

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2942 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GOULD

ON THE 7<sup>TH</sup> DAY OF OCTOBER, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the northeast corner of Brownsitch Road and Walnut Street, being lots 7-8 of square 1 in Ozone Pines Subdivision and which property comprises a total of 15,000 sq. ft. of land more or less, from its present A-3 (Suburban) District to a C-2 (Highway Commercial) District, Ward 8, District 9. (ZC04-09-076)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-09-076, 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 to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 C-2 (Highway Commercial) 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-3 (Suburban) District to a C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

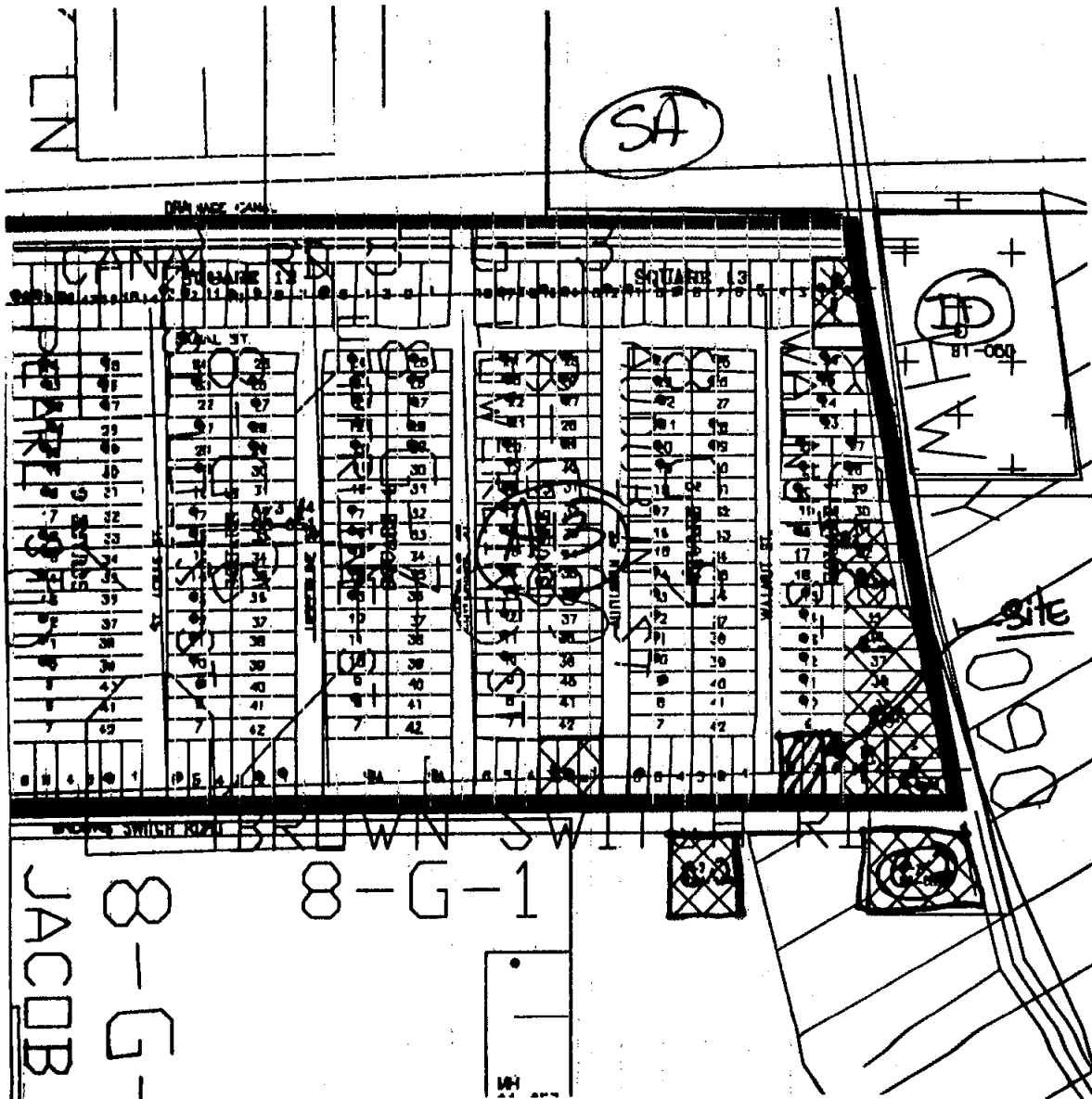
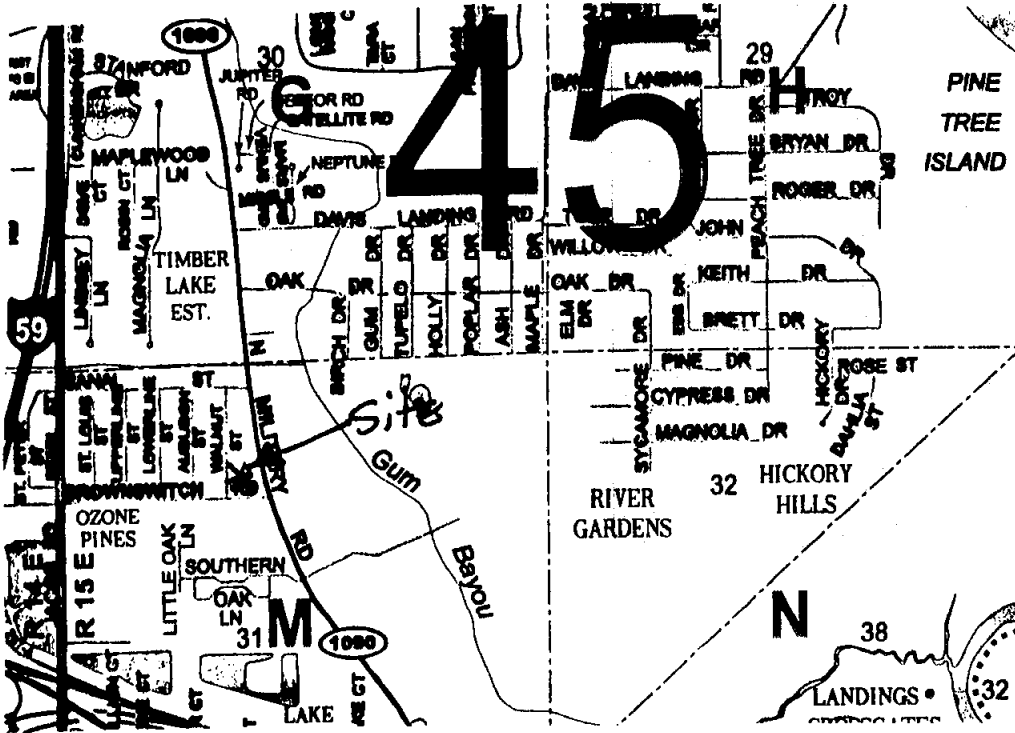
ZC04-09-076

ALL THOSE CERTAIN LOTS OR PARCEL 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, being situated in Section 36, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana 8th Ward, better described as follows, to-wit:

Being Lot 7 and 8 of Square 1 of OZONE PINES SUBDIVISION, St. Tammany Parish, Louisiana. Both Lots 7 and 8 front 50.0 feet each on Browns Switch Road same width in the rear by a depth of 150.0 feet between equal and parallel lines.

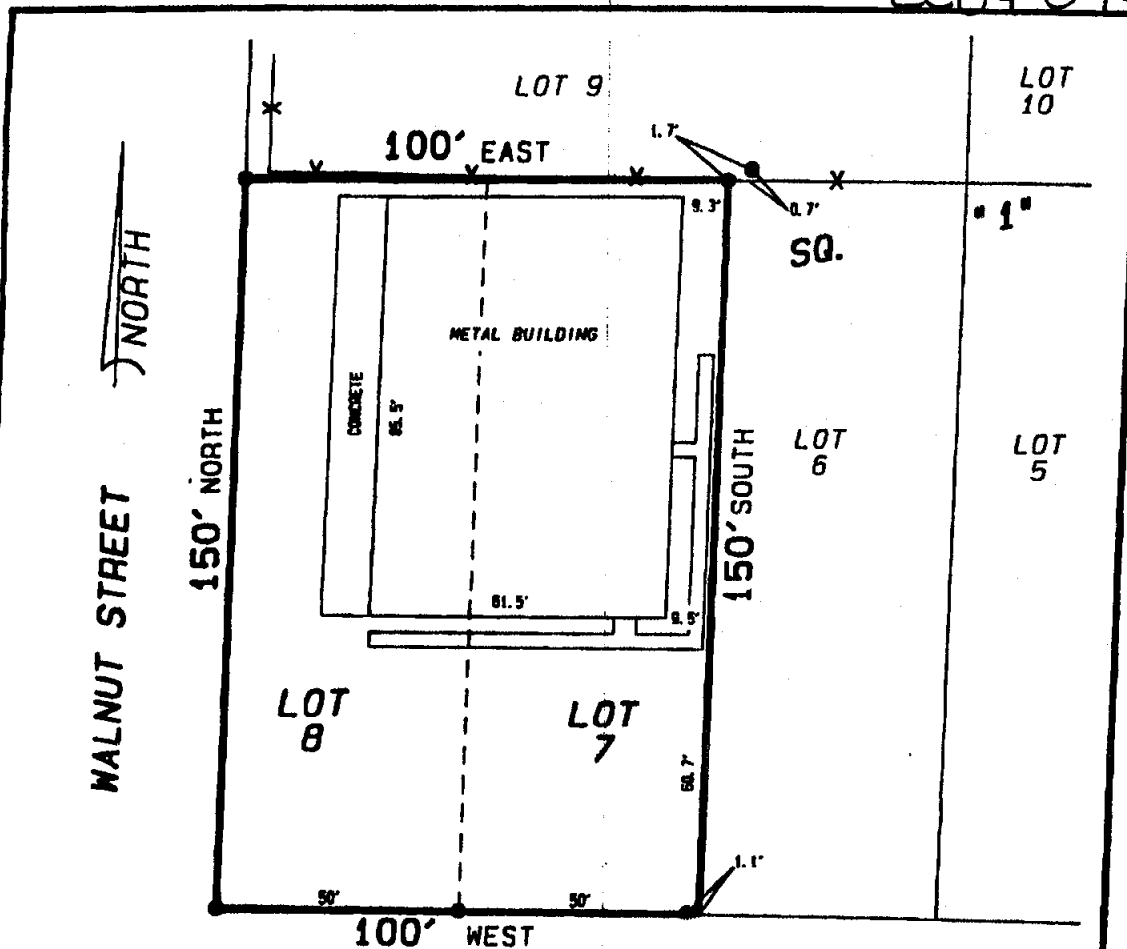
All in accordance with a survey by Ivan M. Borgen, C.E., dated June 28, 1979, survey numbers 21289 & 21290, a copy of which is attached hereto and made a part hereof.

**CASE NO.:** ZC04-09-076 2942  
**PETITIONER:** Sandra Lowrey  
**OWNER:** Roland Lowrey III and Sandra Lowrey  
**REQUESTED CHANGE:** From A-3 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located at the northeast corner of Brownsitch Road and Walnut Street, being lots 7-8 of square 1 in Ozone Pines Subdivision; S31, T8S, R15E; Ward 8, District 9  
**SIZE:** 15,000 sq. ft.



2942

2004-09-076



LEGEND  
● - Fed. 1/2" Iron Rod

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 208908 0440 D ; Revised: APRIL 21, 1999

Note: Servitudes shown herein are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search of abstract.

This is to certify that I have done an actual ground survey and found that no encroachments or gaps exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

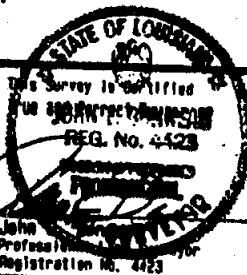
**SURVEY MAP OF  
LOTS 7 & 8, SQ. 1, OZONE PINES SUBD.**

In  
St. Tammany Parish, Louisiana  
for  
**ROLAND & SANDRA LOWREY**

Survey No. 2004 725  
Date: AUGUST 17, 2004

Drawn by: JDL  
Revised:

Scale: 1" = 30'



**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 N. CAUSEWAY BLVD. - SUITE 34 • NARDEVILLE, LA. 70471 (985) 626-0808  
SLIDELL (985) 643-2508 • NARDEVILLE (985) 626-3546 • N. O. (504) 456-2042  
HAMMOND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jebci@bellsouth.net

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