-family dwelling units, Private garages and accessory structures, One garage apartment or guest house under 1,000 square feet of habitable floor space, Accessory single- or multi-family farm tenant dwellings on unsubdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre, Private landing strips or heliports.

Staff feels that there is no compelling reason to recommend approval of the request considering the site is bordered by the Bogue Glen subdivision which maintains existing residential uses that conform to the A-2 Suburban Residential zoning district. Approval of the requested RO Rural Overlay would allow for the aforementioned commercial and industrial uses which support agricultural production and do not agree with the adjacent single-family residential environment.

Note that only one acre of the site is proposed to be developed with a kennel.

STAFF RECOMMENDATION:

Staff recommends the request for the RO-Rural Overlay designation be denied.

Case No.: 2019-1479-ZC

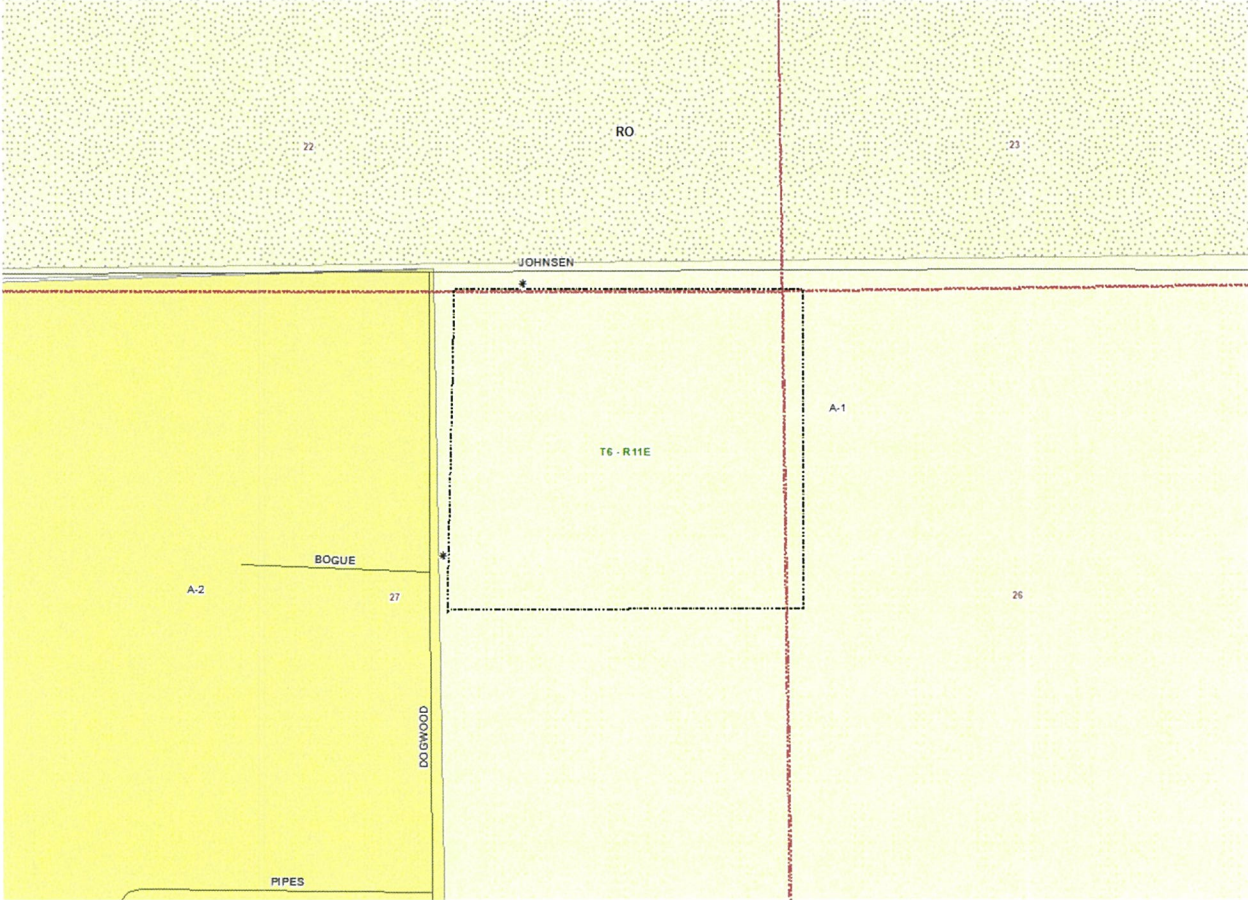
PETITIONER: Lauren Dellinger LaPoint

OWNER: Lauren Dellinger LaPoint

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a RO Rural Overlay

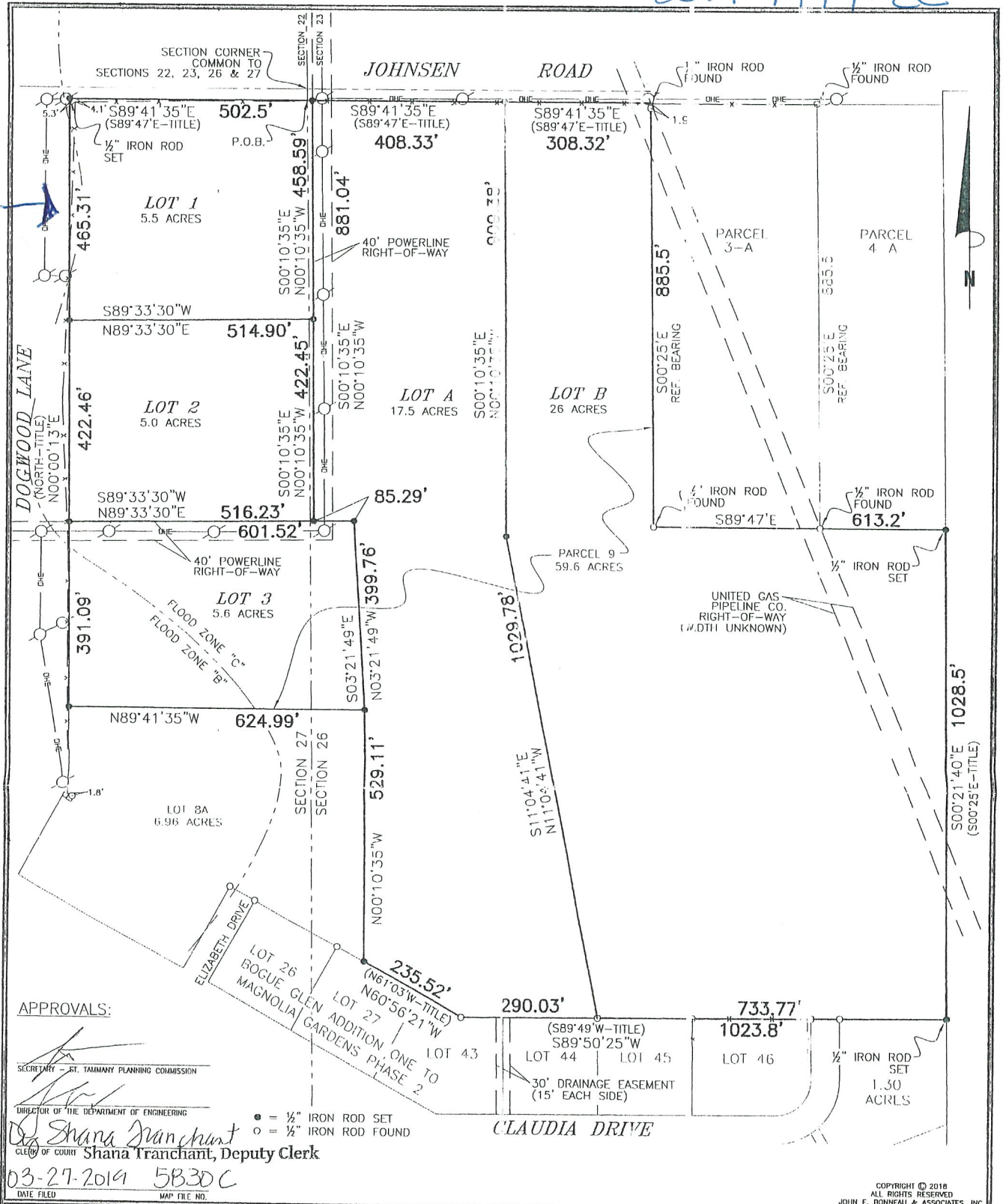
LOCATION: Parcel located on the southeast corner of Dogwood Lane and Johnsen Rd., Covington LA, S27, T6S, R11E, Ward 3, District 2.

SIZE: 5.5 acres





2019-1479-ZC



ZONING STAFF REPORT

Date: 6/21/2019
Case No.: 2019-1483-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Shanadorah Voiron

OWNER: Alieen Munger

REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Davis Drive, east of Sanders Road & Downs Avenue, Covington, S10, T6S, R12E, Ward 10, District 6.

SIZE: 4.325 acres

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-1A Suburban District
South	Undeveloped	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

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

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 from A-1A Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay. The site is located on the north side of Davis Drive, east of Sanders Road and Downs Avenue, Covington. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation. However, staff does not see any compelling reason to recommend approval of the requested zoning change to A-2 Suburban District, considering that the surrounding properties are zoned A-1A Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for the MHO Manufactured Housing Overlay designation be approved and the request for the A-2 Suburban District designation be denied.

Case No.: 2019-1483-ZC

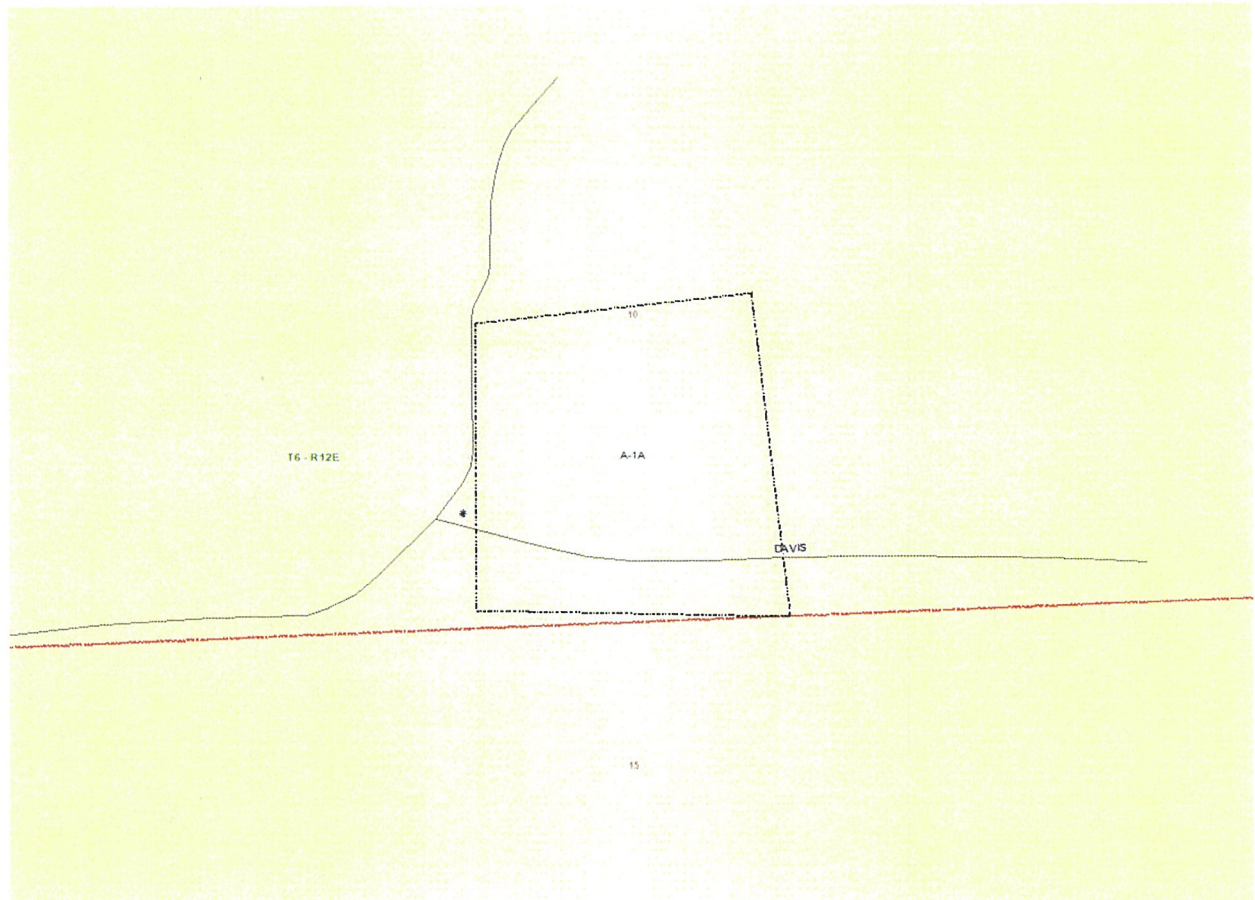
PETITIONER: Shanadorah Voiron

OWNER: Alieen Munger

REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Davis Drive, east of Sanders Road & Downs Avenue, S10, T6S, R12E, Ward 10, District 6.

SIZE: 4.325 acres



2019-1483-ZC

DAVIS

10

T6-R12E

A-1A

15



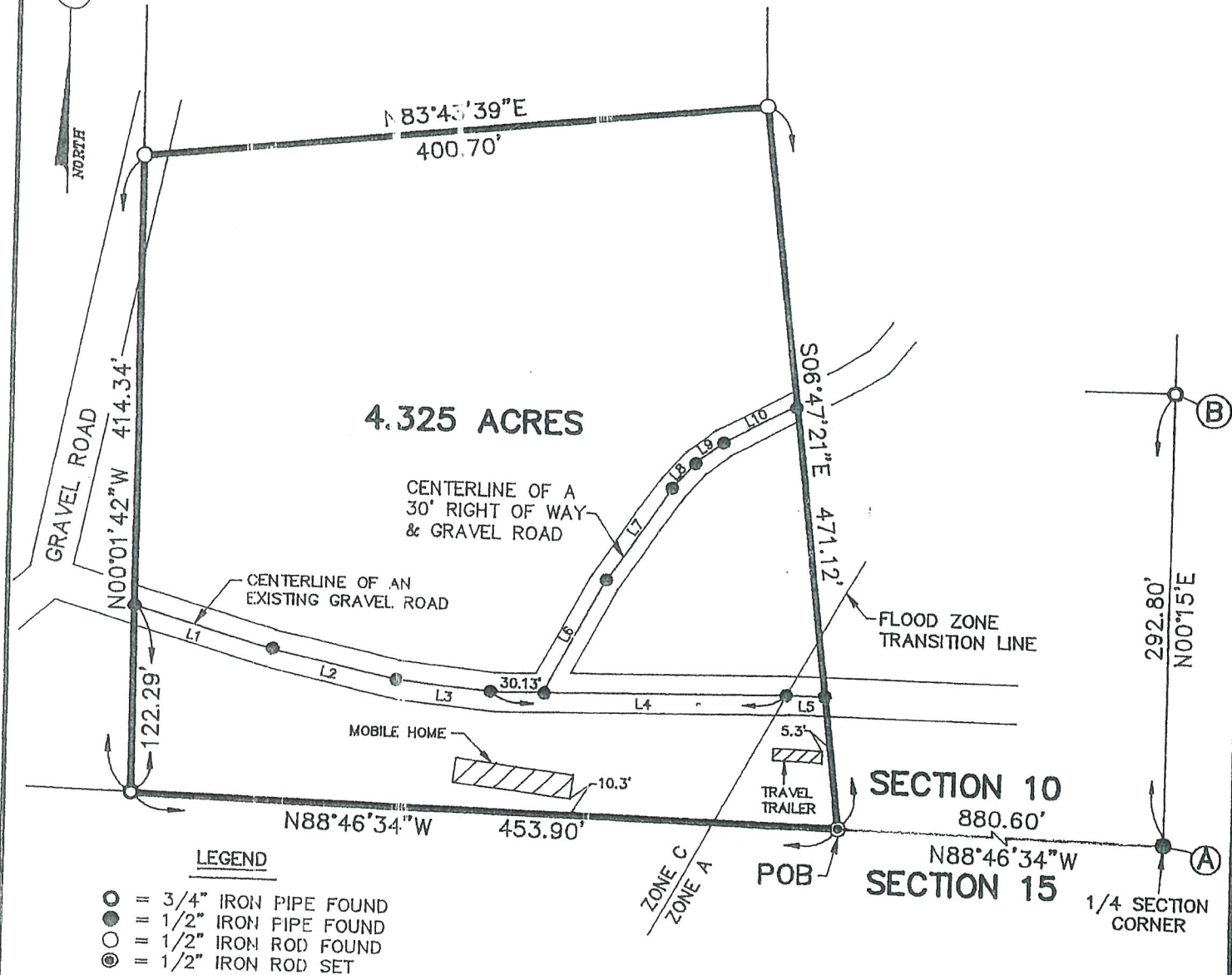
REFERENCE BEARING:
IRON PIPE A TO IRON PIPE B
N00°15'E
(Per Reference Survey No. 1)

CALLS ALONG THE CENTERLINE
OF AN EXISTING GRAVEL ROAD

LINE	BEARING	DISTANCE
L1	S73°28'32"E	91.55'
L2	S77°27'13"E	82.80'
L3	S84°07'35"E	63.57'
L4	N88°51'E	188.82'
L5	S89°29'18"E	23.20'

CALLS ALONG THE CENTERLINE OF
AN EXISTING 30' RIGHT OF WAY

LINE	BEARING	DISTANCE
L6	N27°28'E	83.01'
L7	N34°19'49"E	75.44'
L8	N41°24'23"E	20.85'
L9	N52°30'31"E	22.18'
L10	N60°24'46"E	54.22'



NOTE: This property is located in Flood Zones A & C, per F.E.M.A. Map No 225205 0115 C, dated October 17, 1989.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEYS:

- Survey for Leon Davls by John G. Cummings, Surveyor, dated 6-14-05, revised 2-15-06.
- Survey for Shilo Cedotal by John C Cummings, Surveyor, dated 1-8-07.

John G. Cummings and Associates
Professional Land Surveyors

(985) 892-1549

503 N. JEFFERSON AVE.

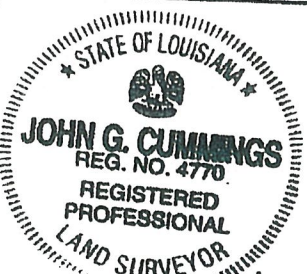
COVINGTON, LA. 70433

PLAT PREPARED FOR: *Aileen Murger*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO.

03115F

DATE:

3-21-07

REVISED:

ZONING STAFF REPORT

Date: 6/21/2019
Case No.: 2019-1484-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jerome Mitchell Harris

OWNER: Jerome Mitchell Harris

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Josephine Street, south of Mill Road, north of Ohio Road, being Lot 7, Greensburg Subdivision, Covington, S36, T6S, R11E, Ward 3, District 2.

SIZE: .61 acres

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-4 Single-Family Residential
South	Residential	A-2 Suburban District
East	Undeveloped and Residential	A-2 Suburban District
West	Commercial	A-2 Suburban District and I-1 Industrial District

EXISTING LAND USE:

Existing development: No **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 A-2 Suburban District with a MHO Manufactured Housing Overlay. This site is located on the east side of Josephine Street, south of Mill Road, north of Ohio Road, being Lot 7, Greensburg Subdivision, Covington. The 2025 future land use plan calls for the area to be developed with residential uses that vary in site design and density. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

Case No.: 2019-1484-ZC

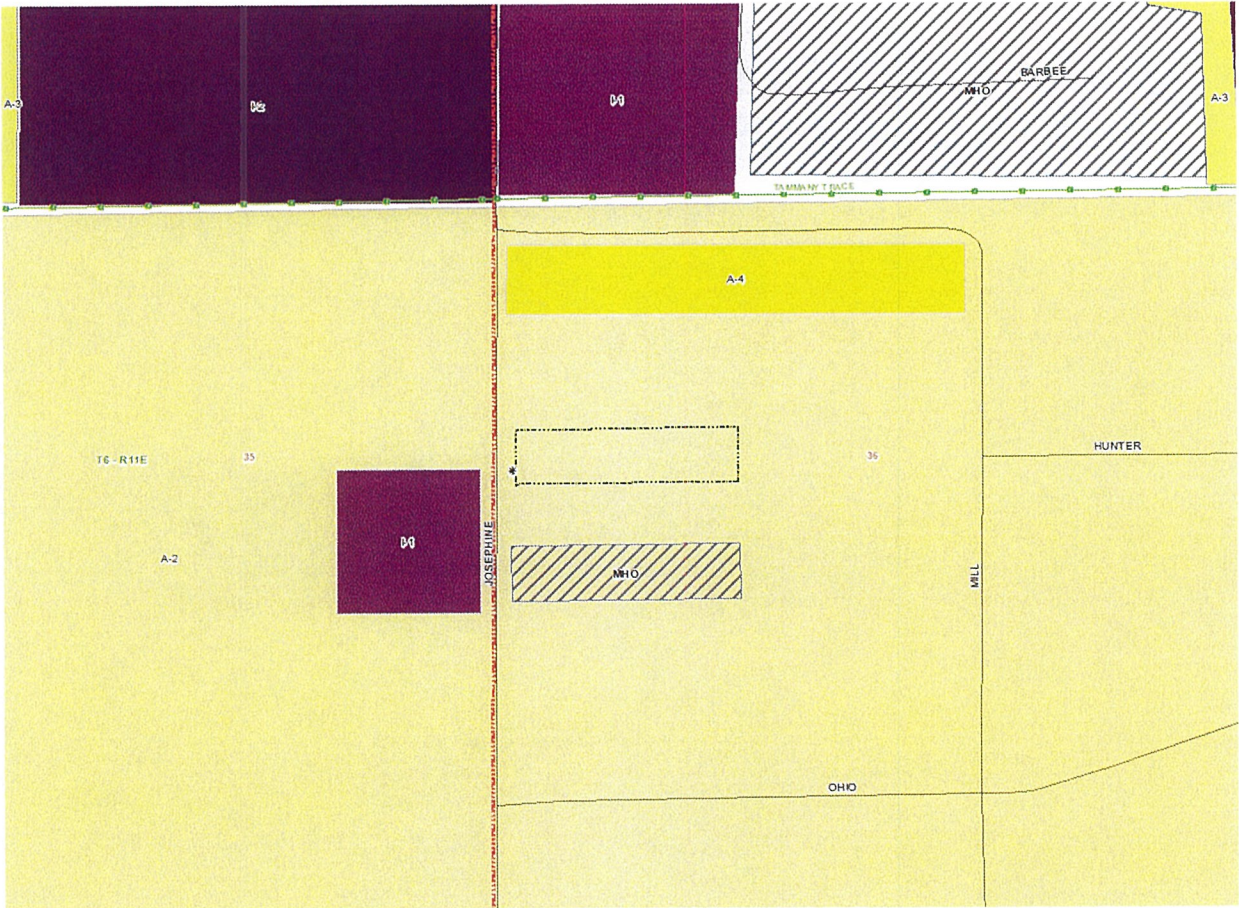
PETITIONER: Jerome Mitchell Harris

OWNER: Jerome Mitchell Harris

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Josephine Street, south of Mill Road, north of Ohio Road, being lot 7, Covington, S36, T6S, R11E, Ward 3, District 2.

SIZE: .61 acres



2019-1484-ZC

I-2

35

TAMMANY TRAGE

JOSEPHINE

I-1

TAMMANY TRAGE

TO R11E
BARBEE

I-2

MILL

A-4

HUNTER

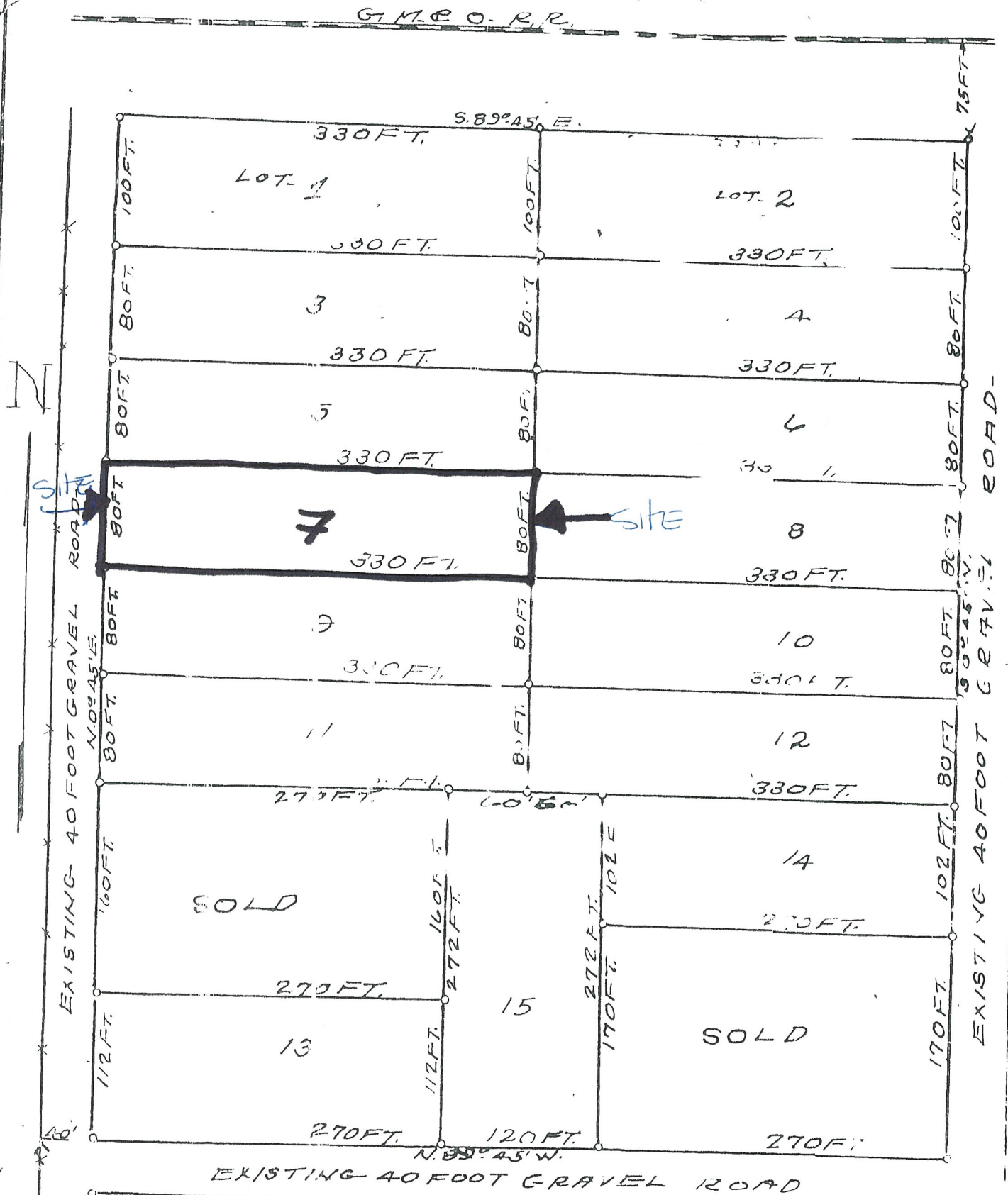
I-1

A-2

OHIO

30B

209-1484-20



GREENSBURG SUBDIVISION.
WILLIE JOHNSON OWNER.
MAP SHOWING SURVEY OF GREENS-
BURG SUBDIVISION IN SECTION 36-T-6-
S-R-11-E GREENSBURG DISTRICT 51.
TAMMANY PARISH, LOUISIANA.

SCALE 1 INCH = 100 FT.

SEPT. 26, 1961

6 IRON CORNERS.

APPROVED

SURVEYOR
CONVINGTON, LA.

CHAIRMAN OF SUBDIVISION COMMITTEE

PRESIDENT OF POLICE

$N. 09^{\circ} 45' E.$
 $1163.5 FT.$

SEC. 2
CORNER

35 40 36
2 ROAD 1

T-6-R-11-
TOWNSHIP LINE 2
T-7-S-R-11