

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3716

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

COUNCIL SPONSOR MR. THOMPSON

PROVIDED BY: PLANNING

INTRODUCED BY: MR. THOMPSON

SECONDED BY: MR. GOULD

ON THE 6<sup>TH</sup> DAY OF DECEMBER, 2007

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF WEST 21ST AVENUE, EAST OF PINE AIR DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.07 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A LC (LIGHT COMMERCIAL) DISTRICT, WARD 3, DISTRICT 3. (ZC07-10-060)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-10-060, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains SA (Suburban Agricultural) District.

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 LC Light 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 LC (Light Commercial) District (see Exhibit "A") for complete boundaries.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC07-10-060

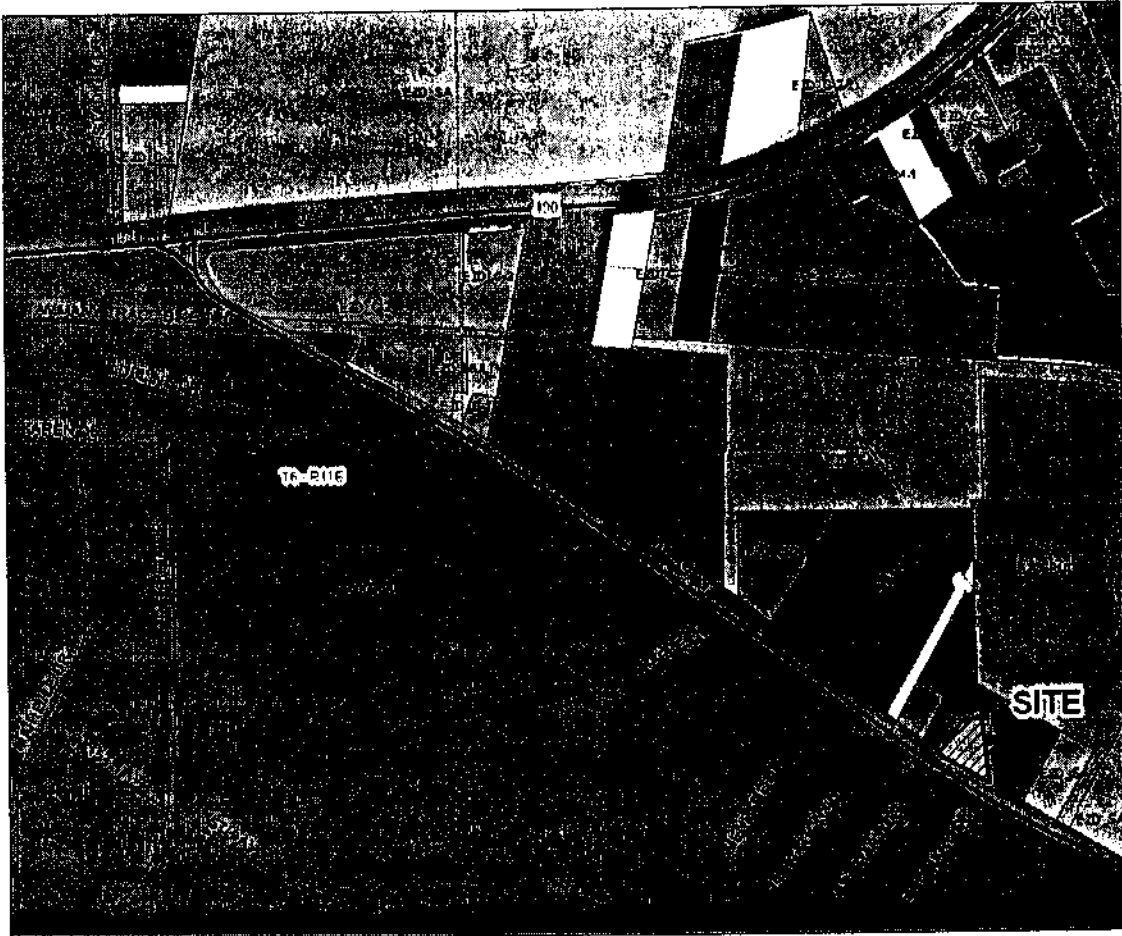
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 32, Township 6 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, more fully described according to map and plat of survey and proces verbal of C. R. Schultz, Surveyor, copy of which is attached to act recorded in COB 539, folio 216.

From the corner common to Sections 29, 30, 31, and 32 of the above Township and Range, run East 2643.3 feet and South 1423.4 feet to the Point of Beginning; designated as (A) on the above referred to map.

From the above Point of Beginning run South 83 degrees 30 minutes West 77 feet to corner established in a barn, which is to be removed; Corner (B). Thence South 38 degrees 30 minutes West 206.4 feet to corner (C) on the East side of Highway No. 190; thence recommencing at the Point of Beginning, run North 83 degrees 30 minutes East 22 feet to iron corner at corner of fence, Corner (D); thence along fence line South 6 degrees 30 minutes East 323.4 feet to Corner (E) on Highway; thence along Highway No. 190 in a northwesterly direction 294 feet to Corner (C), all as per the above referred to map in the name of Ernest Holliday.

Being the same property acquired by vendor herein by deed dated July 2, 1969 and recorded in COB 539, folio 216.

**CASE NO.:** ZC07-10-060  
**PETITIONER:** Edith Burel  
**OWNER:** Succession of Rachel Quave Holliday, widow of/and Ernest Earl Holliday, Sr.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the north side of West 21st Avenue, east of Pine Air Drive; S32, T6S, R11E; Ward 3, District 3  
**SIZE:** 1.07 acres

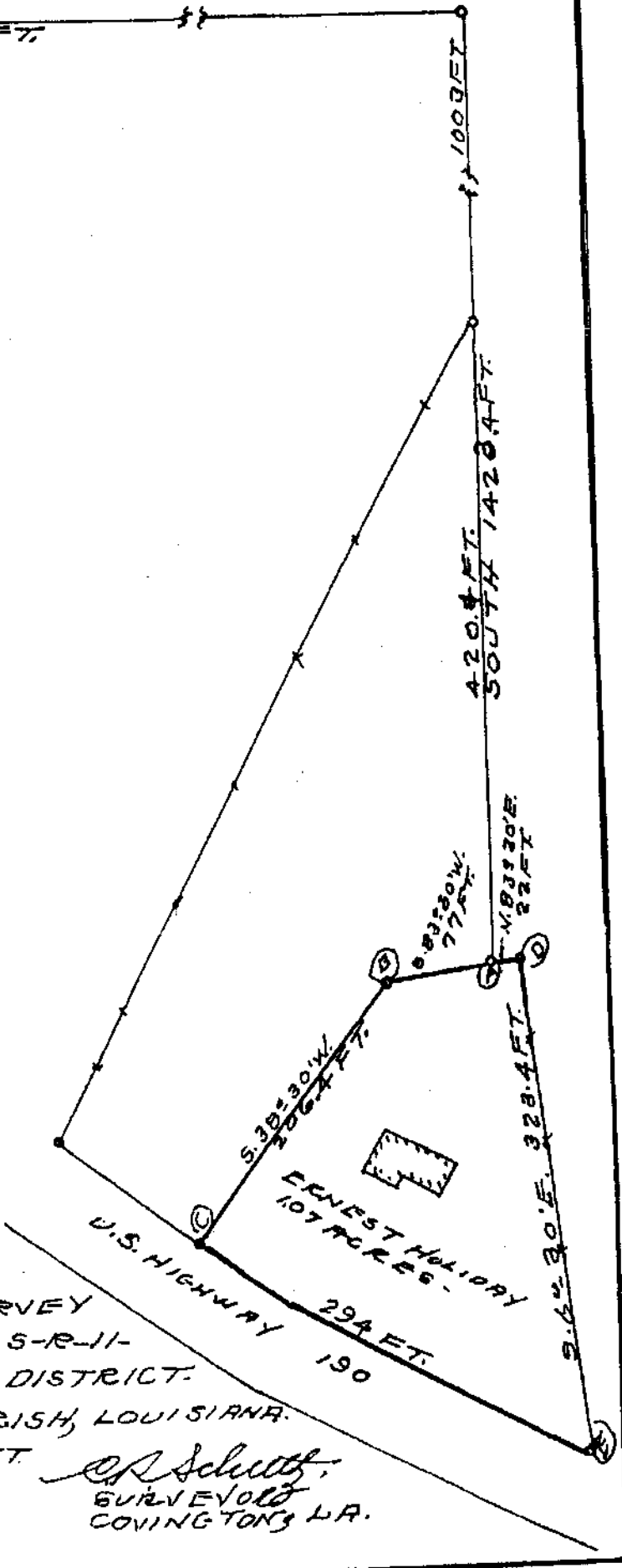


ZC07-10-060 03177

30 29  
31 32

EAST  
2648.8 FT.

N



MAP SHOWING SURVEY  
 IN SECTION 32-T-6-S-R-11-  
 E-GREENSBURG-DISTRICT.  
 ST. TAMMANY PARISH, LOUISIANA.  
 SCALE 1-INCH=100 FT.  
 JUNE-8-1964-  
 IRON CORNERS

*W. R. Schutt,*  
 SURVEYOR  
 COVINGTON, LA.



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

e-mail: [planning@stp.gov](mailto:planning@stp.gov)

*Kevin Davis*

*Parish President*

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 11-12-07

ZC07-10-060

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 1.07 acres  
Petitioner: Edith Burel  
Owner: Succession of Rachel Quave Holliday, widow of/and Ernest Earl Holliday, Sr.  
Location: Parcel located on the north side of West 21st Avenue, east of Pine Air Drive, S32, T6S, R11E, Ward 3, District 3  
Council District: 3  
**TABLED FROM 10/2/07 MEETING)**

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW SIGNATURE

*Edith Burel*

(SIGNATURE)

Edith Burel

P.O. Box 725

Covington, LA 70434

PHONE #: 985-898-0018



## ZONING STAFF REPORT

Date: October 26, 2007  
Case No.: ZC07-10-060  
Prior Action: Tabled (10/02/07)  
Posted: 10/17/07

Meeting Date: November 6, 2007  
Determination: Denied

### GENERAL INFORMATION

**PETITIONER:** Edith Burel  
**OWNER:** Succession of Rachel Quave Holliday, widow of/and Ernest Earl Holliday, Sr.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the north side of West 21st Avenue, east of Pine Air Drive; S32, T6S, R11E; Ward 3, District 3  
**SIZE:** 1.07 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State                      Road Surface: 2 lane asphalt                      Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	Covington City Limits
South	Residential	Covington City Limits
East	Residential	Covington City Limits
West	Residential	Covington City Limits

#### EXISTING LAND USE:

Existing development? Yes                      Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Mixed Use – Commercial – Conservation** - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District. The site is located on the north side of West 21st Avenue, east of Pine Air Drive. The subject property is abutted by residential properties on the all sides. However, the proposed rezoning is consistent with the Parish's 2025 Future Land Use Plan as well as the commercial development trend along this section of West 21<sup>st</sup> Avenue.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be approved.