

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4033 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2009

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 21, EAST OF LA HIGHWAY 1085 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.73 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT LC (LIGHT COMMERCIAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 1, DISTRICT 1. (ZC09-03-005)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC09-03-005, 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 LC (Light Commercial) District to a C-2 (Highway Commercial) District. See Exhibit "A" for complete boundaries; and

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

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 LC (Light Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC09-03-005

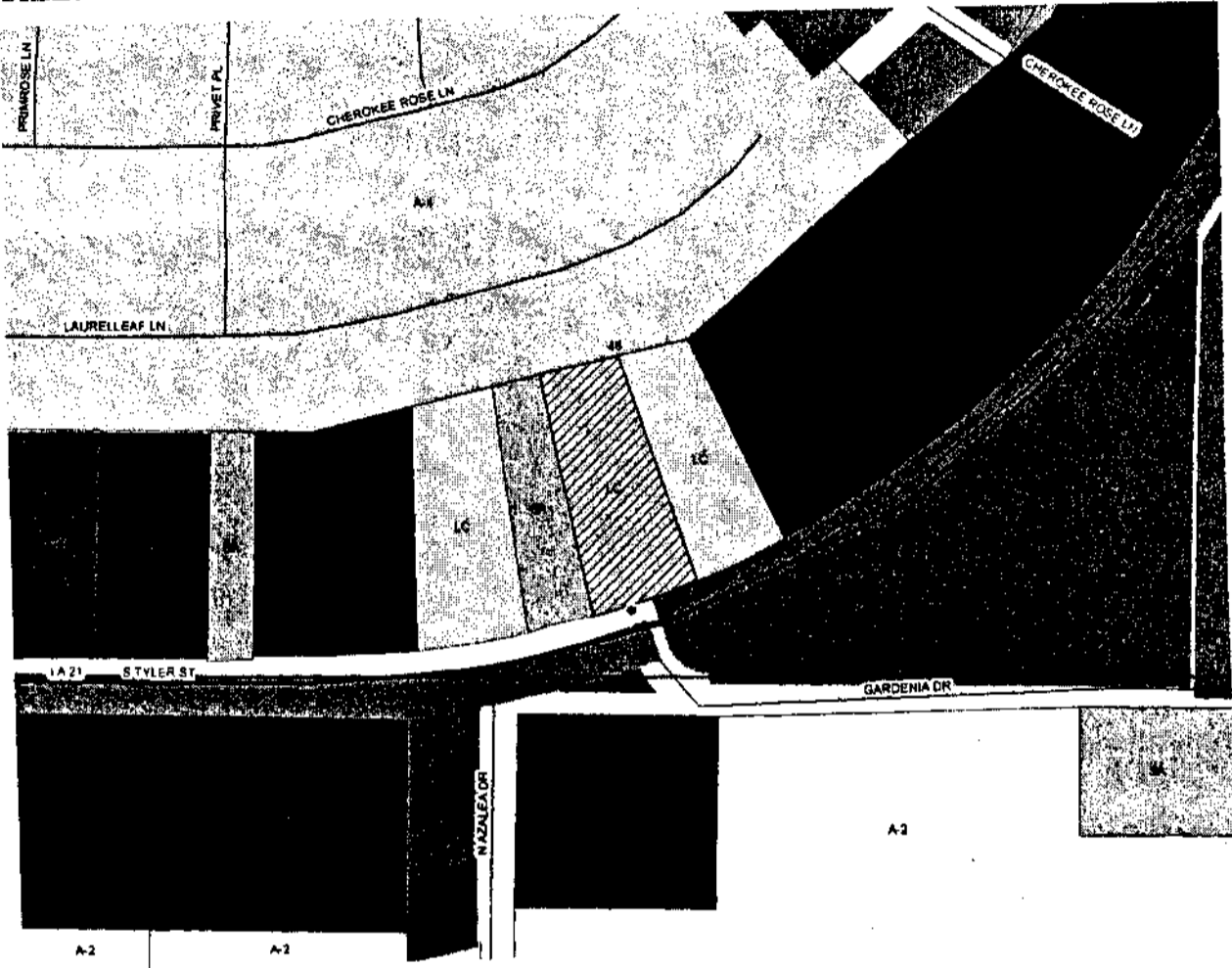
THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the Northwest corner of Section 46, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, run South 89° 22' East 6021.46 feet to a point; thence run North 00° 55' East 42.0 feet to a point; thence continue North 00° 55' East 400.00 feet to a point; thence run South 89° 10' East 100.00 feet to a point; thence run North 76° 24' 48" East 426.04 feet to a 3/4 inch iron pipe found and the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 76° 24' 48" East 146.80 feet to a 1/2 inch rebar set; thence run South 20 Degrees 01 minutes 25 seconds East 425.90 feet to an 1/2 inch rebar set on the northerly right of way line of Louisiana Highway 21; thence run along Louisiana Highway 21 in a southwesterly direction along the arc of a curve having a radius of 1839.4 feet a distance of 200.00 feet to an 1/2 inch rebar set; thence run North 12° 59' 33" West 440.90 feet back to the POINT OF BEGINNING.

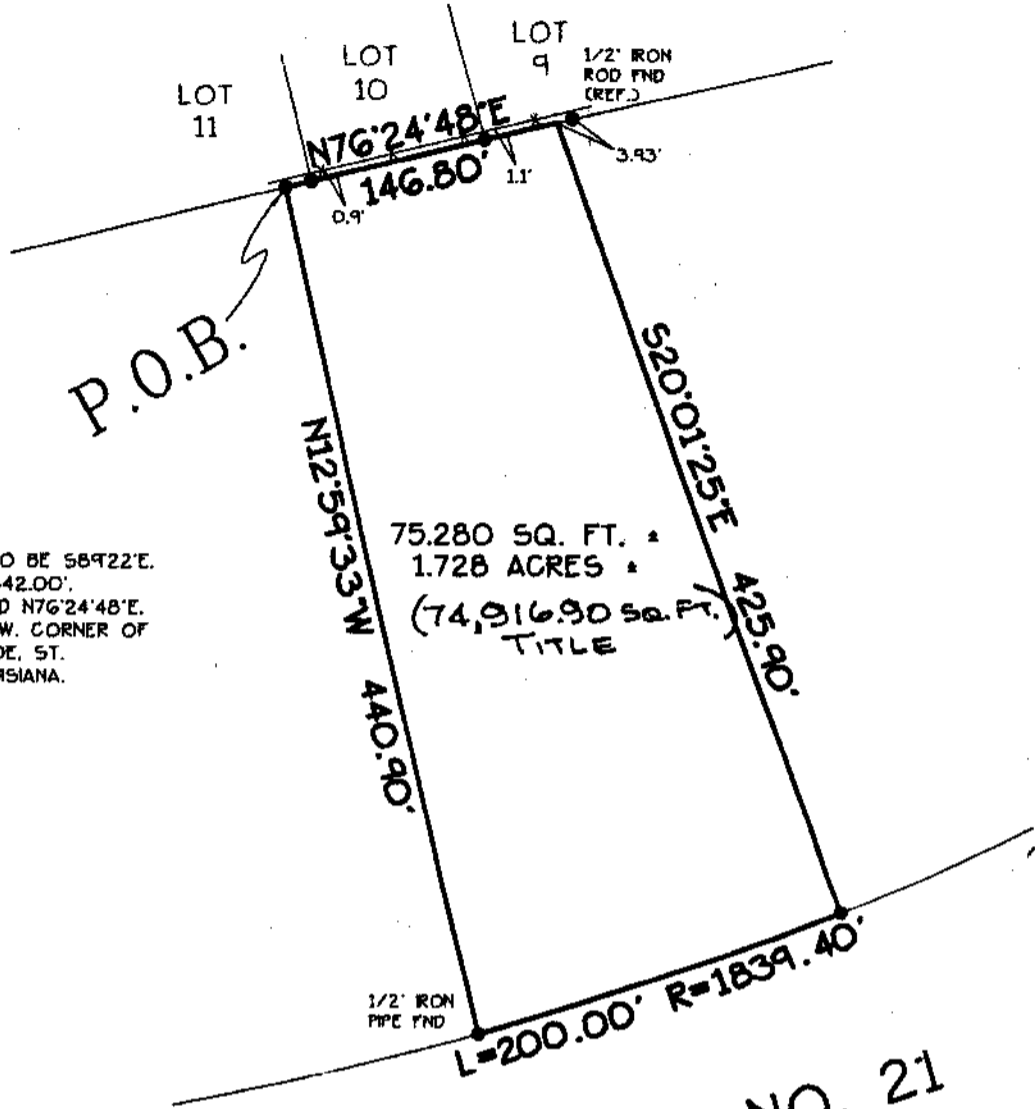
This tract contains 74,916.90 square feet, more or less. All as more fully shown on the survey of Land Surveying, Inc., Jeron R. Fitzmorris, Registered Land Surveyor, dated January 17, 2000, revised March 16, 2000, a copy of which is attached to an act at Instrument #1190158.

CASE NO.: ZC09-03-005
PETITIONER: David Hardin
OWNER: D & G Properties
REQUESTED CHANGE: From LC (Light Commercial) District to C-2 Highway Commercial) District
LOCATION: Parcel located on the north side of LA Highway 21, east of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1
SIZE: 1.73 acres





TIMBER BRANCH
PHASE 7



P.O.B.

P.O.B. IS REPORTED TO BE S89°22'E.
6021.46', N00°55'E. 442.00'.
S89°10'E. 100.00' AND N76°24'48'E.
426.04' FROM THE N.W. CORNER OF
SECTION 46, T7S, R10E, ST.
TAMMANY PARISH, LOUISIANA.

75.280 SQ. FT. *
1.728 ACRES *
(74,916.90 SQ. FT.)
TITLE

LA. HWY NO. 21

REF.: Plot by Land Surveying, Inc.
Dated: 01/17/00 No. 8704

Note: 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".

FIRM Panel # 225205 0230 C Rev. 10/17/89

• DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

Survey of
A PORTION OF GROUND SITUATED IN SECTION 46,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
D & G PROPERTIES, INC.
PARISH NATIONAL BANK, MAHONY TITLE SERVICES, L.L.C.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: MARCH 9, 2006
Survey No. 06278
Project No. D06278
Scale: 1"=100'±
Drawn By: dcw
Reviewed: