

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6983 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. TANNER SECONDED BY: MR. DEAN

ON THE 5 DAY OF MAY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LOUISIANA HIGHWAY 16, WEST OF ERBIN TALLEY ROAD, EAST OF BENSON ROAD; BOGALUSA AND WHICH PROPERTY COMPRISES A TOTAL OF 289 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT) (WARD 5, DISTRICT 6) (2022-2761-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2761-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban District); 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 I-1 (Industrial District) see Exhibit "A" for complete boundaries.

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 I-1 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 18 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2022-2761-ZC

Lots Two (2) and Three (3) and the Southeast Quarter of the Northwest Quarter of Section 31, Township 4 South, Range 13 East, St. Helena Meridian, St. Tammany Parish, Louisiana, containing ninety-four (94) acres, more or less.

The following described property located in Township 4 South, Range 13 East, St. Tammany Parish, Louisiana: Section 30: Southwest Quarter of the Southeast Quarter. Section 31: Northwest Quarter of Northeast Quarter, Northeast Quarter of Northwest Quarter. Lot One (1)

That certain piece or parcel of land situated in the Parishes of St. Tammany and Washington, State of Louisiana more fully described as follows, to-wit: The Southwest Quarter of the Northwest Quarter and the Southwest Quarter of Section 30, Township 4 South, Range 13 East, St. Helena Meridian

A certain parcel of ground situated in Section 61, Township 4 South, Range 12 East, Section 44, Township 4 South, Range 13 East, Section 47, Township 5 South, Range 12 East and Section 37, Township 5 South, Range 13 East, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

From an old wood stob found at the corner common to Sections 50 and 61, T-4-S, R-12-E and Sections 42 and 44, T-4-S, R-13-E, and the POINT OF BEGINNING, run North 88 degrees 20 minutes 29 seconds East a distance of 152.98 feet to an old wood stob at the corner common to Sections 31, 42 and 44, T-4-S, R-13-E; thence North 89 degrees 29 minutes 15 seconds East a distance of 305.02 feet to an old wood stob found; thence South 00 degrees 33 minutes 51 seconds East a distance of 851.25 feet to an old wood stob found; thence South 58 degrees 23 minutes 31 seconds West a distance of 283.50 feet to a 1/2" iron rod found; thence South 24 degrees 31 minutes 42 seconds West a distance of 236.64 feet to a 1/2" iron rod found; thence South 24 degrees 29 minutes 30 seconds West a distance of 140.53 feet to a 3A" iron pipe found; thence South 08 degrees 12 minutes 29 seconds West a distance of 173.02 feet to a bridge bolt found; thence South 07 degrees 00 minutes 13 seconds West a distance of 112.89 feet to a 3/4" iron pipe found; thence South 16 degrees 27 minutes 25 seconds West a distance of 124.92 feet to a 3A" iron pipe found; thence South 05 degrees 18 minutes 47 seconds East a distance of 138.97 feet to a 1/2" iron pipe found; thence South 32 degrees 44 minutes 08 seconds East a Distance of 358.09 feet to a 1/2" iron pipe found; thence South 14 degrees 32 minutes 54 seconds East a distance of 117.18 feet to a 1/2" iron pipe found; thence South 32 degrees 45 minutes 42 seconds East a distance of 97.86 feet to a 3/4" iron pipe found; thence South 28 degrees 54 minutes 27 seconds West a distance of 18.24 feet to a 1/2" iron rod set on the apparent right-of-way line of Louisiana Highway 16; thence along said right-of-way line along a curve to the right having a radius of 1,049.72 feet, a delta of 25 degrees 31 minutes 15 seconds, an arc length of 467.57 feet, and a chord which bears North 68 degrees 29 minutes 45 seconds West having a chord distance of 463.72 feet to a 1/2" iron rod set at the point of tangency; thence North 55 degrees 44 minutes 07 seconds West a distance of 215.65 feet to a 1/2" iron rod found; leaving said right-of-way line North 00 degrees 09 minutes 31 seconds West a distance of 517.95 feet to a 14" iron rod found; thence North 00 degrees 19 minutes 30 seconds East a distance of 515.21 feet to an old wood stob found; thence North 55 degrees 07 minutes 34 seconds West a distance of 255.39 feet to a 14" iron rod found; thence North 55 degrees 03 minutes 25 seconds West a distance of 251.04 feet to an old wood stob found; thence South 00 degrees 08 minutes 57 seconds East a distance of 233.84 feet to a 14" iron pipe found; thence West a distance of 117.50 feet to a 14" iron set; thence North 01 degrees 19 minutes 28 seconds West a distance of 320.64 feet to a 14" iron rod found; thence North 00 degrees 52 minutes 27 seconds West a distance of 212.20 feet to an old wood stob found; thence 00 degrees 49 minutes 54 seconds West a distance of 462.57 feet to a 14" iron rod at the Northwest corner of Section 61, T-4-S, R-12-E, thence North 89 degrees 03 minutes 54 seconds East a distance of 883.26 feet to the POINT OF BEGINNING. Said parcel contains 41.88 acres, all as per survey by James J. Jones, numbered 21-057-1 and dated

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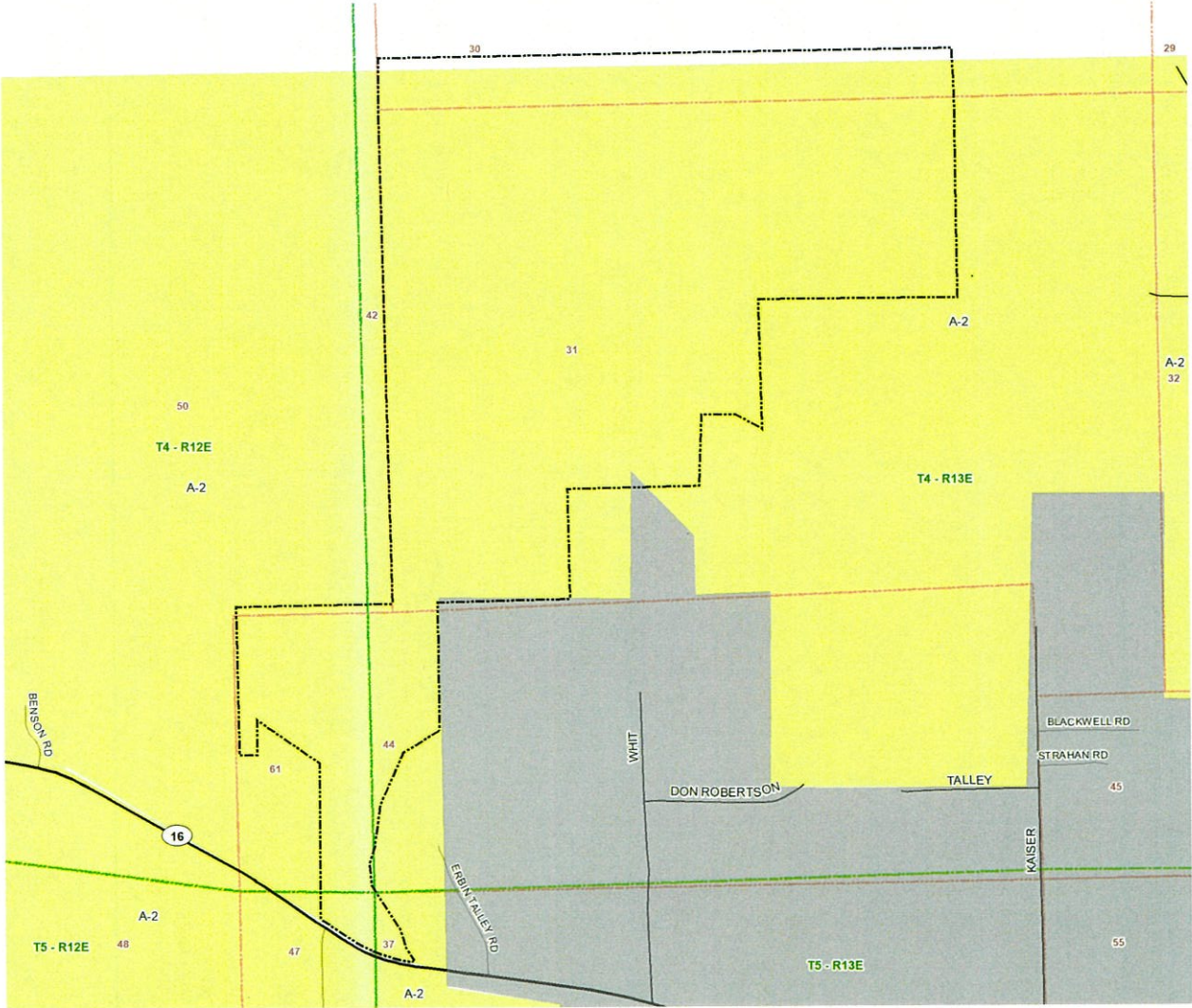
PETITIONER: Jones Fussell, LLP – Paul Mayronne

OWNER: Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann

REQUESTED CHANGE: A-2 Suburban District TO I-1 Industrial District

LOCATION: Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6

SIZE: 289 acres



2022-2761-ZC

30

42

50

T4 - R12E

T4 - R13E

A-2

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31

A-2



44

61



ERBIN TALLEY

WHIT

DON ROBERTSON



TALLEY

45

LOFTIN LESLEY



A-2

A-2

48

T5 - R12E

47

T5 - R13E

WEBER BAHAM

BRISTER MITCHELL

55

37

45

45

ZONING STAFF REPORT

Date: March 29, 2022
Case No.: 2022-2761-ZC
Posted: March 25, 2022

Meeting Date: April 5, 2022
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP – Paul Mayronne

OWNER: Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann

REQUESTED CHANGE: A-2 Suburban District TO I-1 Industrial District

LOCATION: Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6

SIZE: 289 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: Asphalt

Condition: Great

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Washington Parish	N/A
South	Residential and Undeveloped	A-2 Suburban District
East	Residential and Undeveloped	A-2 Suburban District
West	Residential and Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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 to I-1 Industrial. The site is located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa. The 2025 Future Land Use plan designates the site to be a Planned District with residential dwellings and a partial focus on conservation in the area.

The subject property is comprised of 289 acres of undeveloped land. The applicant is petitioning to rezone the site to I-1 Industrial District to excavate sand, gravel, and dirt. The requested I-1 District is the least intense zoning classification which lists commercial excavation as an allowable use with the submission and approval of an Administrative Permit application compliant with all minimum standards as listed in Sec. 130-2213(49) and staff review and approval. A change in zoning will allow for the location of industrial uses of moderate size and intensity

in an area that is surrounded by undeveloped property and residential uses. The I-1 Industrial District includes the following permitted uses:

1. Radio and television studios and broadcasting stations
2. Auto body shops
3. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation.
4. Welding shops
5. Indoor recreational facilities including a restaurant without lounge.
6. Office warehouse
7. Portable storage containers use for storage.
8. Outdoor display pre-assembled building, pool and playground equipment
9. Specialty food processing
10. Crematorium

Commercial Excavation is a permitted use under the I-1 Industrial District subject to an administrative permit and the following minimum standards:

A site plan shall be submitted to the department of planning and development. The plan shall indicate, at a minimum:

1. Purpose and use of the excavation.
2. Location, size, setbacks and general shape of the excavation.
3. Indicate whether or not dirt will be removed from the site.
4. Hours and days of operation of heavy equipment must be limited to Monday to Saturday from 7:00 a.m. to 5:00 p.m.
5. Indicate timeframe to complete the excavation.
6. Show where the dirt removed from the excavation will be deposited on site and how it will be used.
7. Section through the excavation showing depth and slopes of excavation and levee. Depth of the excavation must show the depth measurements at different intervals around the excavation.
8. Indicate with arrows, the general drainage patterns onto and off the site.

Criteria:

1. All commercial excavations shall be set back a minimum of 100 feet from the front, sides and rear property lines of the site.
2. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall be set back a minimum of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve or government facility. A waterway is a body of water such as a river, bayou, stream or improved canal whether navigable or non-navigable.
3. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also be set back a minimum of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.
4. The property shall be kept posted at all access points and on road frontage with warning signs set no further than 100 feet apart and clearly visible, indicating that the property is an excavation site.
5. Sloped sides at a 3:1 ratio.
6. The excavation shall be inspected and monitored in six-month intervals during operations and after final completion.
7. A road bond must be secured prior to excavation, if required by the parish department of public works.
8. A plot plan review and approval is required from the parish department of engineering.