

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6842

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BINDER

ON THE 2 DAY OF DECEMBER , 2021

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, NORTH OF THOMPSON ROAD, BEING 78361 HWY 25; FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 0.918 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT) AND RO (RURAL OVERLAY) WARD 2, DISTRICT 3) (2021-2484-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2484-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) and RO (Rural Overlay) to an NC-1 (Professional Office District) and RO (Rural Overlay) 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 NC-1 (Professional Office 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) and RO (Rural Overlay) to an NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

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

ATTEST:

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

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

Published Introduction: NOVEMBER 25 , 2021

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

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

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

## **EXHIBIT "A"**

**2021-2484-ZC**

THAT CERTAIN PORTION OF GROUND, together with all of the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, situated in of St Tammany, State of Louisiana, more fully described as follows, the Greensburg District, Parish to-wit:

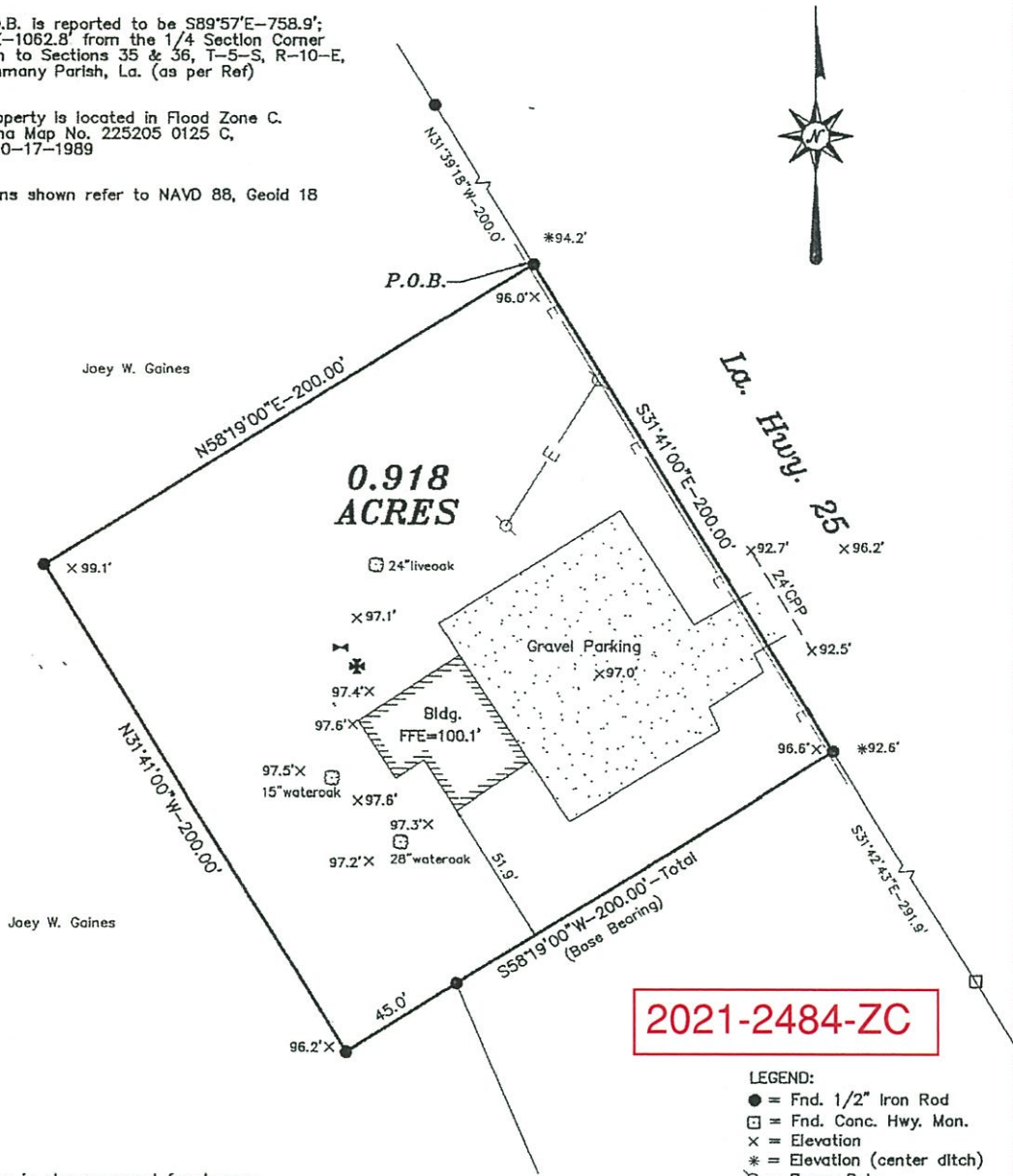
From the Quarter Section corner common to Sections 35 and 36, Township 5 South, Range 10 East St. Tammany Parish, Louisiana, go south 89 degrees 57 minutes East 758.9 feet to a point on the westerly right of way of Louisiana Highway No. 25; thence go South 31 degrees 41 minutes East 1,062.8 feet along the westerly line of the right of way of Louisiana Highway No.25 to the Point of Beginning. From the POINT OF BEGINNING go South 31 degrees 41 minutes East 200.0 feet along the westerly side of Highway No.25 to a point; thence go South 58 degrees 19 minutes West feet to a point; thence North 58 200.0 feet to a point; thence North 31 degrees 41 minutes West 200. (1 degrees 19 minutes East 200.00 feet to the POINT OF BEGINNING.

Reference: A Survey Map of subject property by Jeron Fitzmorris, Dated 11-22-1982, #2869, (Based Bearing)

The P.O.B. is reported to be S89°57'E-758.9'; S31°41'E-1062.8' from the 1/4 Section Corner common to Sections 35 & 36, T-5-S, R-10-E, St. Tammany Parish, La. (as per Ref)

This property is located in Flood Zone C, per Fema Map No. 225205 0125 C, Dated 10-17-1989

Elevations shown refer to NAVD 88, Geoid 18



\*This map is also prepared for Jeremy and Jenna Graham

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 48:LX1.

- LEGEND:
- = Fnd. 1/2" Iron Rod
  - = Fnd. Conc. Hwy. Mon.
  - x = Elevation
  - \* = Elevation (center ditch)
  - = Power Pole
  - ⊗ = Tree
  - ⋈ = Sewer Cleanout
  - ⊕ = Septic
  - E— = Powerline

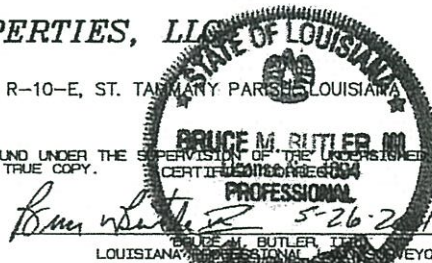
(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

MAP PREPARED FOR **GRAHAM BUSINESS PROPERTIES, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-5-S, R-10-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.

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 842-6271 office (985) 848-0355 fax  
landsurveyingllc@gmail.com



SCALE: 1" = 50'

DATE: 5-24-2021

NUMBER: 20377

Terr3/JeremyGraham

**Case No.:** 2021-2484-ZC

**PETITIONER:** Jeremy Graham

**OWNER:** Graham Business Properties, LLC-Jeremy Graham

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay TO NC-1 Professional Office

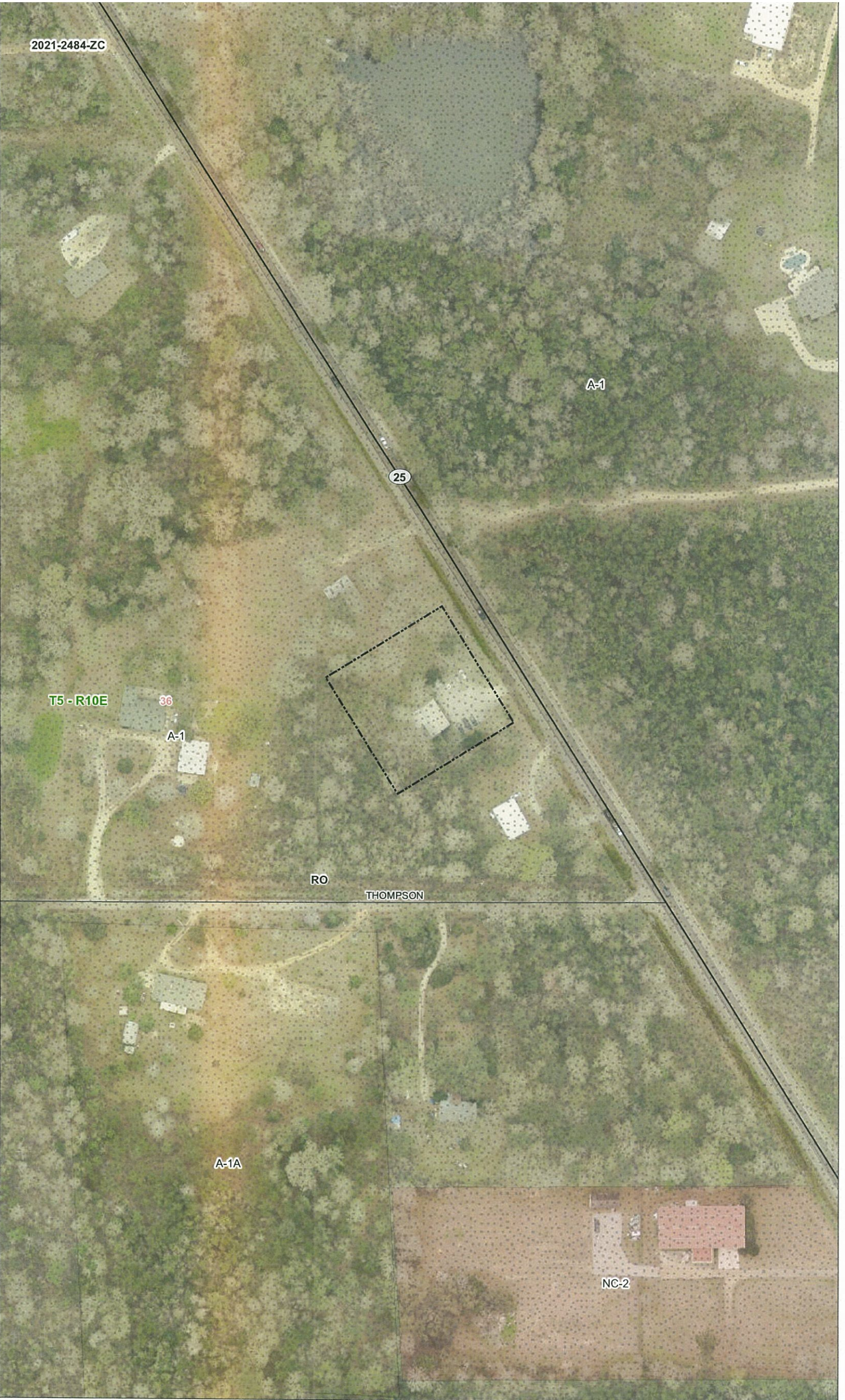
District and RO Rural Overlay

**LOCATION:** Parcel located on the west side of LA Highway 25, north of Thompson Road, being 78361 Hwy 25; Folsom; S36, T5S, R10E; Ward 2, District 3

**SIZE:** .918 acres









**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

<b>Date:</b> October 5, 2021	<b>Meeting Date:</b> October 19, 2021
<b>Case No.:</b> 2021-2484-ZC	<b>Prior Determination:</b> Postponed September 7, 2021 (Hurricane IDA)
<b>Posted:</b> October 8, 2021	<b>Determination:</b> Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Jeremy Graham

**OWNER:** Graham Business Properties, LLC-Jeremy Graham

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay TO NC-1 Professional Office District and RO Rural Overlay

**LOCATION:** Parcel located on the west side of LA Highway 25, north of Thompson Road, being 78361 Hwy 25; Folsom; S36, T5S, R10E; Ward 2, District 3

**SIZE:** .918 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Type:</b> State Highway	<b>Road Surface:</b> 2 Lane, Asphalt	<b>Condition:</b> Good
----------------------------	--------------------------------------	------------------------

**LAND USE CONSIDERATIONS**

**SURROUNDNG 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	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

**EXISTING LAND USE:**

<b>Existing development:</b> Yes	<b>Multi occupancy development:</b> 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, RO Rural Overlay, and MHO Manufactured Housing Overlay TO A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings with that vary in site design and density as well as agricultural uses.

The subject property is flanked on all sides by property that is zoned A-1 Suburban District. The petition to rezone the property will allow the existing denist office to come into compliance with the correct zoning designation.