

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3113 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. GOULD

ON THE 7<sup>TH</sup> DAY OF JULY, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcels located on the east side of La Highway 434, south of I-12 and which property comprises a total of 4.63 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 7, District 7. (ZC05-06-039)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-06-039, 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 SA (Suburban Agricultural) 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC05-06-039

**PARCEL 1**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 18, Township 8 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described according to map and plat of survey of Eddie J. Champagne, Surveyor, dated November 21, 1969, as follows, to-wit:

Begin at the corner common to Sections 17, 18, 19 and 20, Township 8 South, Range 13 East, Greensburg District, Louisiana and run North 13.9 feet to the North line of the road; thence West along the North line of said road 914.4 feet; thence North 30° 15' East 1350.0 feet to the Point of Beginning. From the said point of beginning continue North 30° 15' East 141.0 feet; thence West 346.4 feet to the East line of State Highway 434; thence South 30° 15' West along said Highway 143.0 feet; thence East 346.4 feet to the Point of Beginning; all within Section 18, Township 8 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana, all in accordance with the above referred to map and plat of survey.

**PARCEL 2**

**A CERTAIN PARCEL GROUND**, situated in the Parish of St. Tammany, State of Louisiana, located in Section 18, Township 8 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana, and being more fully described on a plan of survey by Eddie J. Champagne, Surveyor, dated July 7, 1972, as follows:

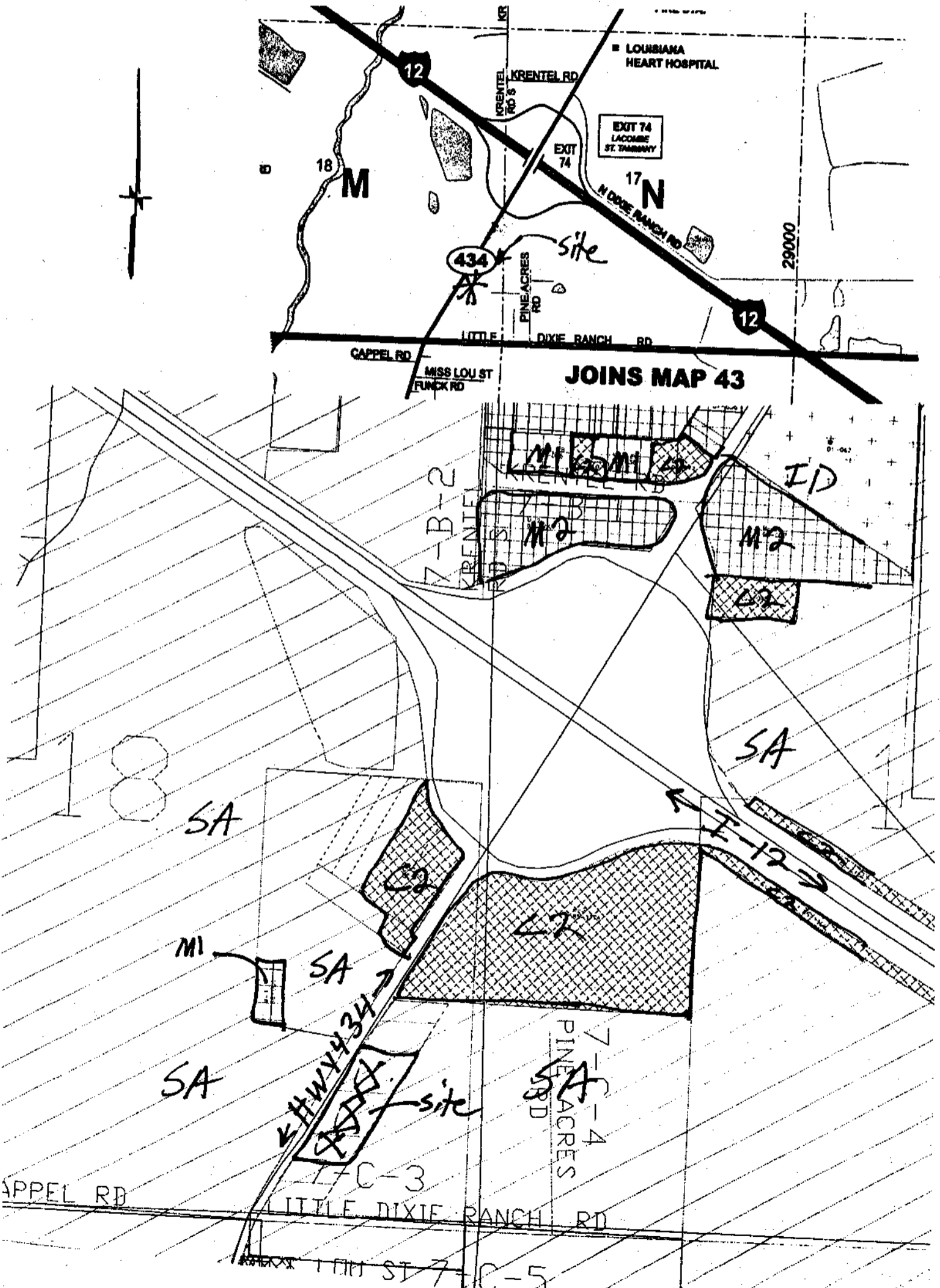
Begin at the corner common to Sections 17, 18, 19 and 20, Township 8 South, Range 13 East, Greensburg District, Louisiana and run North 13.9 feet to the to the North line of the road; thence West along the North line of said road 914.4 feet; thence North 30° 15' East, 550 feet to the Point of Beginning.

From the Point of Beginning, continue North 30° 15' East, 300 feet, thence West, 346.4 feet to the East line of State Highway 434; thence South 30° 15' West along said Highway 300.0 feet; thence East, 346.4 feet to the Point of Beginning.

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND**, together with all the buildings and improvements thereon, situated in the Parish of St. Tammany, in Section 18, Township 8 South, Range 13 East, and being more fully described as follows, to-wit:

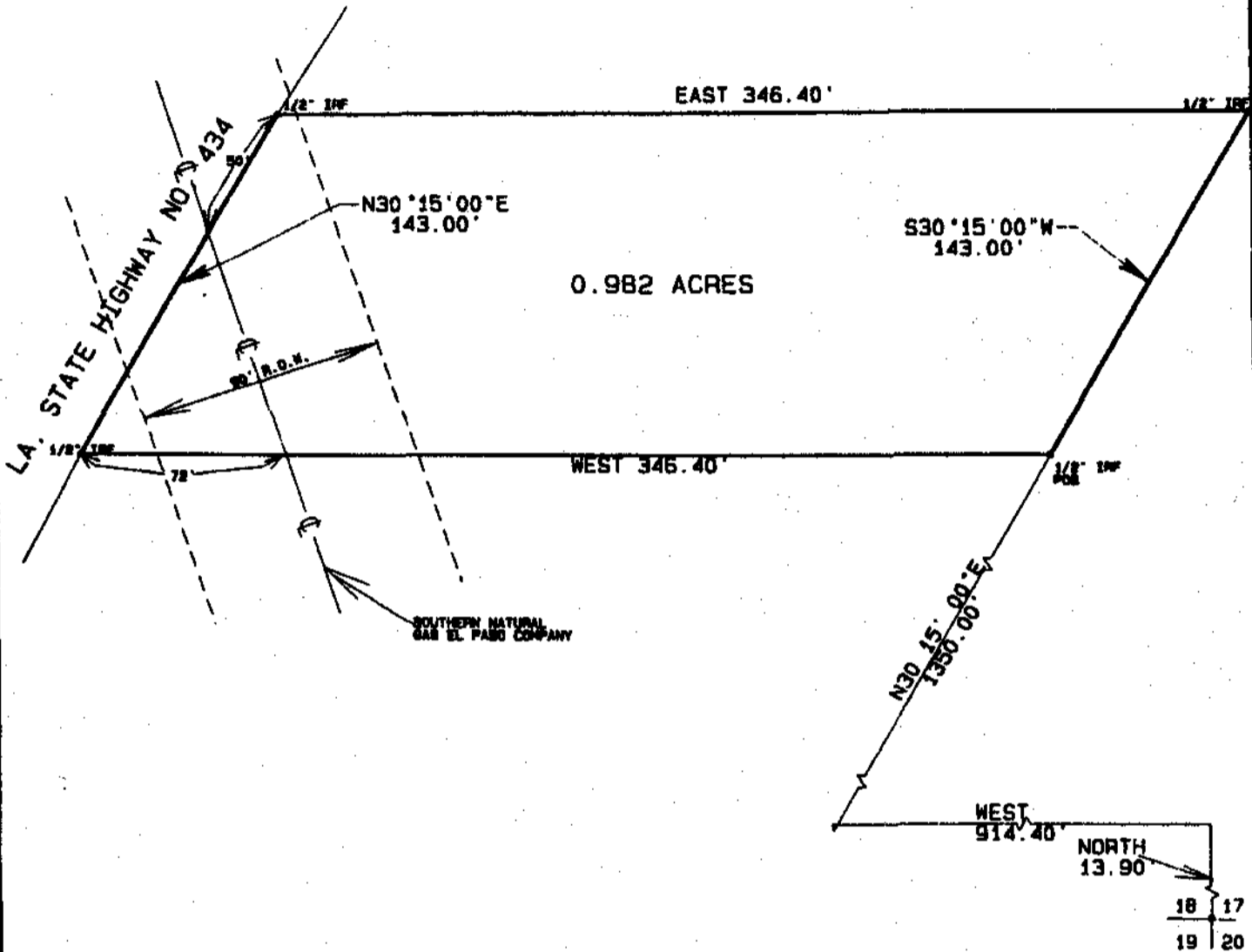
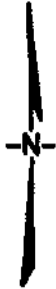
Begin at the corner common to Sections 17, 18, 19 and 20, Township 8 South, Range 13 East, Greensburg District, Louisiana and run North 13.9 feet to the North line of the road; thence West along the North line of said road 914.4 feet; thence North 30° 15' East 1150.0 feet to the Point of Beginning. Thence continue North 30° 15' East 200.0 feet; thence West 346.4 feet to the east line of State Highway 434; thence South 30° 15' West along the east line of said highway 200.0 feet; thence East 346.4 feet to the Point of Beginning; all within Section 18, Township 8 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana.

**CASE NO.:** ZC05-06-039 3113  
**PETITIONER:** Jack E. Henry, Jr.  
**OWNER:** Greensburg Properties, L.L.C.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcels located on the east side of La Highway 434, south of I-12 ; S18, T8S, R13E; Ward 7, District 7  
**SIZE:** 4.63 acres



2005-06-039

3113



BEARINGS ARE BASED ON BEARINGS OF ADJOINING PROPERTY.

SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREIN.

I HAVE MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

### BILLY C. DANIELS PE/RLS, INC.

109 POTOMAC STREET BOGALUSA, LOUISIANA 70427

Phone: (504) 735-7506  
Fax: (504) 735-7483

PLAT PREPARED FOR: JACK HENRY

SHOWING A SURVEY OF: 0.982 ACRES OF LAND LOCATED IN SECTION 18 T8S-R13E ST. TAMMANY PARISH, LA.

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.

*Billy C. Daniels*  
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 22041

DATE: MARCH 7, 2002

REVISED: