

JANUARY 7, 2021 - ITEMS OFF-THE-FLOOR

1. Resolution to appoint Matt Faust and Robert Broome to fill vacant positions on the St. Tammany Parish Comprehensive Plan Update Steering Committee. (Lorino/Cooper)

2. Resolution to appoint Rebecca Jarrell to fill a vacancy on the Board of Commissioners for St. Tammany Parish Recreation District No. 7. (Tanner)

3. Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington and which property comprises a total of 10.446 acres of land more or less, from its present A-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District) to an HC-3 (Highway Commercial District – 2.87 acres), HC-1 (Highway Commercial District – 3.78 acres) & NC-1 (Professional Office District- 3.79 acres) (Ward 3, District 5). (2020-1953-ZC)

ADJOURN

RECREATION DISTRICT NO. 7
Pearl River, Ward 6
Districts 6, 7, 9 & 11 Appointments

Board consists of 7 members: six (6) appointed by the Parish Council and one (1) appointed by the Parish President.

COUNCIL APPOINTEES

Dooley Crawford
67140 Highway 41
Pearl River, LA 70452
985-768-6415
prhunter@yahoo.com

TERM EXPIRES
December 31, 2023
Reso. C-6285
Adopted: 06/04/2020
Original Appointment: 06/04/2020

Eva Merrifield
69220 Highway 41
Pearl River, LA 70452
985-710-4144
evac4321@bellsouth.net

December 31, 2023
Reso. C-6275
Adopted: 05/07/2020
Original Appointment: 05/03/18

George Polk
73141 Highway 41
Pearl River, LA 70452
985-863-3765 (Home); 985-774-9591 (Cell)
nsuyv@yahoo.com

December 31, 2023
Reso. C-6275
Adopted: 05/07/2020
Original Appointment: 04/07/16

Aaron Williams-Chairman
69469 Blueberry Loop
Pearl River, LA 70452
985-201-1145cell; 985-250-9144
aaronwilliams123@charter.net

December 31, 2023
Reso. C-6275
Adopted: 05/07/2020
Original Appointment: 05/07/2020

Jody Falcon
36236 Central Ave
Pearl River, LA 70452

December 31, 2023
Reso. C-6285
Adopted: 06/04/2020
Original Appointment: 06/04/2020

Vacant

December 31, 2023
Reso. C-
Adopted:
Original Appointment:

PRESIDENT APPOINTEE
Lonnie Hamilton, Jr. (Resigned)
67434 Burns Rd
Pearl River, LA 70452
504-628-0178(Cell)

TERM EXPIRES
December 31, 2023
Appointed via President's Ltr: 05/20/2020
Original Appointment: 08/10/2018

REFERENCE: ORD. P.J.S. NO. 85-426.

CONTACT: 67835 Highway 41, Pearl River, LA 70452

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: OTF #3

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF JANUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 190 SERVICE ROAD, SOUTH OF ROBIN HOOD DRIVE, AND NORTH OF SLEMMER ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 10.446 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT), NC-1 (PROFESSIONAL OFFICE DISTRICT) & HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT &NDASH; 2.87 ACRES), HC-1 (HIGHWAY COMMERCIAL DISTRICT &NDASH; 3.78 ACRES) & NC-1 (PROFESSIONAL OFFICE DISTRICT- 3.79 ACRES) (WARD 3, DISTRICT 5). (2020-1953-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1953-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-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District) to an HC-3 (Highway Commercial District - 2.87 acres), HC-1 (Highway Commercial District - 3.78 acres) & NC-1 (Professional Office District- 3.79 acres) 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 HC-3 (Highway Commercial District - 2.87 acres), HC-1 (Highway Commercial District - 3.78 acres) & NC-1 (Professional Office District - 3.79 acres).

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-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District) to an HC-3 (Highway Commercial District - 2.87 acres), HC-1 (Highway Commercial District - 3.78 acres) & NC-1 (Professional Office District - 3.79 acres).

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 4 DAY OF FEBRUARY, 2021; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: _____, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

Case No.: 2020-1953-ZC

PETITIONER: Richard Burstyn

OWNER: Estates of Zeno and August Patecek - Paul Patecek

REQUESTED CHANGE: From A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District -2.87 acres, HC-1 Highway Commercial District - 3.78 acres, and NC-1 Professional Office District -3.79 acres

LOCATION: Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5

SIZE: 10.446 acres

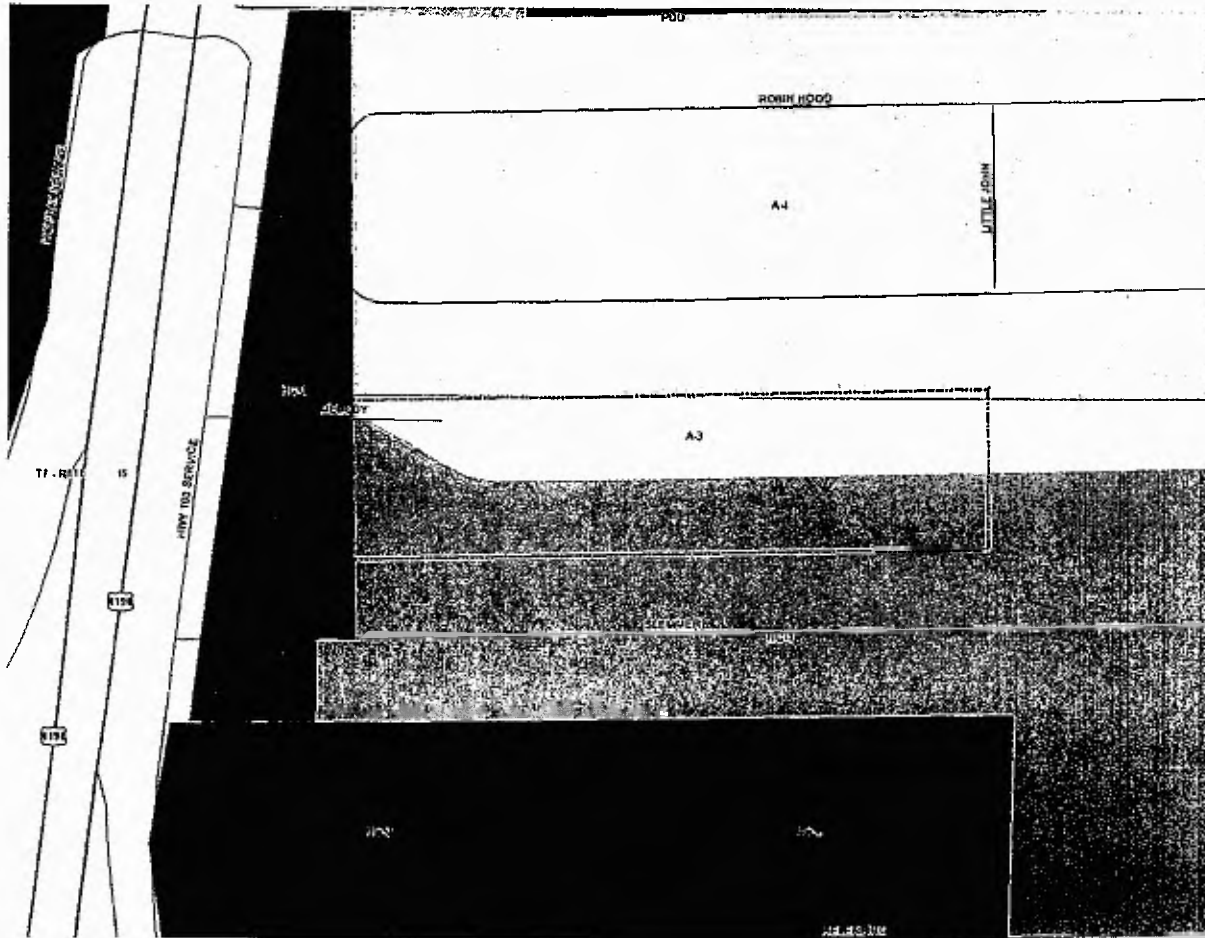


EXHIBIT A

Legal Description
Property to be Zoned HC-1
(REVISED 10-20-20)

A certain parcel of land situated in Section 15, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and more fully described as follows.

Commence at the Section Corner common to Sections 14, 15, 22 & 23

Township-7-South Range-11-East and measure North 00°51'00" West a distance of 1046.00 feet; Thence South 88°45'21" West a distance of 1725.85 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure South 88°45'21" West a distance of 528.94 feet to a point; Thence North 01°08'04" West a distance of 311.02 feet to a point; Thence North 88°39'28" East a distance of 528.94 feet to a point; Thence South 01°08'04" East a distance of 311.93 feet to the POINT OF BEGINNING, and containing 164,752.19 square feet or 3.78 acre(s) of land, more or less.

Legal Description
Property to be Zoned HC-3
(REVISED 10-20-20)

A certain parcel of land situated in Section 15, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and more fully described as follows.

Commence at the Section Corner common to Sections 14, 15, 22 & 23

Township-7-South Range-11-East and measure North 00°51'00" West a distance of 1046.00 feet; Thence South 88°45'21" West a distance of 2254.79 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure South 88°45'21" West a distance of 425.00 feet to a point; Thence North 07°07'56" East a distance of 313.72 feet to a point; Thence North 88°39'28" East a distance of 379.90 feet to a point; Thence South 01°08'04" East a distance of 311.02 feet to the POINT OF BEGINNING, and containing 125,032.19 square feet or 2.87 acre(s) of land, more or less.

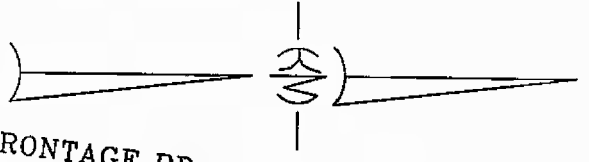
Legal Description
Property to be Zoned NC-1
(REVISED 10-20-20)

A certain parcel of land situated in Section 15, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and more fully described as follows.

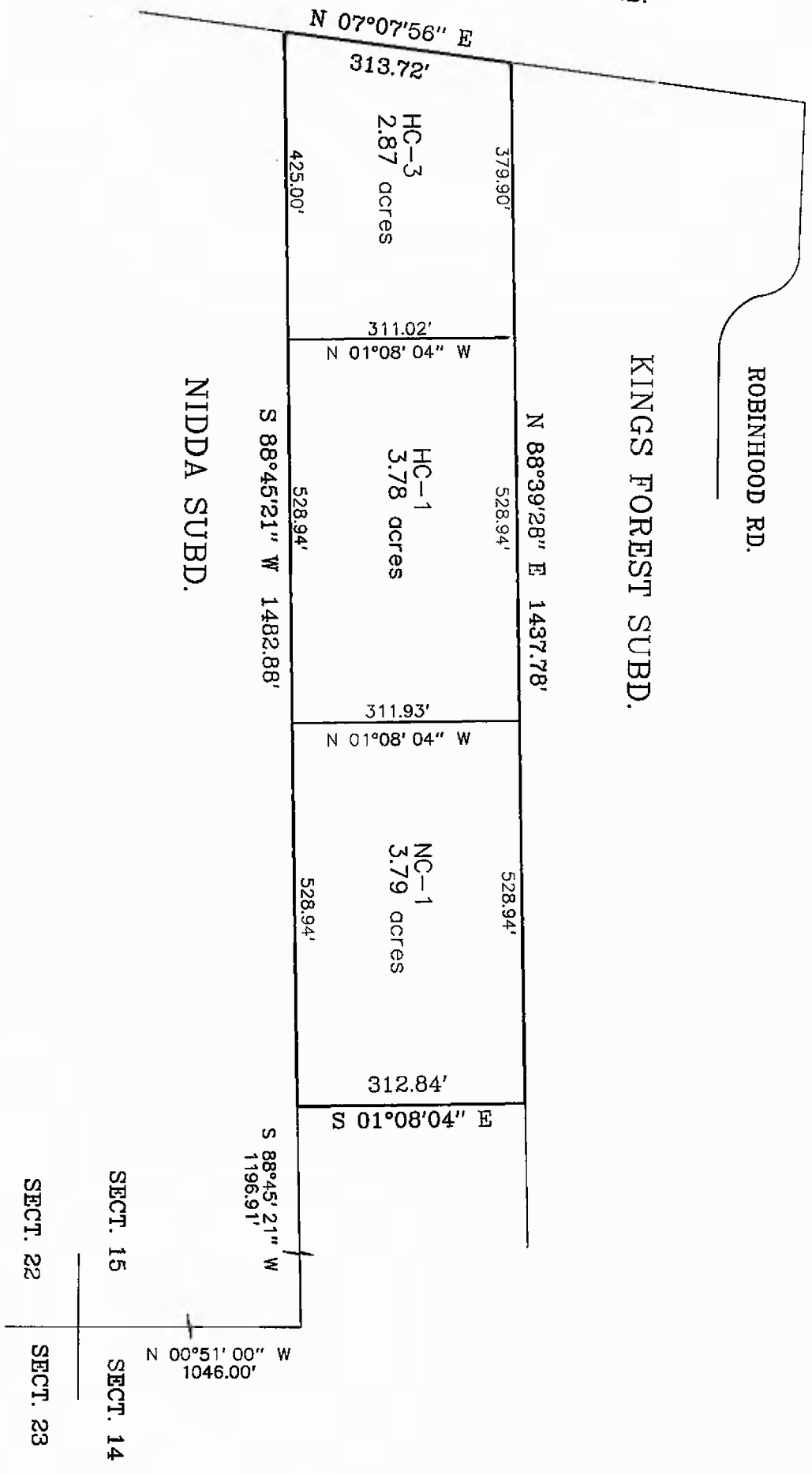
Commence at the Section Corner common to Sections 14, 15, 22 & 23

Township-7-South Range-11-East and measure North 00°51'00" West a distance of 1046.00 feet; Thence South 88°45'21" West a distance of 1196.91 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure South 88°45'21" West a distance of 528.94 feet to a point; Thence North 01°08'04" West a distance of 311.93 feet to a point; Thence North 88°39'28" East a distance of 528.94 feet to a point; Thence South 01°08'04" East a distance of 312.84 feet to the POINT OF BEGINNING, and containing 165,230.98 square feet or 3.79 acre(s) of land, more or less.



HIGHWAY 190 FRONTAGE RD.



ROBINHOOD RD.
KINGS FOREST SUBD.

NIDDA SUBD.

SECT. 15
SECT. 22
SECT. 14
SECT. 23

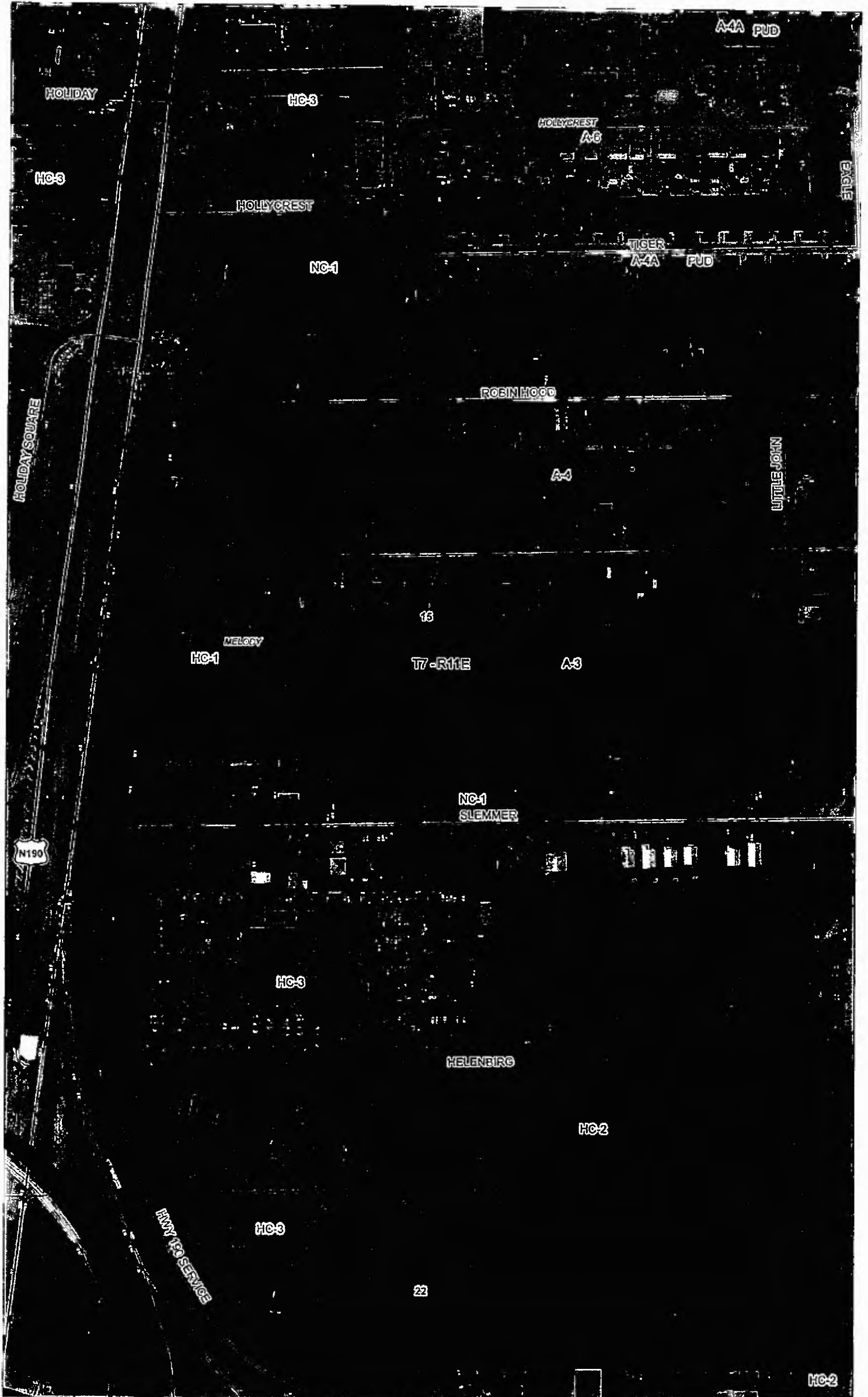
REFERENCE:
PLAT OF A SURVEY BY DADING, MARQUES &
ASSOCIATES, LLC, DATED 12-14-2017,
JOB NUMBER 56453

SKETCH OF ZONING CHANGE

10.446 ACRES IN SECTION 15,
TOWNSHIP-7-SOUTH, RANGE-11-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 100'	DATE:
DRAWN:	JOB NO.:
REVISED:	



Administrative Comment
ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1953-ZC
Posted: August 21, 2020

Meeting Date: September 1, 2020
Determination: Approved as Amended: HC-3 Highway Commercial District -2.87 acres, HC-1 Highway Commercial District - 3.78 acres, and NC-1 Professional Office District - 3.79 acres

GENERAL INFORMATION

PETITIONER: Richard Burstyn
OWNER: Estates of Zeno and August Patecek - Paul Patecek
REQUESTED CHANGE: From A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5
SIZE: 10.446 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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	Residential	A-4 Single-Family Residential District
South	Commercial and Undeveloped	NC-1 Professional Office District
East	Undeveloped	A-3 Suburban District and NC-1 Professional Office District
West	US Highway 190	N/A

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

and

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial and residential uses.

The 10.446-acre subject site is currently zoned to accommodate single-family residential dwellings and commercial uses of limited scale. The applicant is requesting to rezone the property to HC-3 Highway Commercial to accommodate a proposed automotive dealership and associated uses. The purpose of the HC-3 Highway Commercial zoning designation is to provide for the location of heavy commercial retail, office and service uses. As the petitioned property abuts a residential subdivision to the north and various residential uses to the south, staff has determined that the requested high-intensity commercial zoning designation is incompatible with adjacent land uses. As such, staff is not in favor of the requested zoning change.