

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6841                      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 EAST SIDE OF CHRIS KENNEDY ROAD, SOUTH OF DUMMY LINE ROAD, BEING 67182 CHRIS KENNEDY ROAD; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 0.787 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 6, DISTRICT 11) (2021-2483-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2483-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-2 (Suburban District) to an A-2 (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-2 (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-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JANUARY , 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"**

### **2021-2483-ZC**

ALL THAT CERTAIN LOT OR PARCEL OF LAND with all improvements thereon lying and being situated in Section 27, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:

Parcel 2 being divided out of the following described property by a survey of Albert A Lovell & Associates, Inc., Job No. 97267, attached to and made a part of COB 1179 folio 138.

From the Section corner common to Sections 27, 28, 33, and 34 of the above named township and range go South 89 degrees 37 minutes East a distance of 12.40 chains more or less to a point on the Eastern edge of a public gravel road; thence along said Eastern edge of the public road go North 0 degrees 30 minutes East a distance of 8.90 chains more or less to a point; thence continue along the curve of the road a distance of 7.61 chains to a point set on the Southerly edge of an old railroad dump; thence go South 69 degrees 35 minutes East a distance of 8 chains to a point; thence go South 20 degrees 30 minutes West a distance of 7.50 chains to a point; thence go North 69 degrees 35 minutes West a distance of 6.89 chains to the point of beginning.

**Case No.:** 2021-2483-ZC

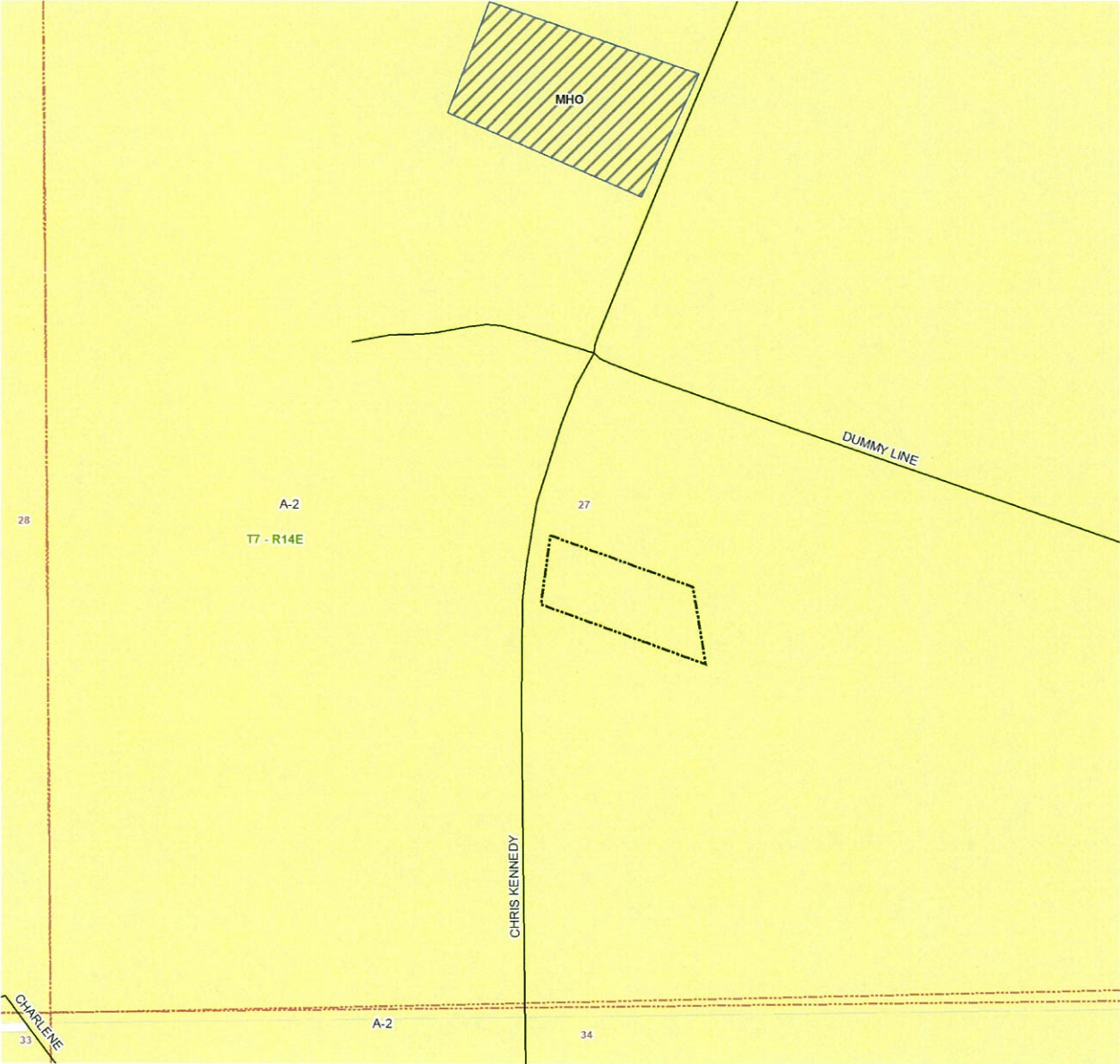
**PETITIONER:** William McConnell

**OWNER:** William McConnel

**REQUESTED CHANGE:** From A-2 Suburban District TO A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River; S27, T7S, R14E; Ward 6, District 11

**SIZE:** .787 acres



2021-2483-ZC

REF: SURVEY OF L.C. CRAWFORD 5.73 ACRE PARCEL  
DATED 13 AUGUST 1946 BY JOSEPH PUGH.



SCALE 1" = 40'

LEGEND

● FOUND IRON  
○ SET IRON  
MAP FILE # 2585B  
INSTRUMENT # 563171  
ORIGINALLY FILED DATE 11-8-51  
MAP FILED DATE 11-21-03  
St. Tammany Parish Clerk of Court  
County Clerk *Clayton D. Dine*

MAP OF SURVEY  
OF

A 4.72 ACRE PARCEL OF LAND

LOCATED IN  
SECTION 27, T7S - R14E, G.L.D.

NEAR THE TOWN OF PEARL RIVER,  
ST. TAMMANY PARISH, LOUISIANA

FOR

THE ESTATE OF CLAUDE BENNETT

JAMES BENNETT  
(NOT A PART)

JAMES  
0.787 ACS.  
PARCEL 4

CLAUDE WAYNE  
0.787 ACS.  
PARCEL 5

CLAUDE LYNN  
&  
TIMOTHY  
0.787 ACS.  
PARCEL 6

THOMAS 4.72 ACRES  
0.787 ACS. PARCEL 2

GREG  
0.787 ACS.  
PARCEL 3

SHIRLEY PARCEL 1  
0.787 ACS.

CALL 104.21'  
N 69° 35' 00" W  
112.81'

*Albert A. Lovell*  
ALBERT A. LOVELL, CE., R.L.S.  
LA. R.L.S. REG. NO. 4302

ALBERT A. LOVELL & ASSOCIATES, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS

SLIDELL, LOUISIANA

JOB NO. 97267 15 MARCH 1984 REV. 16 APR. 84



SECTION  
CORNER

28 27  
33 34  
810.53'  
(CALL 104.01')

2021-2483-ZC

FLORENCE

DUMMY LINE

DUMMY LINE

A-2

27

T7 - R14E

CHRIS KENNEDY

A-2

34

CHARLENE

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

<b>Date:</b> October 5, 2021	<b>Meeting Date:</b> October 19, 2021
<b>Case No.:</b> 2021-2483-ZC	<b>Prior Determination:</b> Postponed - September 7, 2021 (Hurricane IDA)
<b>Posted:</b> September 29, 2021	<b>Determination:</b> Approved

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**GENERAL INFORMATION**

**PETITIONER:** William McConnell

**OWNER:** William McConnel

**REQUESTED CHANGE:** From A-2 Suburban District TO A-2 Suburban District and MHO Manufactured Housing Overlay

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Type:</b> Parish	<b>Road Surface:</b> 2 Lane, Asphalt	<b>Condition:</b> Good
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**LAND USE CONSIDERATIONS**

**SURROUNDNG LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

<b>Existing development:</b> Yes	<b>Multi occupancy development:</b> No
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**COMPREHENSIVE PLAN:**

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently developed with an existing manufactured home. The site is adjacent to both stick-built and manufactured homes.