

APPEAL # 2

ZC DENIED: 08/01/2023



TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

RECEIVED
AUG 04 2023

BY: _____

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 08/04/2023

2023-3429-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the west side of LA Highway 437, east of Hulin Road, Covington S10, T6S, R11E; Ward 3, District 2
Acres:	1.29 acres
Petitioner:	Loyann Jenkins
Owner:	Loyann Jenkins
Council District:	2

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Loyann Jenkins
(SIGNATURE)

PRINT NAME: Loyann Jenkins

ADDRESS: 17410 Wylie Jenkins Rd Covington, LA 70435

PHONE #: (985) 335-0637



ZONING STAFF REPORT
2023-3429-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of LA Highway 437, east of Hulin Road, Covington S10, T6S, R11E; Ward 3, District 2
Council District: 2

Owner: Loyann Jenkins
Posted: July 21, 2023

Applicant: Loyann Jenkins
Commission Hearing: August 1, 2023

Size: 1.29 acres
Determination: Denied



Current Zoning
A-1 Suburban District
Requested Zoning
A-1 Suburban District and MHO
Manufactured Home Overlay
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

- The applicant is requesting to rezone the 1.29-acre parcel from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay. The property is located on the west side of LA Highway 437, east of Hulin Road, Covington

Zoning History

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agricultural District
10-2234	SA Suburban Agricultural District	A-1 Suburban District

Site and Structure Provisions

- Per the petitioner's application, the subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay
East	Residential and Commercial	A-1 Suburban District, NC-4 Neighborhood Institutional, RO Rural Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

- The subject property abuts primarily undeveloped residentially-zoned lots, with an undeveloped lot zoned for commercial uses to the north.



ZONING STAFF REPORT
2023-3429-ZC

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- 6. This property is located along Hulin Road, which has a combination of stick built and manufactured homes. There are two manufactured homes within a 300-foot vicinity to the subject property. The manufactured homes in question are considered legal non-conforming structures as per Sec. 130-161.
- 7. If approved, the applicant could apply for building permits to place a single manufactured home on the property.

Consistency with New Directions 2040

Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



