



APPEAL # 3

ZC DENIED: 09/06/22

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: 9/7/2022

2022-2901-ZC

2022-2901-ZC

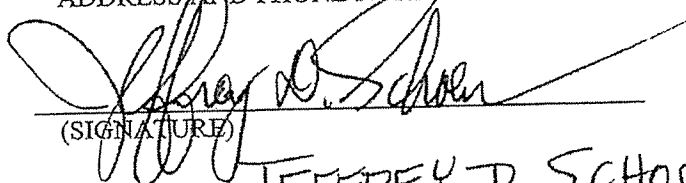
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Wilson Road, west of LA Highway 59, Covington; S25, T6S, R11E, Ward 10, District 2
Acres: 1.001 acres
Petitioner: Jeff Schoen
Owner: H&S HOLDINGS, LLC
Council District : 2
POSTPONED FROM JULY 5, 2022 MEETING

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: JEFFREY D. SCHOEN

ADDRESS: P.O. BOX 1810, COVINGTON, LA 70434

PHONE #: 985-892-4801



ZONING STAFF REPORT
2022-2901-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 south side of Wilson Road, west of LA Highway 59, Covington; S25, T6S, R11E, Ward 10, District 2
Council District: 2

Owner: H&S Holdings, LLC

Posted: August 12, 2022

Applicant: Jeff Schoen

Commission Hearing: September 6, 2022

Size: .665 acres

Determination: Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Effective: Flood Zone A

Critical Drainage: Yes

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 south side of Wilson Road, west of LA Highway 59, Covington.
2. The subject property consists of two undeveloped lots of record: Lot 1-A-2 which is comprised of .329 acres and Lot 7-A which is comprised of .336 acres. Lot 1-A-2 is adjacent to an existing legal non-conforming mobile home to the west and Wilson Road is developed with existing stick built and other legal non-conforming mobile homes to the west. While there is no MHO Manufactured Housing overlay on the west side of LA Highway 59, there is a large tract of MHO Manufactured Housing Overlay along the east side of LA Highway 59. The eastern portion of LA Highway 59 was rezoned to MHO through the comprehensive rezoning of the “North East Study Area”, which took place in 2010 (as per Council Ordinance 10-2233).

Zoning History

3. Table 1: Zoning history of Subject Lot(s)

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

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District



ZONING STAFF REPORT
2022-2901-ZC

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PLANNING & DEVELOPMENT
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Director

Consistency with New Directions 2040

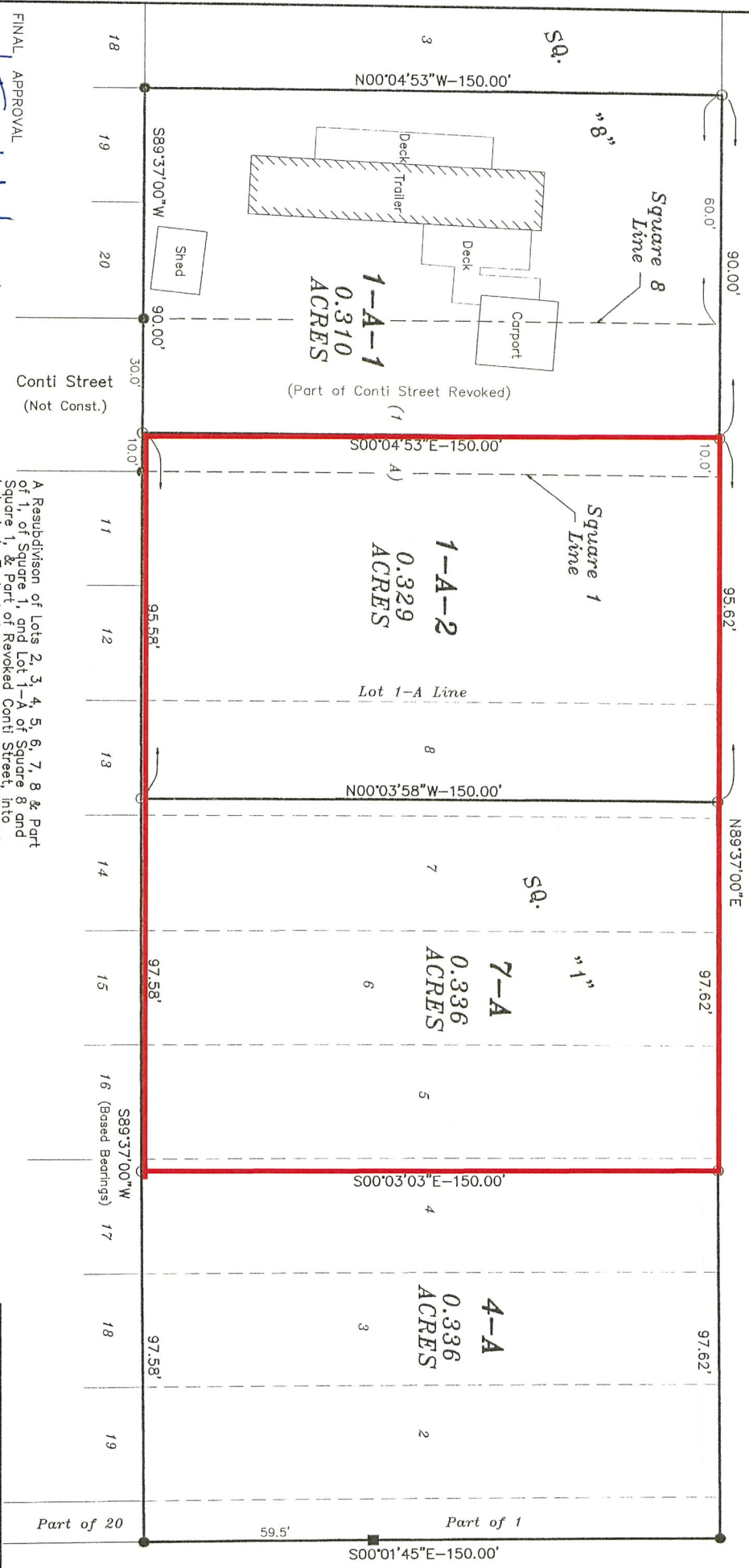
Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

5. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - b. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



Subject Property

(Asphalt)
Wilson Road (formerly Huddleston Road)
(Edgar Avenue as per Plat)



La. Hwy. 59



FINAL APPROVAL
S/Jan Watson
DIR. DEPT. OF ENGINEERING
S/ (illegible)

SECRETARY PLANNING COMM.
S/Pamela M. Tripp
CLERK OF COURT
1/22/20 5908c

DATE FILE NO.

A Resubdivision of Lots 2, 3, 4, 5, 6, 7, 8 & Part of 1, of Square 1, and Lot 1-A of Square 8 and Square 1, & Part of Revoked Conti Street, into Lots 4-A, 7-A, 1-A-2 & 1-A-1, Nathanville S/D, in Section 25, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Reference:
1) A Survey Map of Lot 1-A, Date Filed 8-19-2003, File No. 3125 B, Clerk of Courts Office, (Based Bearings)
2) A Survey Map of Portion of Conti Street to be Revoked, In Inst. #1382044, Clerk of Courts Office
3) Recorded Plat of Nathanville S/D, Map File No. 1998 Clerk of Courts Office

LEGEND:
● = Fnd. 1/2" Iron Rod
■ = Fnd. Conc. Hwy. Mon.
○ = Set 1/2" Iron Rod

SEPARATES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE OF EACH OTHER AND THE SURVEYOR'S OPINION OR TITLE POLICY WILL BE ADHERED TO IN THE EVENT OF A CONFLICT. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR TO REDETERMINE THE MAP IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE CITED IN LAC 48:151. BRUCE M. BUTLER, III
THIS MAP IS IN ACCORDANCE WITH A PROFESSIONAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER, III
LA. PROFESSIONAL SURVEYOR
LIC. NO. 4894
1-7-2022

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 872-6277 office (985) 898-0355 fax

H & S HOLDINGS, LLC

SCALE: 1" = 30'
DATE: 8-21-2019
LOCATED IN NATHANVILLE SUBDIVISION, ST. TAMMANY PARISH, LA.
DRAWN BY: JWG
GRAPH NUMBER: 19479

A-1A

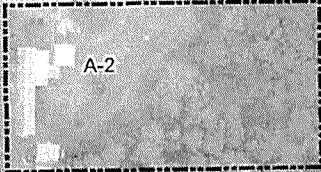
23

10

A-2
MHO

WILSON RD

T6 -R11E



A-2

T6 -R12E

A-2

25

LOVE DAVIS RD

30

A-2

MHO

RANGE LINE RD

A-2