

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6695

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MS. O'BRIEN

ON THE 3 DAY OF JUNE , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE ON THE EAST AND WEST SIDES OF HONEY ISLAND SWAMP ROAD; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 242.98 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-2 (PUBLIC FACILITIES DISTRICT) TO AN PF-2 (PUBLIC FACILITIES DISTRICT) AND RO (RURAL OVERLAY) (WARD 6, DISTRICT 6) (2021-2319-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2319-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 PF-2 (Public Facilities District) to an PF-2 (Public Facilities District) and 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 PF-2 (Public Facilities District) and 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 PF-2 (Public Facilities District) to an PF-2 (Public Facilities District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY, 2021; 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: MAY 26, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2319-ZC

A CERTAIN TRACT OF PARCEL OF LAND, being the located in Section 1, Township 7 South, Range 14 East located near the Town of Pearl River, St Tammany Parish, Louisiana, to wit;

From the Northeast Corner of the Southeast Quarter of Section 1 Township 7 South, Range 14 East, which is the Point of Beginning, proceed S89-24-09 W a distance of 2671 feet to a point;

Thence proceed S00-55-47 E a distance of 2651.42 feet to a point;

Thence proceed N89-15-53 E a distance of 1335 feet to a point;

Thence proceed N89-55-43 E a distance of 1329.12 feet to a point;

Thence proceed N00-46-46 W a distance of 2659.61 feet to a point, said point being the Point of Beginning.

and

A CERTAIN TRACT OF PARCEL OF LAND, being located in Section 12, Township 7 South, Range 14 East & Section 7, Township 7 South, Range 15 East located near the Town of Pearl River, St Tammany Parish, Louisiana, to wit;

From a 3" iron pipe, located at the Section Corner common to Sections 6 & 7, T7S - R15E and Sections 1 & 12, T7S - R14E, which is the Point of Beginning, proceed N89-56-05 W, a distance of 1332.82 feet to a point;

Thence proceed S01-02-08 E a distance of 2641.71 feet to a point;

Thence proceed S89-55-44 E a distance of 1332.72 feet to a point;

Thence proceed N88-38-36 E a distance of 1332.72 feet to a point;

Thence proceed N01-29-00 W a distance of 2641.87 feet to a point

Thence proceed S88-38-58 W a distance of 1326.57 feet to a point; said point being the Point of Beginning.

Case No.: 2021-2319-ZC

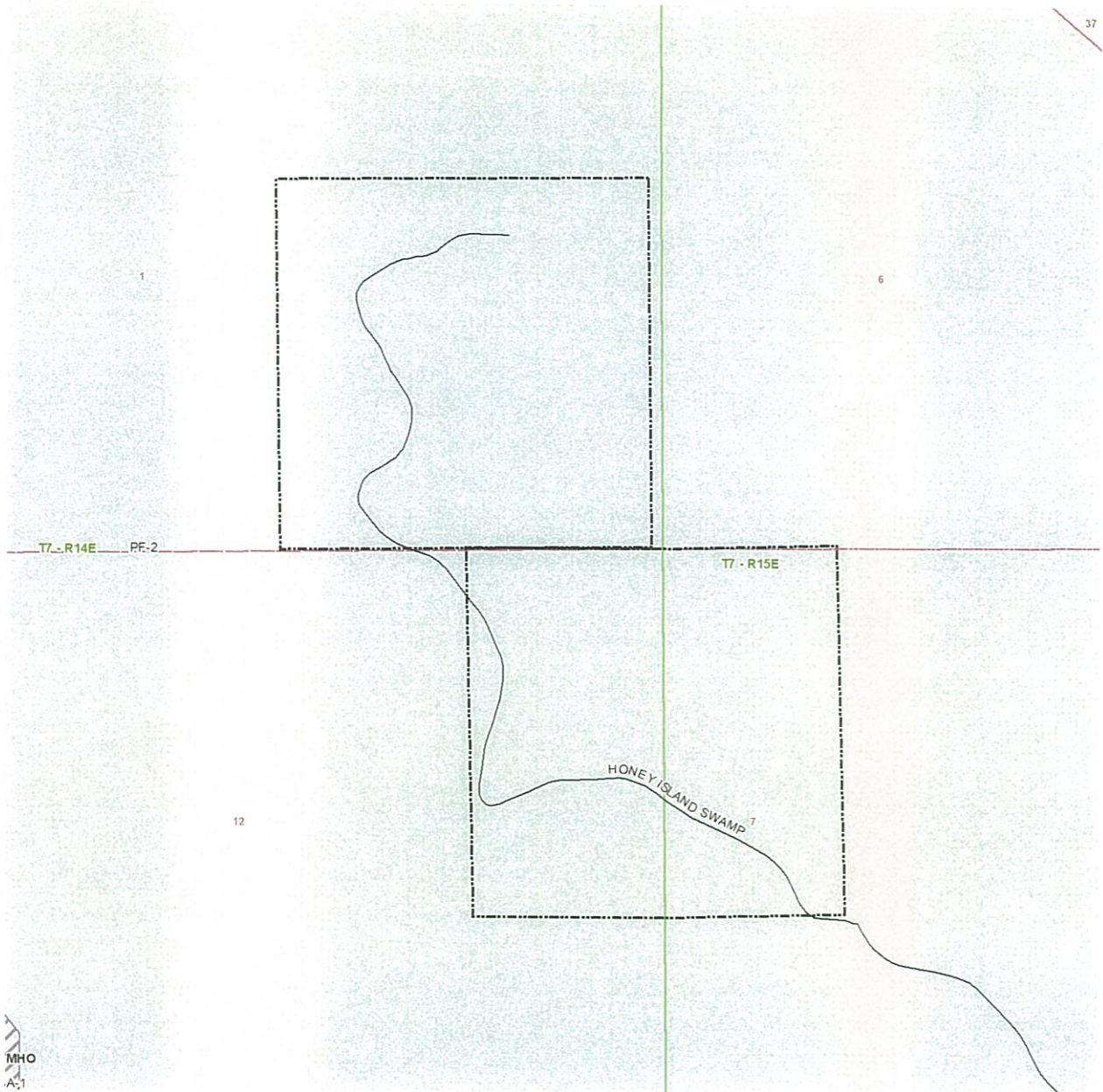
PETITIONER: St Tammany Parish

OWNER: Multiple Owners

REQUESTED CHANGE: From PF-2 Public Facilities District to PF-2 Public Facilities District and RO Rural Overlay

LOCATION: Parcel located on the east and west sides of Honey Island Swamp Road; Pearl River; S1, S12, and S7, T7S, R14E and R15E; Ward 6, District 6

SIZE: 242.98 acres





T7 - R15E

T7 - R14E

PF-2

12

7

HONEY ISLAND SWAMP

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2319-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: St Tammany Parish

OWNER: Multiple Owners

REQUESTED CHANGE: From PF-2 Public Facilities District to PF-2 Public Facilities District and RO Rural Overlay

LOCATION: Parcel located on the east and west sides of Honey Island Swamp Road; Pearl River; S1, S12, and S7, T7S, R14E and R15E; Ward 6, District 6

SIZE: 242.98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Gravel

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	PF-2 Public Facilities District
South	Undeveloped and Residential	PF-2 Public Facilities District
East	Undeveloped and Residential	PF-2 Public Facilities District
West	Undeveloped and Residential	PF-2 Public Facilities District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District to PF-2 Public Facilities District and RO Rural Overlay. The site is located on the east and west sides of Honey Island Swamp Road, Pearl River. The 2025 Future Land Use Plan designates the site to be developed as a conservation district.

The purpose of the existing PF-2 Public Facilities District is to provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities. The requested RO Rural Overlay allows for agricultural uses including farming, agricultural buildings, and single-family dwellings. The purpose of the request is to allow single-family residential dwellings along Honey Island Swamp Road where they currently exist, as they are not currently listed as a permitted use within the PF-2 District.