

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3294

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of LA Highway 36, east of Barbee Road and which property comprises a total of 1.5 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 3, District 3.  
(ZC06-05-034)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-05-034, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC06-05-034

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**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the building and improvements thereon and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, and more fully described as follows, to-wit:**

From the corner common to Sections 26, 35 and 42 of the above Township and Range, run South 0 degrees 15 minutes East 2672 feet to a stake on the South side of the Covington-Abita Springs Highway, thence along the South side of said Highway North 86 degrees 50 minutes East 2778 feet to a stake set for the Northwest corner of the property herein conveyed and the point of beginning.

From the above point of beginning run along Highway North 86 degrees 50 minutes East 108.9 feet to a stake; thence South 3 degrees 10 minutes East 200 feet to a stake; thence South 88 degrees 50 minutes West 108.9 feet to a stake; thence North 3 degrees 10 minutes West 200 feet to the point of beginning, containing one-half acre as per map of C. R. Schultz, Surveyor,

**ALSO**

**ONE ACRE OF LAND, in SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, together with all the building and improvements thereon and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, more fully described as follows, to-wit:**

Commencing at an iron corner which is located 957.5 feet North 83 degrees 15 minutes East of the Quarter Section corner common to Sections 35 and 36, Township 6 South, Range 11 East, thence East 109 feet; thence South 399.7 feet; thence West 109 feet; thence North 399.7 feet to the point of beginning and containing 1.00 acre as per map of Lowell E. Cummings, Registered Surveyor, under date of August 23, 1949.

**LESS AND EXCEPT:**

One certain tract or parcel of land, situated in Section 36, Township 6 South, Range 11 East, Greensburg Land District, Parish of St. Tammany, State of Louisiana, and identified as PARCEL NO. 8-5 on the right-of-way map for the COVINGTON-ABITA SPRINGS HIGHWAY, STATE PROJECT NO. 280-01-06, STATE ROUTE LA. 36, ST. TAMMANY PARISH, LOUISIANA, prepared by Philip G. Holland, Registered Land Surveyor, dated March 23, 1973, said map being on file in the office of the Department of Highways in the City of Baton Rouge, Louisiana, the boundary lines of which tract are more particularly described as follows:

**PARCEL 8-5:**

Being all that portion of Vendor's property lying within approximately 43 feet to the right or southerly side of the surveyed project centerline, at Vendor's westerly boundary line, the extension of which intersects the said project centerline at Highway Survey Station 196+30.50; and extending in an easterly direction and gradually decreasing in width to 40 feet at Highway Survey Station 196+00; thence continuing in an easterly direction at a width of 40 feet to Vendor's easterly boundary line, the extension of which intersects the said project centerline at Highway Survey Station 196+39.40; and containing a net area of 1,168 square feet.

**CASE NO.:** ZC06-05-034

**PETITIONER:** Jeffrey D. Schoen

**OWNER:** Abita Brewing Co. LLC

**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District

**LOCATION:** Parcel located on the south side of LA Highway 36, east of Barbee Road; S36, T6S, R11E; Ward 3, District 3

**SIZE:** 1.5 acres

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