



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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: 1-5-2023

2022-3151-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of Beverly Drive, north of Lake Ramsey Road, Covington; S12, T6S, R10E; Ward 3, District 3
Acres: 2.846 acres
Petitioner: Mitzi Eliza Crain-Dillon
Owner: Mitzi Eliza Crain-Dillon and Titus Levell Dillon
Council District: 3

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.

(SIGNATURE)

PRINT NAME: Mitzi Crain-Dillon

ADDRESS: 76118 Carrol Covington, La 70435

PHONE #: 985-515-2611



ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3151-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 Beverly Drive, north of Lake Ramsey Road, Covington; S12, T6S, R10E; Ward 3, District 3
Council District: 3

Owner: Mitzi Eliza Crain-Dillon
Posted: December 9, 2022

Applicant: Mitzi Eliza Crain-Dillon and Titus Levell Dillon
Commission Hearing: January 3, 2023

Size: 2.846 acres
Determination: Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Rural & Agriculture

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Beverly Drive, north of Lake Ramsey Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	10-2234 – Comprehensive Rezoning	A-2 Suburban District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

1. The subject property is currently undeveloped and is comprised of 6.9570 acres within the Lake Ramsey Heights Subdivision. Some parcels located in the vicinity of the subject property that have been rezoned to MHO Manufactured Housing Overlay, see below list:
 - **Karrie Lane:**
 1. Ord. No. 17-3662
 - **Charlene Lane:**
 1. Ord. No. 11-2251
 2. Ord. No. 22-4844
 - **Corner of Elaine Lane and Stephanie Lane:**
 1. Ord. No.17-3802
 - **Stephanie Lane**
 1. Ord. No. 19-4166
 2. Ord. No. 12-2689

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3151-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

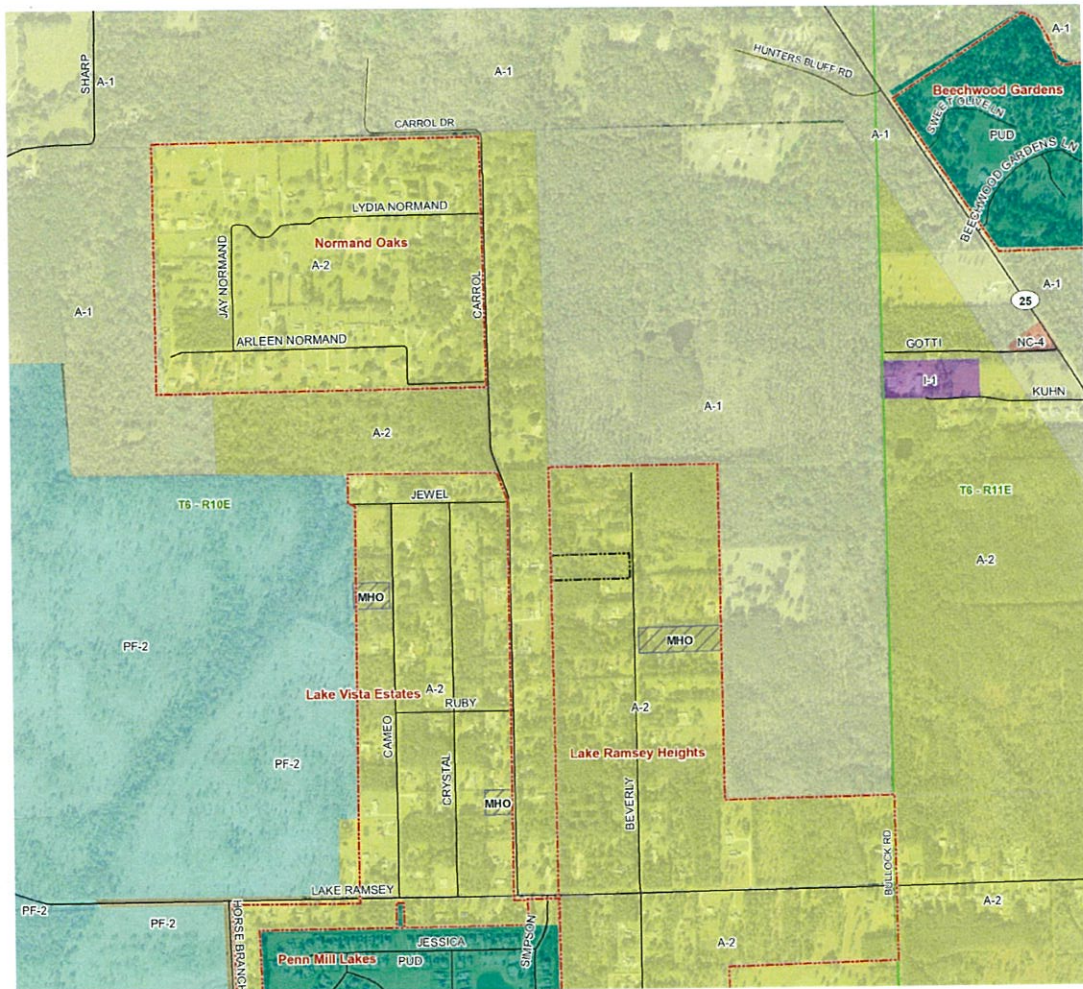
2. The site and structure provisions within the A-2 Suburban District require a 1-acre minimum parcel size and allows a density of one dwelling unit per acre.
3. If approved, the applicant will be able to apply for a building permit to place a maximum of 2 mobile homes on the parcel.

Consistency with New Directions 2040

Rural & Agriculture: 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.
- ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



Subject Property



