

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5137

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 9 DAY OF JANUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF WAGER CEMETERY ROAD, WEST OF PERRILLOUX ROAD, BEING 114 WAGER CEMETERY ROAD, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL 2.665 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 1, DISTRICT 1). (ZC13-12-086)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-12-086, 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-2 (Suburban District) to an A-2 (Suburban District) & RO (Rural Overlay) 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 A-2 (Suburban District) & RO (Rural Overlay).

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-2 (Suburban District) to an A-2 (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF FEBRUARY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: January 2 , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

Exhibit "A"

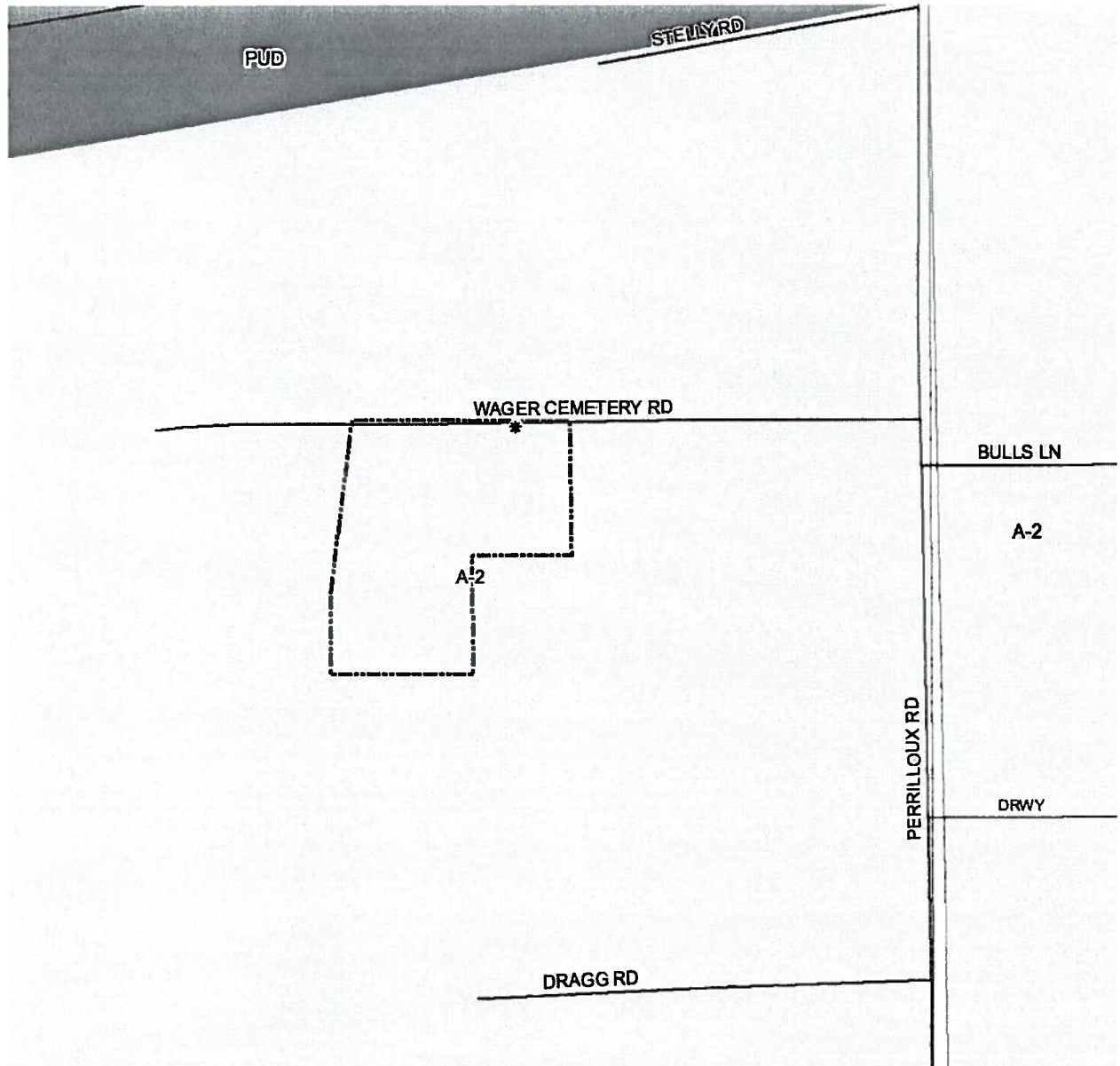
ZC13-12-086

A parcel of land located in: Section 9, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

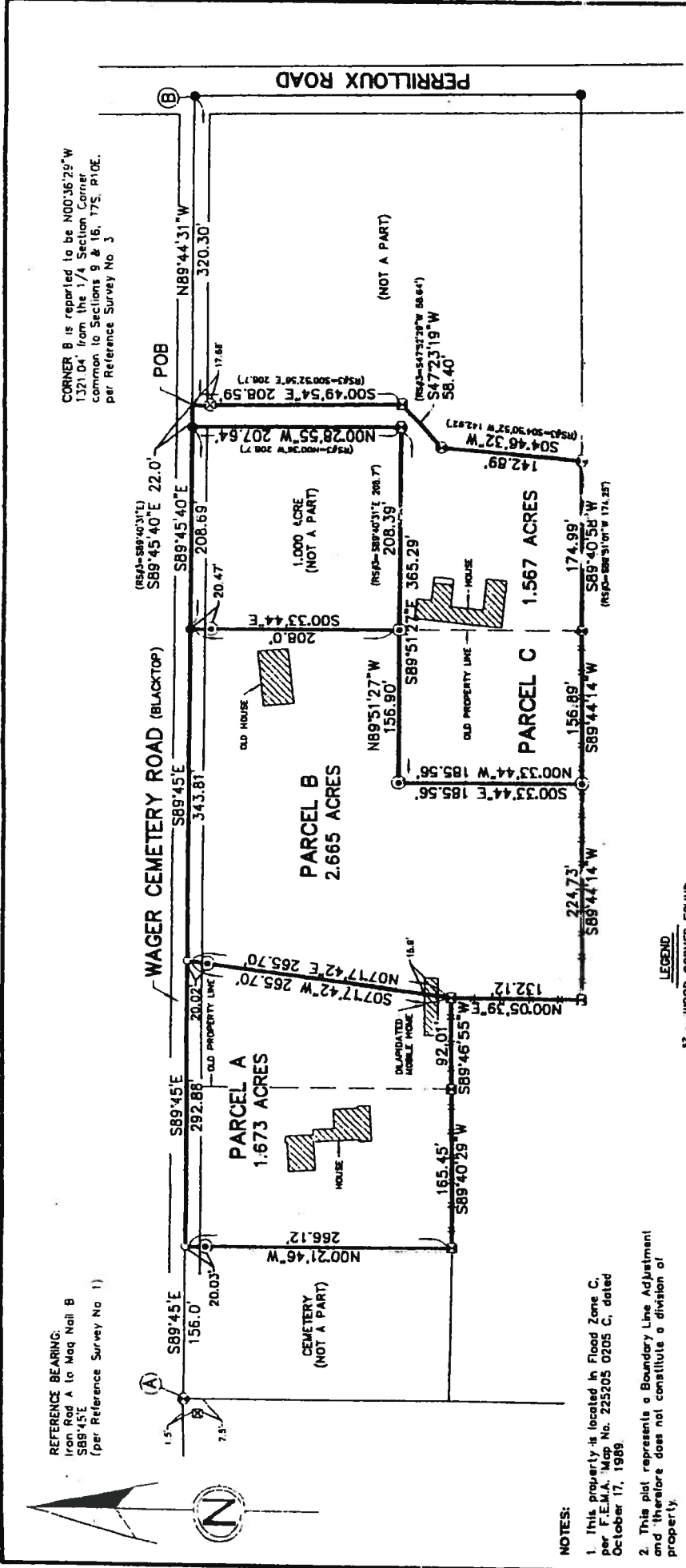
Commencing from the Quarter Section Corner common to Sections 9 & 16, in said township and range,  
Thence North 00 degrees 36 minutes 29 seconds West 1321.04 feet to a mag nail found in Perrilloux Road,  
Thence North 89 degrees 44 minutes 31 seconds West 320.30 feet to a point in Wager Cemetery Road,  
Thence North 89 degrees 45 minutes 40 seconds West 230.69 feet to a mag nail found in said road being the **POINT OF BEGINNING**,

Thence South 00 degrees 33 minutes 44 seconds East 208.0 feet to a ½ inch iron rod set,  
Thence North 89 degrees 51 minutes 27 seconds West 156.90 feet to a ½ inch iron rod set,  
Thence South 00 degrees 33 minutes 44 seconds East 185.56 feet to a ½ inch iron rod set,  
Thence South 89 degrees 44 minutes 14 seconds West 224.73 feet to a fence corner post found,  
Thence North 00 degrees 05 minutes 39 seconds East 132.12 feet to a fence corner post found,  
Thence North 07 degrees 17 minutes 42 seconds East 265.70 feet to a mag nail set in Wager Cemetery Road,  
Thence South 89 degrees 45 minutes East 343.81 feet to the **POINT OF BEGINNING**, containing 2.665 Acres.

**CASE NO.:** ZC13-12-086  
**PETITIONER:** Keith C. & Marleen G.Siverd  
**OWNER:** Keith C. & Marleen G. Siverd  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the south side of Wager Cemetery Road, west of Perrilloux Road, being 114 Wager Cemetery Road, Madisonville; S9 ,T7S, R10E; Ward 1, District 1  
**SIZE:** 2.665 acres



2013-12-086



REFERENCE BEARING:  
Iron Rod A to Mag Nail B  
S89°45'E  
(per Reference Survey No 1)

CORNER B is repaired to be N00°36'25"W  
1321.04' from the 1/4 Section Corner  
common to Sections 9 & 16, 17S, R10E,  
per Reference Survey No 3

NOTES:  
1. This property is located in Flood Zone C,  
per F.E.M.A. Map No. 225205 0205 C, dated  
October 17, 1989.  
2. This plat represents a Boundary Line Adjustment  
and therefore does not constitute a division of  
property.

REFERENCE SURVEYS:  
1. Plat of the division of the SE 1/4 of the SW 1/4  
of Sec. 9, 17S, R10E by C.R. Schultz, Surveyor, dated  
June 14, 1941.  
2. Survey for Melba Wager by Thomas J. Fanchuberta,  
Surveyor, dated January 27, 2004.  
3. Survey for Gary Clayton Wager by Thomas J.  
Fanchuberta, Surveyor, dated January 28, 2004.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND/OR  
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR  
RESTRICTIONS NOT SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH  
IN THE INSTRUMENTS AND RECORDS REFERENCED HEREON. THE SURVEYOR  
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE  
BY THE UNDERSIGNED IN COMPLIANCE WITH THE SURVEY.

180 N. JEFFERSON AVE  
CORYDON, LA 70545  
PHONE (504) 288-3340  
FAX (504) 288-3300

**John G. Cummings & Associates**  
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

PLAT PREPARED FOR: **Dorothy Perrilloux**

SHOWING A SURVEY OF:  
PARCELS OF LAND LOCATED IN SECTION  
9, TOWNSHIP 7 SOUTH, RANGE 10 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON  
THE GROUND BY ME, OR UNDER MY DIRECTION,  
AND IS IN ACCORDANCE WITH THE APPLICABLE  
STANDARD PRACTICES AND BEARS A CLASS C  
SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' DATE: 3-22-2012 JOB NO. X2046



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** November 25, 2013  
**Case No.:** ZC13-12-086  
**Posted:** 11/14/13

**Meeting Date:** December 3, 2013  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Keith C. & Marleen G. Siverd  
**OWNER:** Keith C. & Marleen G. Siverd  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the south side of Wager Cemetery Road, west of Perrilloux Road, being 114 Wager Cemetery Road, Madisonville; S9 ,T7S, R10E; Ward 1, District 1  
**SIZE:** 2.665 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish **Road Surface:** 2 lane asphalt **Condition:**  
Narrow/Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 (Suburban District)
South	Agricultural	A-2 (Suburban District)
East	Residential	A-2 (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-2 (Suburban District) & RO (Rural Overlay). The site is located on the south side of Wager Cemetery Road, west of Perrilloux Road, being 114 Wager Cemetery Road, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses including agricultural uses. The Rural Overlay is being requested in order to construct an agricultural building on the site. Staff does not have any objections to the request considering that it meets the objectives of the 2025 future land use plan and fits with the rural setting of the area.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.