

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6502 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BINDER SECONDED BY: MR. CANULETTE

ON THE 1 DAY OF OCTOBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LOUISIANA HIGHWAY 1078, SOUTH OF LOUISIANA HIGHWAY 1077; FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 1.86 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) & RO (RURAL OVERLAY). (WARD 2, DISTRICT 3) (2020-1964-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1964-ZC, 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 A-1 (Suburban District) & RO (Rural Overlay) to an HC-2 (Highway Commercial District) & RO (Rural Overlay) 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 HC-2 (Highway Commercial District) & RO (Rural Overlay).

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 A-1 (Suburban District) & RO (Rural Overlay) to an HC-2 (Highway Commercial District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5 DAY OF NOVEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 23 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### **2020-1964-ZC**

All that certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in Sections 29 and 30, Township 5 South, Range 10 East, ST. Tammany Parish, Louisiana, and more particularly described as follows, to wit:

From the corner of Sections 29, 30, 31, and 32 of the above Township and Range, run East 75 feet and North 34 degrees 30 minutes East 475 feet to an old iron stake at corner of fence, marked (A) on survey of Eddie Murphy dated July 7, 1995 which is attached hereto and made a part hereof, which is the point of beginning.

From the above point of beginning, run North 34 degrees 30 minutes East 245 feet to an iron stake set on the South side of Bennett Bridge Road, corner B; thence recommence at the point of beginning and run along old lines North 30 degrees West 159 feet, North 55 degrees 30 minutes West 285 feet and North 22 degrees West 156 feet to an iron stake set on South side of Bennett Bridge Road, South 67 degrees East 279.3 feet to a concrete post; thence South 89 degrees East 49 feet to another concrete post, 40 feet from the center of Bennett Bridge Road; thence following the South boundary of said road and 40 feet from the center thereof in an Easterly direction a distance of 251.3 feet to corner B. Said parcel of land containing 1.85 acres.

**Case No.:** 2020-1964-ZC

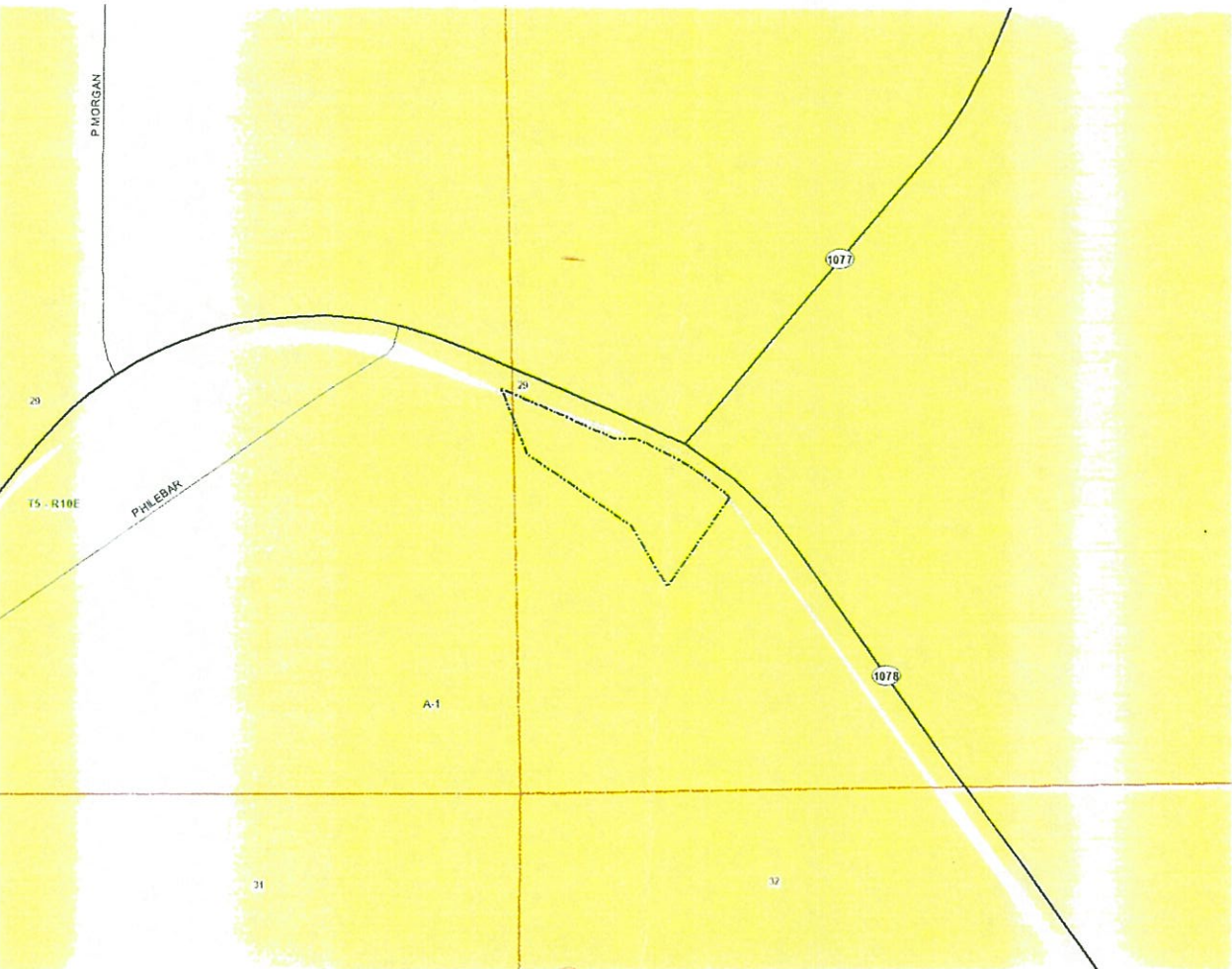
**PETITIONER:** St Tammany Parish Government

**OWNER:** Gene’s Country Store, LLC

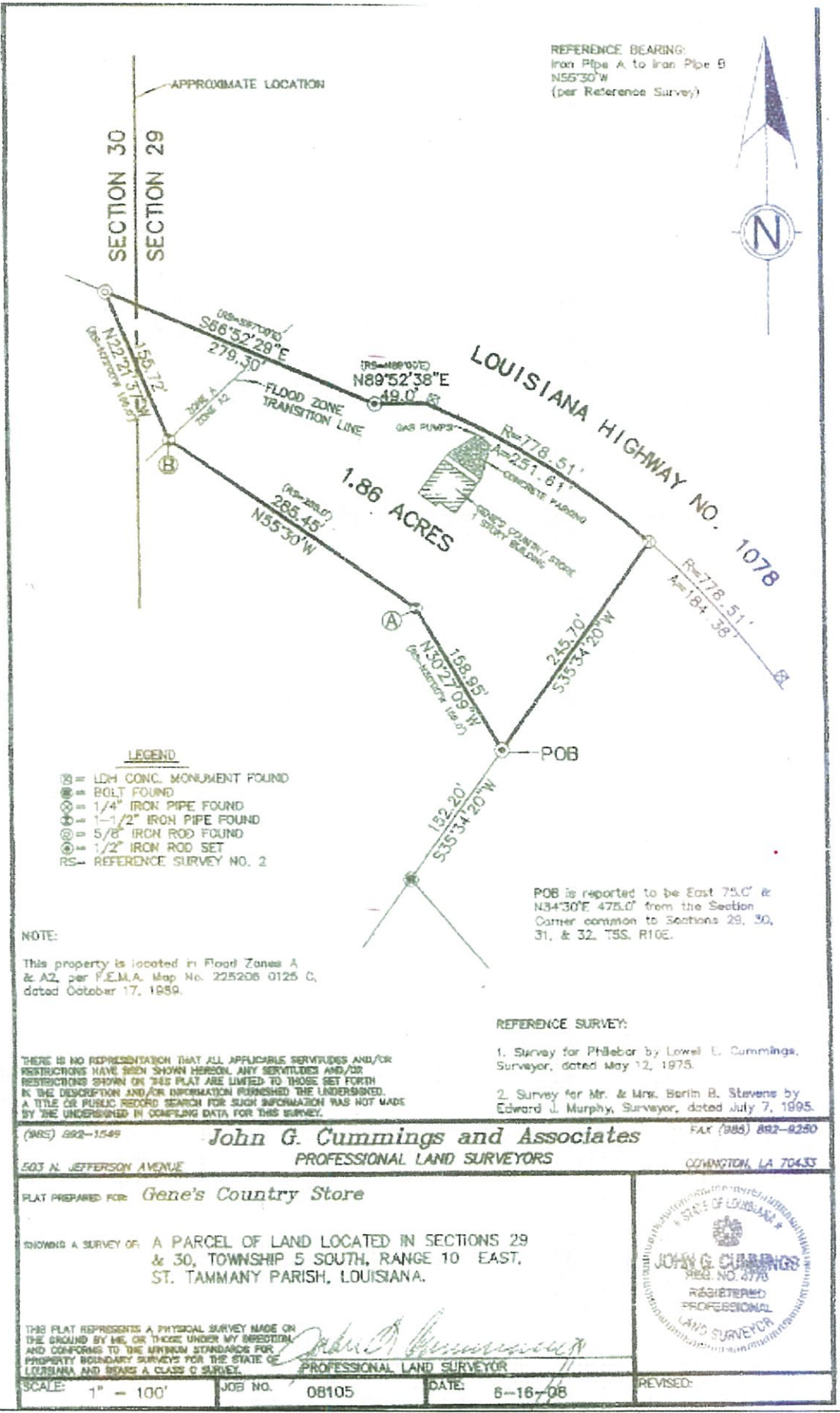
**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to HC-2 Highway Commercial District and RO Rural Overlay

**LOCATION:** Parcel located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077; Folsom

**SIZE:** 1.86 acres



2020-1964-ZC









**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** August 25, 2020  
**Case No.:** 2020-1964-ZC  
**Posted:** August 20, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** St Tammany Parish Government  
**OWNER:** Gene’s Country Store, LLC  
**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to HC-2 Highway Commercial District and RO Rural Overlay  
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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                                      **Road Surface:** 2 Lane Asphalt                                      **Condition:** Poor

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u>  |
|------------------|------------------------|--|
| North            | Residential            | A-1 Suburban District and RO Rural Overlay                                       |
| South            | Residential            | A-1 Suburban District, RO Rural Overlay, and MHO<br>Manufactured Housing Overlay |
| East             | Residential            | A-1 Suburban District and RO Rural Overlay                                       |
| West             | Residential            | A-1 Suburban District, RO Rural Overlay, and MHO<br>Manufactured Housing Overlay |

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to HC-2 Highway Commercial District and RO Rural Overlay. The petitioned property is located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077, Folsom. The 2025 Future Land Use Plan designates the site to be developed with commercial uses that vary in type and density.

The petitioned property is currently zoned A-2 Suburban District and maintains an existing gas station and convenience store. The applicant is requesting to rezone the 1.86-acre site to HC-2 Highway Commercial to bring the existing use into compliance with the appropriate zoning designation. While not opposed to the request, staff recommends the requested acreage be modified to only include the existing building. Reducing the acreage to be rezoned to only include what is necessary in the request will allow the current A-1 zoning designation to stand and limit future development.