

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3915 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING  
INTRODUCED BY: MR. BILLIOT SECONDED BY: MR. STEFANCIK  
ON THE 11<sup>TH</sup> DAY OF SEPTEMBER, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF LA HIGHWAY 1077 & INTERSTATE 12 AND WHICH PROPERTY COMPRISES A TOTAL OF 7.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT R (RURAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT. WARD 1. DISTRICT 1. (ZC08-08-044)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-08-044, 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 R (Rural) 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 R (Rural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

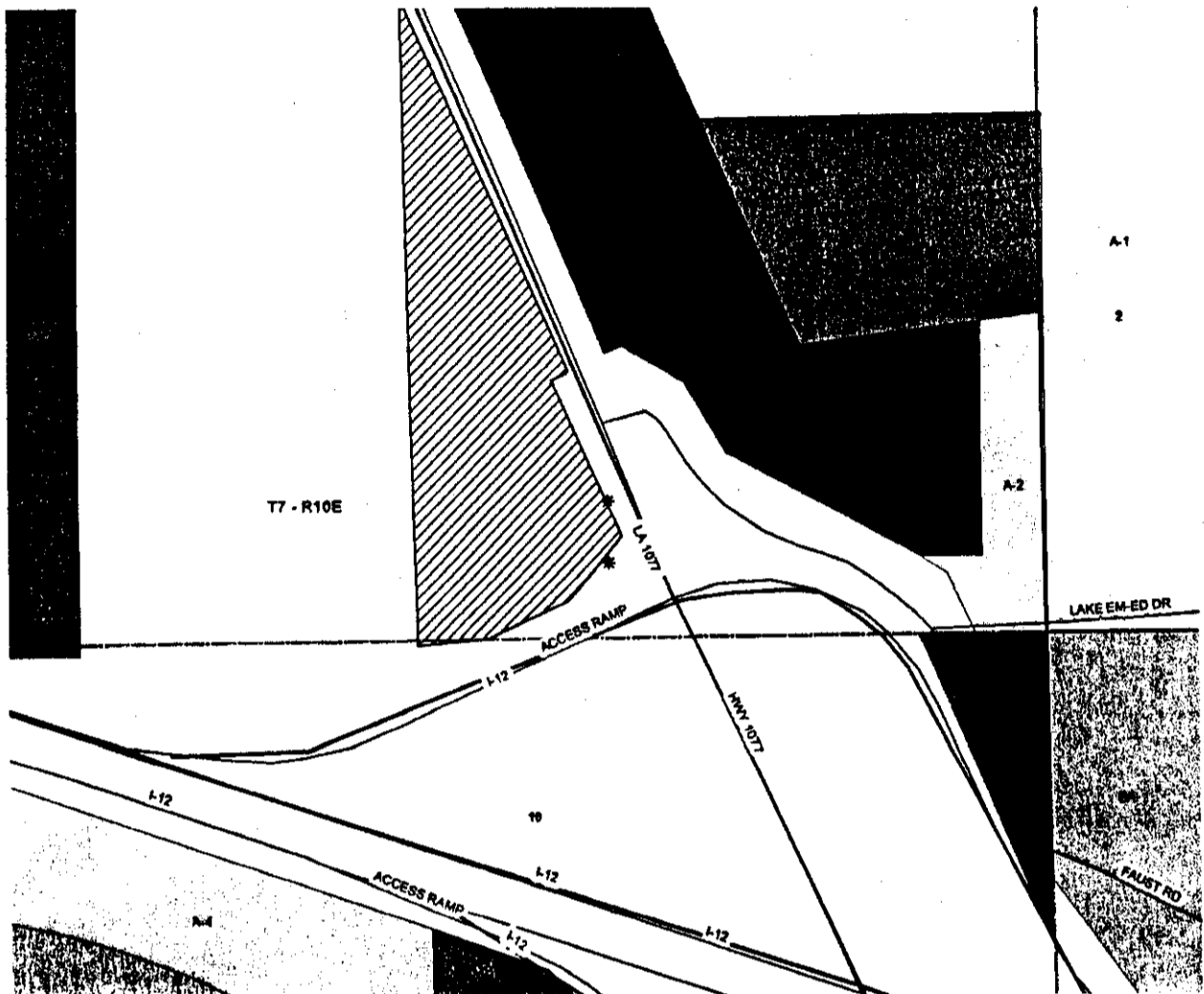
## EXHIBIT "A"

ZC08-08-044

And according to the survey of John E. Bonneau & Associates, Inc., Professional Land Surveyors, dated October 29, 1991, annexed hereto, the property is located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, contains 7.37 acres, is bounded on the east by Louisiana Highway #1077 (formerly Turnpike Road) and on the south by Interstate #12, and is described as follows:

Commencing at the common corner of Sections 2, 3, 10 and 11 go West 1189.29 feet to the Point of Beginning; from the Point of Beginning go South 85 degrees 58 minutes 56 seconds West a distance of 147.7 feet to a point; thence North 00 degrees 19 minutes 05 seconds West actual (North 00 degrees 25 minutes West title) a distance of 1319.50 feet to a one-half inch iron rod; thence South 24 degrees 00 minutes 00 seconds East a distance of 841.34 feet actual (842.36 feet title) to a concrete right of way marker; thence South 66 degrees 49 minutes 38 seconds West a distance of 40.52 feet to a concrete right of way marker; thence South 23 degrees 47 minutes 30 seconds East a distance of 198.87 feet to a point; thence South 24 degrees 13 minutes 02 seconds East a distance of 150.33 feet to a concrete right of way marker; thence South 42 degrees 03 minutes 58 seconds West a distance of 174.59 feet to a concrete right of way marker; thence South 66 degrees 34 minutes 41 seconds West a distance of 190.94 feet to a point, which is the Point of Beginning.

**CASE NO.:** ZC08-08-044  
**PETITIONER:** Levere C. Montgomery, III  
**OWNER:** Levere C. Montgomery, III  
**REQUESTED CHANGE:** From R (Rural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the northwest corner of LA Highway 1077 & Interstate 12; S3, T7S, R10E; Ward 1, District 1  
**SIZE:** 7.37 acres

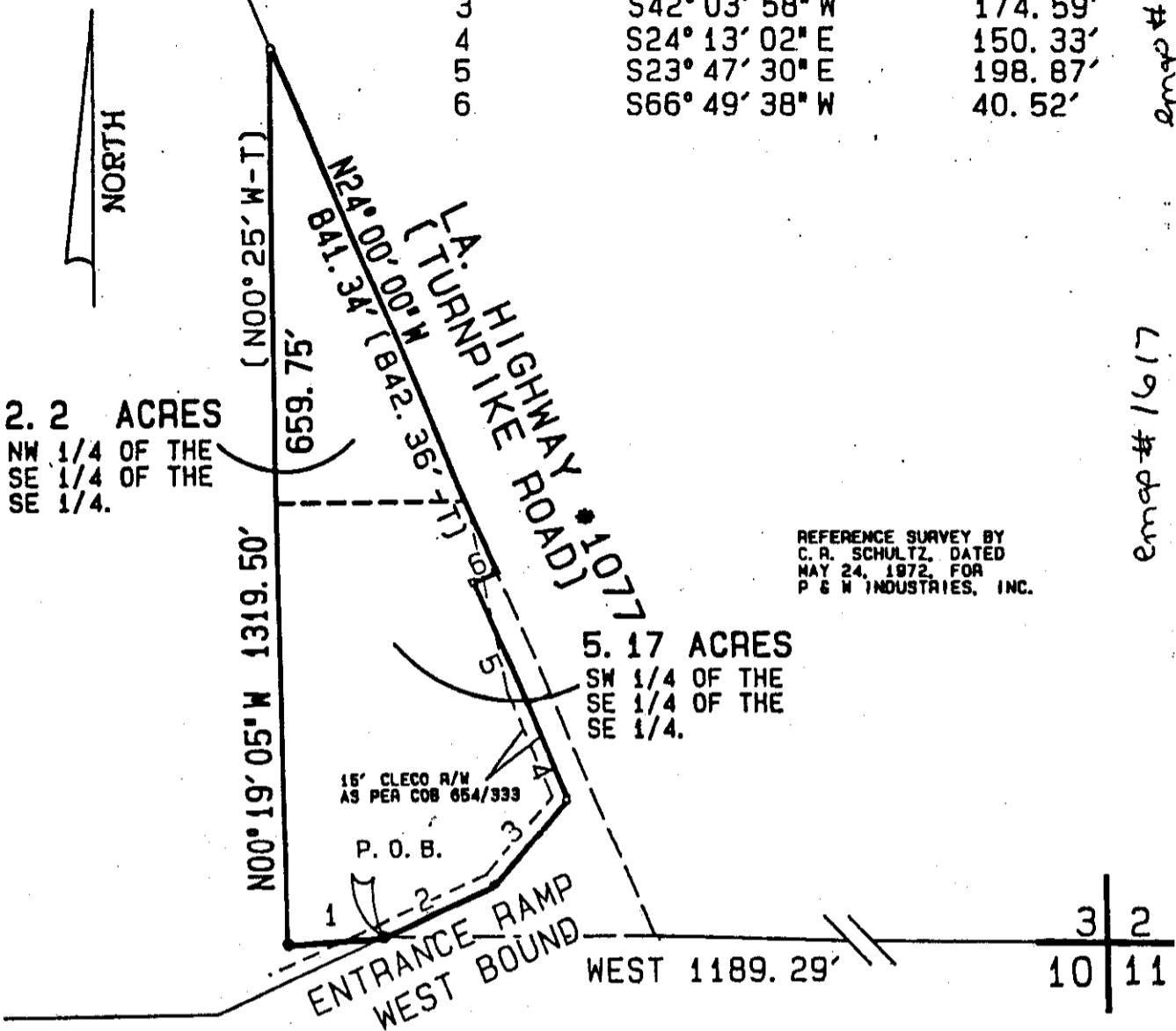


\* Indicates location where property was posted

2C08-08-044

LINE #	BEARING	DISTANCE
1	S85° 58' 56" W	147.7'
2	S66° 34' 41" W	190.94'
3	S42° 03' 58" W	174.59'
4	S24° 13' 02" E	150.33'
5	S23° 47' 30" E	198.87'
6	S66° 49' 38" W	40.52'

emap #1617  
# 888090



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REFERENCE SURVEY BY  
C.R. SCHULTZ, DATED  
MAY 24, 1972, FOR  
P & W INDUSTRIES, INC.

INTERSTATE

#12

Note: This is to certify that I have consulted the Federal  
Insurance Administration Flood Hazard Boundary Maps  
and found the property described is not located  
in a special flood hazard area.  
It is located in Flood Zone C.

LEGEND  
 CONCRETE RIGHT  
 OF WAY MARKER  
 FND 1/2" IRON ROD  
 SET 1/2" IRON PIPE

SURVEY MAP OF  
 A 7.37 ACRE TRACT OF LAND SITUATED IN  
 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST,  
 in  
 St. Tammany Parish, Louisiana  
 for

LEVERE C. MONTGOMERY, III AND  
 FIRST AMERICAN TITLE INSURANCE COMPANY

Survey No. 931895  
 Date: DECEMBER 20, 1993

Drawn by: JEB  
 Revised:

Scale: 1" = 200'

JOHN E. BONNEAU & ASSOCIATES, INC.  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD, SUITE 34 • MANDEVILLE, LA. 70448 (504) 626-0808  
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042  
 FAX NO. (504) 626-0057

