

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6726

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 8 DAY OF JULY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF JOE ELLEN DRIVE, EAST OF HOUSE CREEK ROAD; BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 1.21 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 6) (2021-2347-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2347-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) to an A-3 (Suburban District) and MHO (Manufactured Housing 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 A-3 (Suburban District) and MHO (Manufactured Housing 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) to an A-3 (Suburban District) and MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST , 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: JUNE 30 , 2021

Published Adoption: \_\_\_\_\_ , 2021

Delivered to Parish President: \_\_\_\_\_ , 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2021 at \_\_\_\_\_

## EXHIBIT "A"

### 2021-2347-ZC

A CERTAIN PIECE OR PORTION OF GROUND, situated in the Parish of St. Tammany, State of Louisiana, located in Section 6, Township 5 South, Range 12 East, and being more particularly described on the plan of survey by Land Surveying, Inc., dated August 2, 1999, as follows: From the Quarter Section Corner common to Sections 6 and 7, Township 5 South, Range 12 East, run North 00 degrees 15 minutes West, 1320 feet; thence South 89 degrees 45 minutes West, 667.26 feet; thence North 00 degrees 15 minutes West, 1320 feet; thence West, 310.20 feet; thence North 21 degrees 00 minutes West, 702.9 feet; thence North 35 degrees 30 minutes West, 418.44 feet; thence South 89 degrees 41 minutes East, 383.0 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING, run North 28 degrees 27 minutes 24 seconds West, 276.08 feet to a point; thence South 89 degrees 41 minutes 00 seconds East, 138.52 feet to a point; thence South 28 degrees 27 minutes 24 seconds East, 163.08 feet to a point; thence South 89 degrees 41 minutes 00 seconds East, 220.00 feet to a point; thence South 00 degrees 15 minutes 00 seconds East, 98.94 feet to a point; thence North 89 degrees 41 minutes 00 seconds West, 305.09 feet back to the POINT OF BEGINNING.

Case No.: 2021-2347-ZC

PETITIONER: Cherie Stermer and Delton Sharp

OWNER: Cherie Stermer and Delton Sharp

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

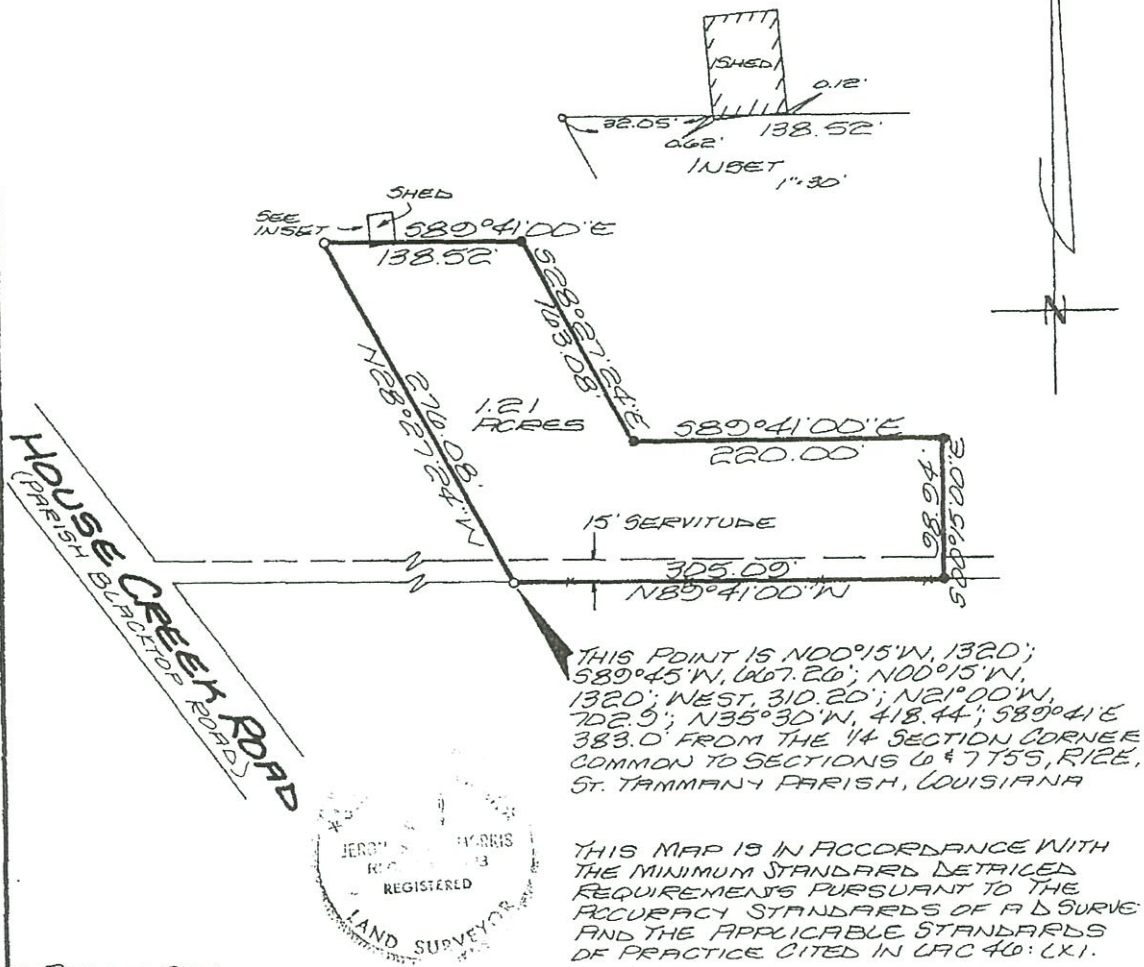
LOCATION: Parcel located on the north side of Joe Ellen Drive, east of House Creek Road; Bush; S6, T5S, R12E; Ward 2, District 6

SIZE: 1.21 acres



321.09  
 St. Tammany Clerk of Court - Inst#1195248  
 LOCATED IN FLOOD ZONE C  
 AS PER FEMA FIRM COMM. PANEL NO.  
 225205 005D C, MAP DATED 10-17-1989.

2021-2347-ZC  
 Subject Property



- REBAR SET
- REBAR FOUND

MAP PREPARED FOR **CHERIE STERMER** WIFE OF AND  
**DELTON WAYNE SHARP**  
 SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 6 Township 5 South,  
 Range 12 East, St. Tammany Parish, Louisiana  
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:  
 SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**  
 COVINGTON, LOUISIANA

CERTIFIED CORRECT  
*John R. Harris*  
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1"=100'      DATE: August 2, 1999      NUMBER: 851D



2021-2347-ZC

A-2

MARTHA SHARP

6

T5 - R12E

JOE ELLEN

A-1

HOUSE CREEK





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** May 25, 2021  
**Case No.:** 2021-2347-ZC  
**Posted:** May 6, 2021

**Meeting Date:** June 1, 2021  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Cherie Stermer and Delton Sharp

**OWNER:** Cherie Stermer and Delton Sharp

**REQUESTED CHANGE:** From A-1 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Joe Ellen Drive, east of House Creek Road; Bush; S6, T5S, R12E; Ward 2, District 6

**SIZE:** 1.21 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:**

**Condition:**

**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
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential/Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of Joe Ellen Drive, east of House Creek Road; Bush. The 2025 Future Land Use Plan designates the site to be developed with rural residential and agricultural uses.

The subject property is developed with an existing residential dwelling and is flanked on all sides by property that is zoned A-1 Suburban District. The existing A-1 Suburban District allows one residential dwelling per every five acres. The requested A-3 Suburban District allows two residential dwellings per acre. The purpose of the MHO Manufactured Housing Overlay is to allow for the placement of mobile homes. There is currently no property along Joe Ellen Drive that is zoned to accommodate mobile homes.

The reason for the request is so that the property owner can apply to place a mobile home on the 1.21-acre property.

<b>Zoning</b>	<b>Max. Density</b>	<b>Front Setback</b>	<b>Side Yard Setback</b>	<b>Rear Yard Setback</b>
A-1	1 unit per every 5 acres	50 ft.	15 ft.	25 ft.
A-3	1 unit per every half acre	30 ft.	10 ft.	25 ft.