

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5215

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. TANNER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. TANNER

SECONDED BY: MR. THOMPSON

ON THE 5 DAY OF JUNE , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LEE ROAD EXTENSION, JUST SOUTH OF THE WASHINGTON/ST. TAMMANY PARISH LINE AND WHICH PROPERTY COMPRISES A TOTAL OF 120 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 2, DISTRICT 6). (ZC14-06-050)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-06-050, 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-1 (Suburban District) to an I-1 (Industrial District) 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 I-1 (Industrial District).

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-1 (Suburban District) to an I-1 (Industrial District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 10 DAY OF JULY , 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: May 29 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-06-050

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 22, 23, 26 and 27, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a concrete monument found at the 1/4 Section Corner common to Sections 26 and 27 of said township and range and being the Point of Beginning.

Thence North 89 degrees 48 minutes 52 seconds West 1848.79 feet to a 1-inch iron pipe found on the Easterly side of the Lee Road Extension; thence North 14 degrees 54 minutes 25 seconds East 77.58 feet along the Easterly side of said road to a 1/2 inch iron rod found; thence South 89 degrees 48 minutes 30 seconds East 1633.45 feet to a 1/2 inch iron rod; thence North 00 degrees 11 minutes 42 seconds East 434.37 feet to a 1/2 inch iron rod found; thence North 89 degrees 48 minutes 17 seconds West 1354.10 feet to a 1/2 inch iron rod found on the Easterly side of the Lee Road Extension; thence North 34 degrees 06 minutes 35 seconds East 98.68 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 32 degrees 44 minutes 39 seconds East 102.76 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 27 degrees 14 minutes 56 seconds East 102.23 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 21 degrees 15 minutes 49 seconds East 102.08 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 13 degrees 49 minutes 22 seconds East 103.53 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 08 degrees 12 minutes 05 seconds East 99.26 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 05 degrees 26 minutes 30 seconds East 908.83 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 04 degrees 20 minutes 07 seconds East 95.65 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 02 degrees 11 minutes 12 seconds East 100.28 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 01 degrees 55 minutes 45 seconds West 100.18 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 07 degrees 17 minutes 54 seconds West 100.37 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 10 degrees 52 minutes 03 seconds West 43.86 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 12 degrees 12 minutes 13 seconds West 145.32 feet along the Easterly side of said road to a 1/2 inch iron rod set; thence North 13 degrees 41 minutes 08 seconds West 450.14 feet along the Easterly side of said road to a 1/2 inch iron rod found; thence South 78 degrees 09 minutes 35 seconds East 2626.02 feet to a 1/2 inch iron rod found; thence South 2440.73 feet to a 1/2 inch iron rod found; thence South 89 degrees 30 minutes 14 seconds West 1191.47 feet to the Point of Beginning, containing 144.84 acres.

All in accordance with map or plat of survey by John G. Cummings & Associates dated May 19, 1999, Survey No. 9979, a copy of which is attached to the act of record at Instrument No. 1151066 of the records of St. Tammany Parish, and also a copy of which is annexed hereto.

LESS AND EXCEPT:

Parcel 1

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 26, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a concrete monument found at the 1/4 Section Corner common to Sections 26 and 27 of said township and range go North 89 degrees 30 minutes 14 seconds East 1191.47 feet; thence North 2440.73 feet to a 1/2 inch iron rod; thence South 76 degrees 14 minutes West 367.56 feet to an iron rod and the Point of Beginning.

From the Point of Beginning go South 03 degrees 38 minutes East 227.29 feet; thence go South 67 degrees 01 minutes 26 seconds West 551.96 feet; thence go North 01 degrees 25 minutes 51 seconds West 480.43 feet; thence go South 85 degrees 42 minutes 13 seconds East 507.18 feet back to the Point of Beginning. Said parcel containing 4.14 acres.

All as per survey by John G. Cummings & Associates, dated December 11, 2001 being Map Number 9979D, and also a copy of which is annexed hereto.

Parcel 2

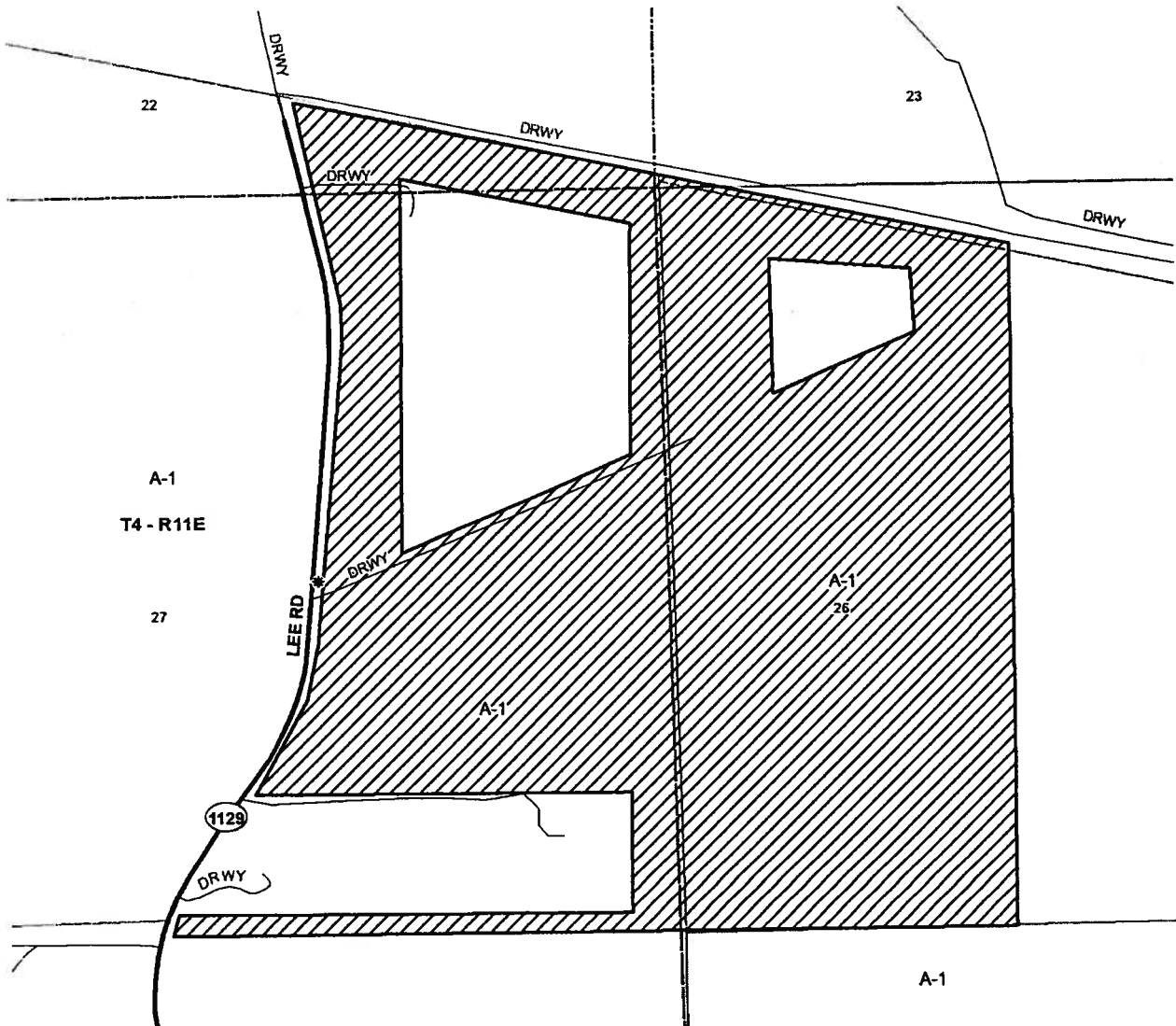
ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Sections 22 and 27, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a concrete monument found at the 1/4 Section Corner common to Sections 26 and 27 of said township and range go North 89 degrees 30 minutes 14 seconds East 1191.47 feet; thence North 2440.73 feet to a 1/2 inch iron rod; thence North 86 degrees 33 minutes 51 seconds West 1368.38 feet to the Point of Beginning.

From the Point of Beginning go South 00 degrees 13 minutes 40 seconds West 825.07 feet; thence go South 67 degrees 51 minutes 09 seconds West 901 feet; thence go North 00 degrees 13 minutes 40 seconds East 1339.26 feet; thence go South 78 degrees 09 minutes 35 seconds East 850.57 feet back to the Point of Beginning. Said parcel containing 20.70 Acres.

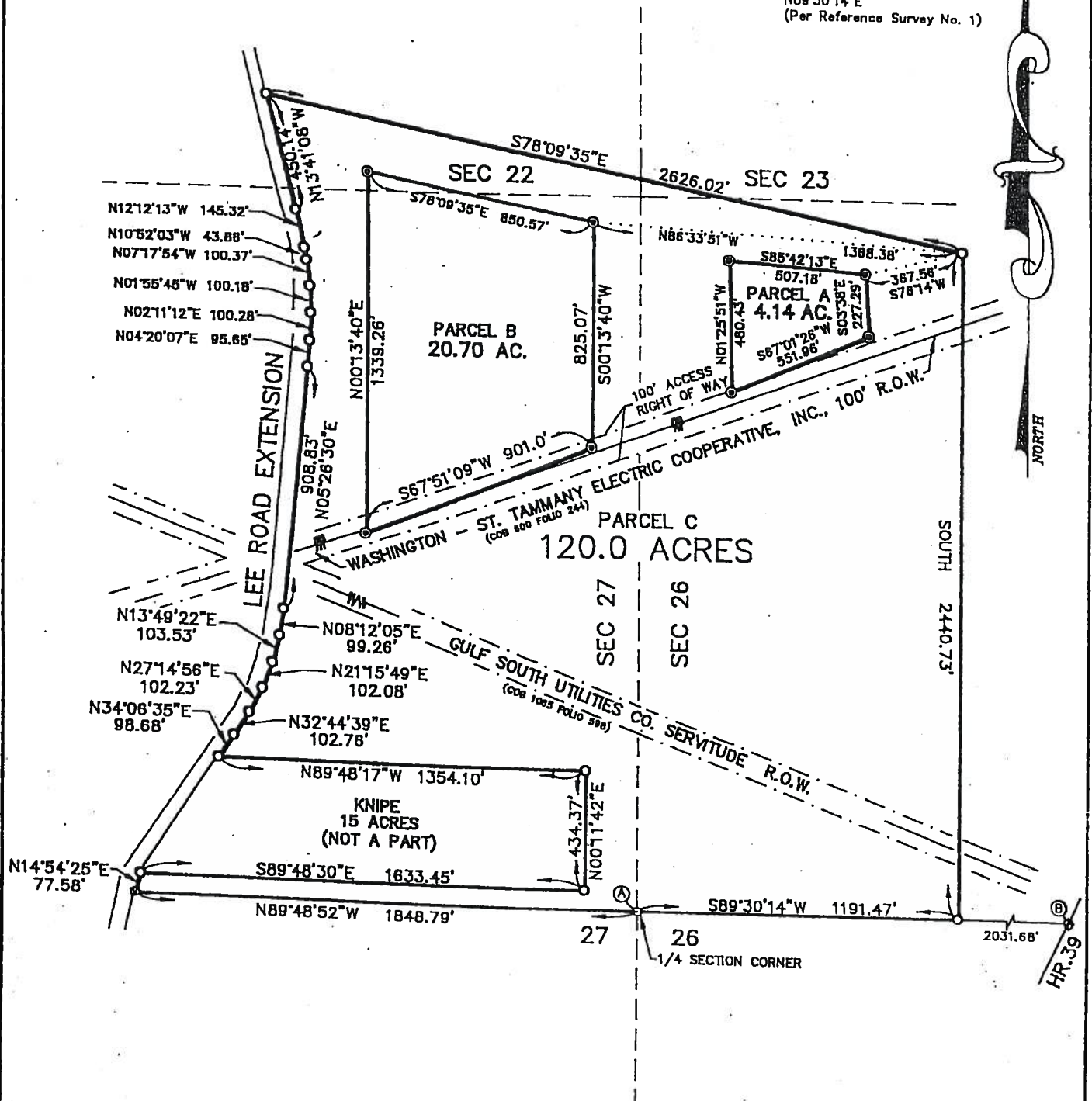
All as per survey by John G. Cummings & Associates, dated December 11, 2001, being Map Number 9979D, and also a copy of which is annexed hereto.

CASE NO.: ZC14-06-050
PETITIONER: Jeff Schoen
OWNER: Lee Road Dirt Pit, LLC
REQUESTED CHANGE: From A-1 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of Lee Road Extension, just south of the Washington/St. Tammany Parish line; S22,23,26 & 27, T4S, R11E; Ward 2, District 6
SIZE: 120 acres



ZC14-06-050

REFERENCE BEARING:
Concrete Corner A to
Iron Pipe B
N89°30'14"E
(Per Reference Survey No. 1)



- REFERENCE SURVEY:
1. SURVEY OF THE RICHARDS FAMILY PROPERTIES BY KELLY McHUGH, SURVEYOR, DATED MARCH 11, 1991.
 2. SURVEY FOR DAVID WADE, DEANA GLASS AND L.C.I. BY JOHN G. CUMMINGS, SURVEYOR, DATED JANUARY 8, 1998.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

- LEGEND
- = CONCRETE MONUMENT
 - ⊙ = 1" IRON PIPE FOUND
 - ⊗ = 1/2" IRON ROD SET
 - = 1/2" IRON ROD FOUND
 - ⊕ = 1/2" IRON PIPE FOUND

508 N. JEFFERSON AVENUE

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

(504) 892-1648

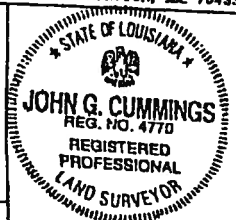
PLAT PREPARED FOR: **Ray H. Crow, Jr.**

COVINGTON, LA. 70433

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 4 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 400'

DATE: DECEMBER 11, 2001

NUMBER: 9979D