

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6766

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: : LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 2 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF GALLOWAY ROAD AND ON THE WEST SIDE OF SINGLETARY ROAD; BEING 17394 GALLOWAY ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 8.12 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) AND RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) (WARD 2, DISTRICT 6). (2021-2423-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2423-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), MHO (Manufactured Housing Overlay) and RO (Rural Overlay) to an A-2 (Suburban 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 A-2 (Suburban 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 A-1 (Suburban District), MHO (Manufactured Housing and RO (Rural Overlay) to an A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF OCTOBER , 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: AUGUST 25 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

EXHIBIT "A"

2021-2423-ZC

Located in Section 20 Township 5 South Range 11 East, St. Tammany Parish, Louisiana

From the Center of Section 20 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run North, 894.31 feet to the Point of Beginning.

From the Point of Beginning run North 00 degrees 02 minutes 45 seconds West, 176.48 feet to a point on the Southerly Right-of-way of Galloway Road; thence run along said Right-of-way North 50 degrees 10 minutes 48 seconds East, 418.87 feet to a point; thence leaving said Right-of-way North 89 degrees 01 minutes 35 seconds East, 342.23 feet to a point; thence South 00 degrees 16 minutes 25 seconds East, 662.75 feet to a point; thence South 89 degrees 21 minutes 49 seconds West, 468.98 feet to a point; thence North 00 degrees 00 minutes 12 seconds East, 220.00 feet to a point; thence South 89 degrees 15 minutes 11 seconds West, 198.00 feet back to the Point of Beginning.

Case No.: 2021-2423-ZC

PETITIONER: Randy Serpas

OWNER: Kourtney Brown

REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay TO A-2 Suburban District RO Rural Overlay as Amended

LOCATION: Parcel located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington

SIZE: 8.12 acres



2021-2423-ZC

Reference: A Survey Map of subject property by Jeron Fitzmorris, Dated 7-19-2000, #8942 (Based Bearing)

The P.O.B. is reported to be North-894.31' from the Center of Section 20, T-5-S, R-11-E, St. Tammany Parish, Louisiana (as per Ref)

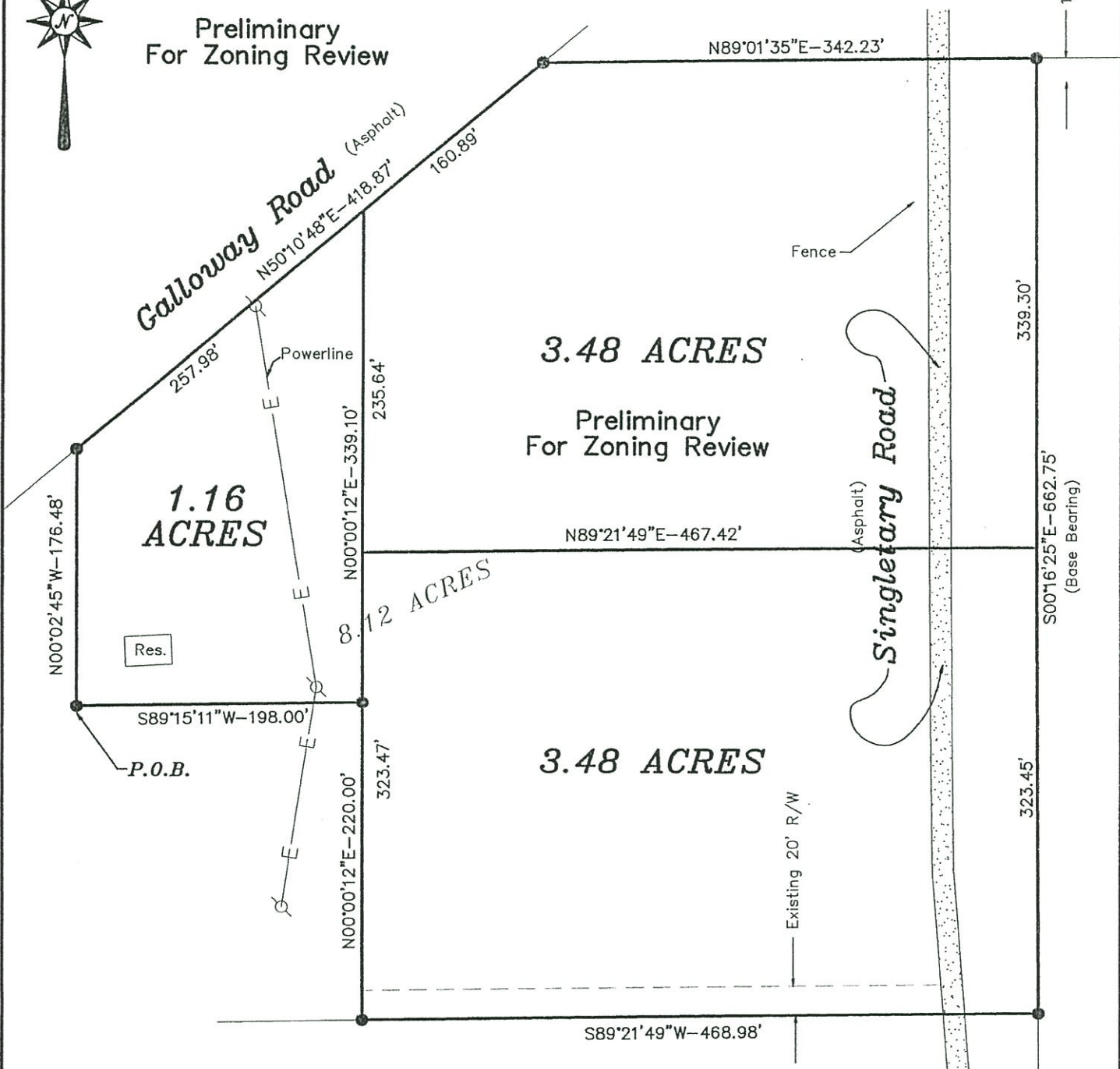
Reference calls not shown

This property is located in Flood Zone C, per Fema Map No. 225205 0150 C, Dated 10-17-1989

*This is a Preliminary Map and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for issuance of a permit



Preliminary For Zoning Review



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

● = Fnd. 1/2" Iron Rod

(Must verify prior to Construction) Building Setbacks Front: Side: Rear: Side Street:

MAP PREPARED FOR **KOURTNEY BROWN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-5-S, R-11-E, 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. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433 (985) 892-6277 office (985) 898-0355 fax landsurveyingllc@gmail.com

Preliminary

BRUCE M. BUTLER, III LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894

SCALE: 1" = 100'

DATE: 3-29-2021

NUMBER: 20340

2021-2423-ZC

A-1

17

CANDIES

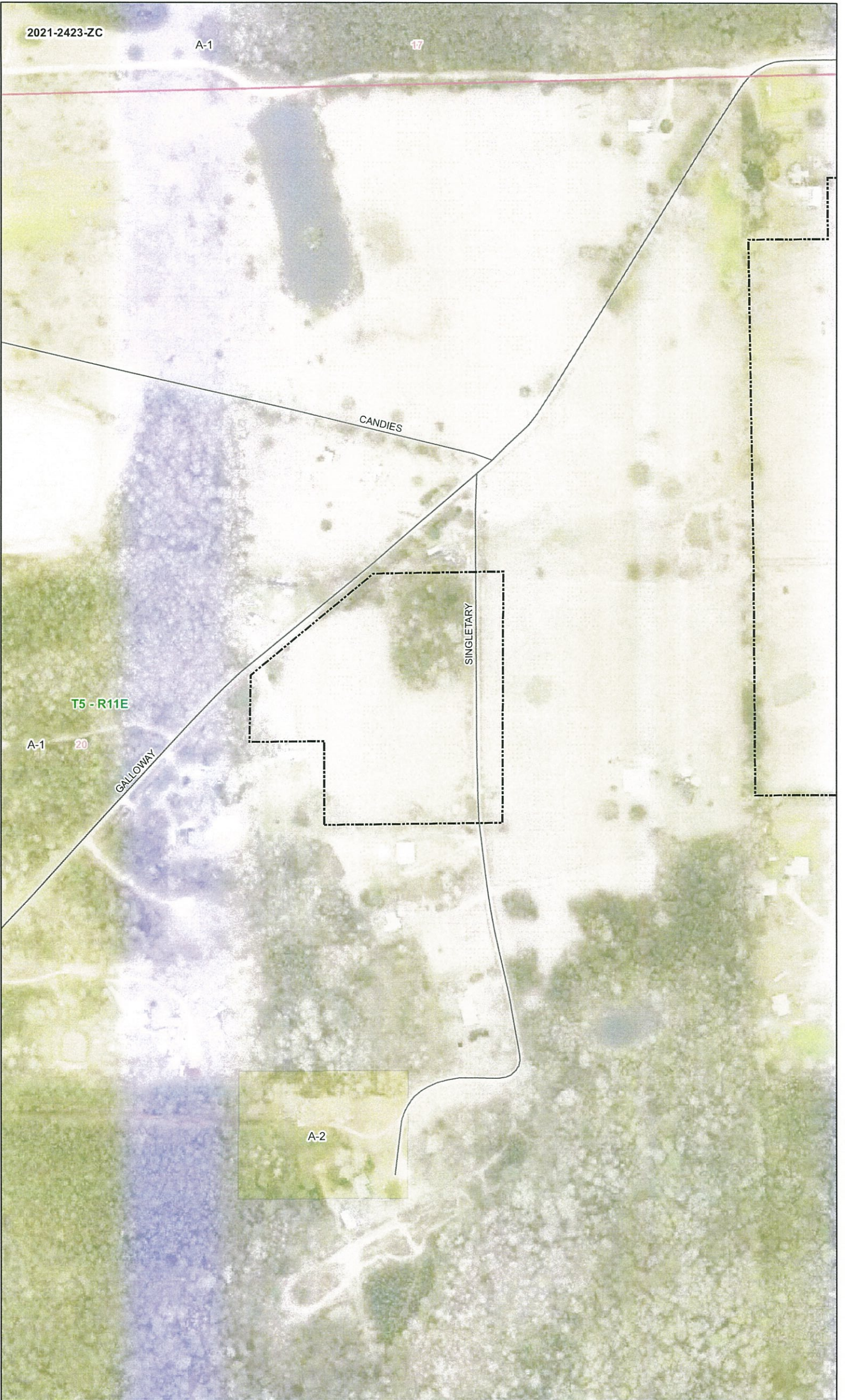
SINGLETARY

T5 - R11E

A-1 20

GALLOWAY

A-2



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2423-ZC
Posted: July 20, 2021

Meeting Date: August 3, 2021
Determination: Approved As Amended To A-2 Suburban District and RO Rural Overlay

GENERAL INFORMATION

PETITIONER: Randy Serpas

OWNER: Kourtney Brown

REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay TO A-2 Suburban District and RO Rural Overlay as Amended

LOCATION: Parcel located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington

SIZE: 8.12 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

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, MHO Manufactured Housing Overlay, and RO Rural Overlay TO A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay. The site is located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings on large, multi-acre lots. The purpose of the requested A-2 Suburban District is to provide single-family residential dwellings on single-acre lots (see below table).

	Zoning	Max Density	Min Lot Width
Existing	A-1 Suburban District	One unit per five acres	300 ft.
Proposed	A-2 Suburban District	One unit per acre	150 ft.

Note that the objective of the request is to allow for the property to be subdivided as shown on the attached preliminary survey.