

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6935

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 7 DAY OF APRIL , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 25, SOUTH OF WEARY ROAD; FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 2, DISTRICT 3) (2022-2703-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2703-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-2 (Suburban 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 A-2 (Suburban 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 A-1 (Suburban District) to an A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5 DAY OF MAY, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MARCH 30, 2022

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2022-2703-ZC**

**All that certain piece or parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, in Section 4, Township 5 South, Range 10 East, more particularly described as Parcel 2 on the attached Survey No. 2007 104 1 dated November 16, 2006 by John E. Bonneau & Associates, Inc. comprising 1.0 acres of land, more or less.**

**Case No.:** 2022-2703-ZC

**PETITIONER:** Sharon Garrett

**OWNER:** Sharon Garrett

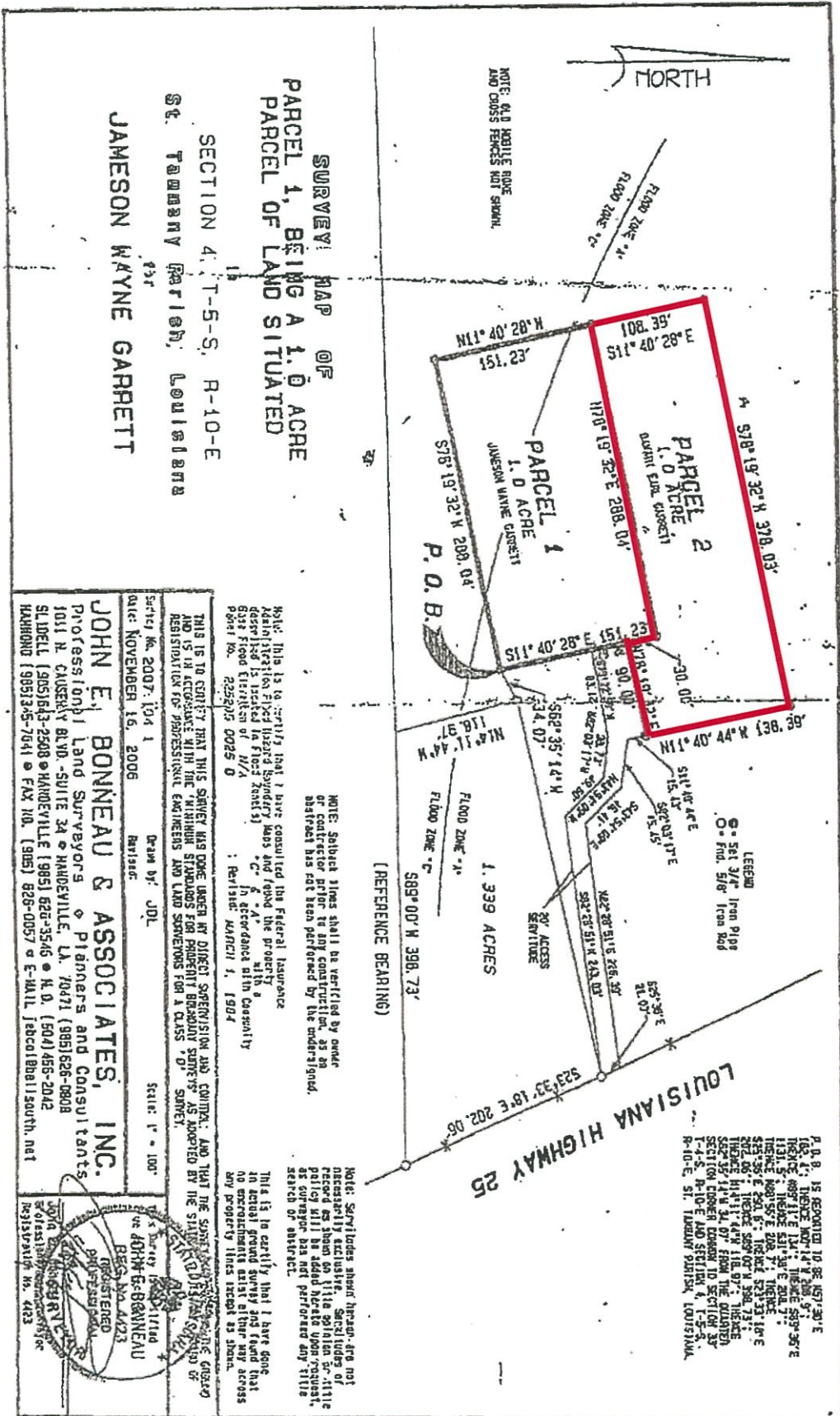
**REQUESTED CHANGE:** From A-1 Suburban District TO A-2 Suburban District

**LOCATION:** Parcel located on the west side of LA Highway 25, south of Weary Road; Folsom; S4, T5S, R10E;  
Ward 2, District 3

**SIZE:** 1 acre



2022-2703-ZC  
Subject Property



2022-2703-ZC

A-1A

25

T4 - R10E

33  
A-1

BIVINS



T5 - R10E

A-1

4

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** February 23, 2022  
**Case No.:** 2022-2703-ZC  
**Posted:** February 16, 2022

**Meeting Date:** March 2, 2022  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Sharon Garrett

**OWNER:** Sharon Garrett

**REQUESTED CHANGE:** From A-1 Suburban District TO A-2 Suburban District

**LOCATION:** Parcel located on the west side of LA Highway 25, south of Weary Road; Folsom; S4, T5S, R10E; Ward 2, District 3

**SIZE:** 1 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Private Access Servitude

**Road Surface:** 1 Lane Dirt

**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	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**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-2 Suburban District. The site is located on the west side of LA Highway 25, south of Weary Road; Folsom. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The subject property is part of an undeveloped 2-acre tract of land which primarily abuts undeveloped property zoned A-1 Suburban District to the east, south, and west, and developed residential property to the north. The purpose of the existing A-1 Suburban District is to single-family residential uses on 5-acre parcel sizes. The purpose of the proposed A-2 Suburban District is to allow single-family residential uses on 1-acre parcel sizes.

A change in zoning will allow the applicant to submit for a minor subdivision of a 2-acre tract of land to create two-1-acre parcels.