

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5782 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO
ON THE 2 DAY OF MARCH , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HWY 90, WEST OF HONEY ISLAND MARINA ROAD AND THE PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 7.56 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 8, DISTRICT 13). (2016-516-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-516-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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF APRIL , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 23 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-516-ZC

7.56 acres of land, more or less, being fully described as follows:

All that certain piece or parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, Louisiana, in Section 30, T. 9 S R 16 E, and more particularly described as follows, to-wit: Begin at the Quarter Corner between Sections 29 & 30, T9SR16E, Greensburg District, La., and run due North along the boundary between Secs. 29 & 30, 570.0 ft. to an iron stob on the South right-of-way of U.S. Hwy. 90; thence turn $99^{\circ}40'$ left and run along said right-of-way 549.0 ft. to an iron stob; thence turn $80^{\circ}20'$ left and run 600.0 ft. to an iron stob; thence turn $99^{\circ}40'$ left and run 549.0 ft. to an iron stob on the East boundary of Sec. 30; thence turn $88^{\circ}20'$ left and run 30.0 ft. to an iron stob and the Quarter Corner and the point of beginning; all in accordance with survey by E.J. Champagne, Surveyor, dated 1/8/57, his Drawing #1351.

Case No.: 2016-516-ZC

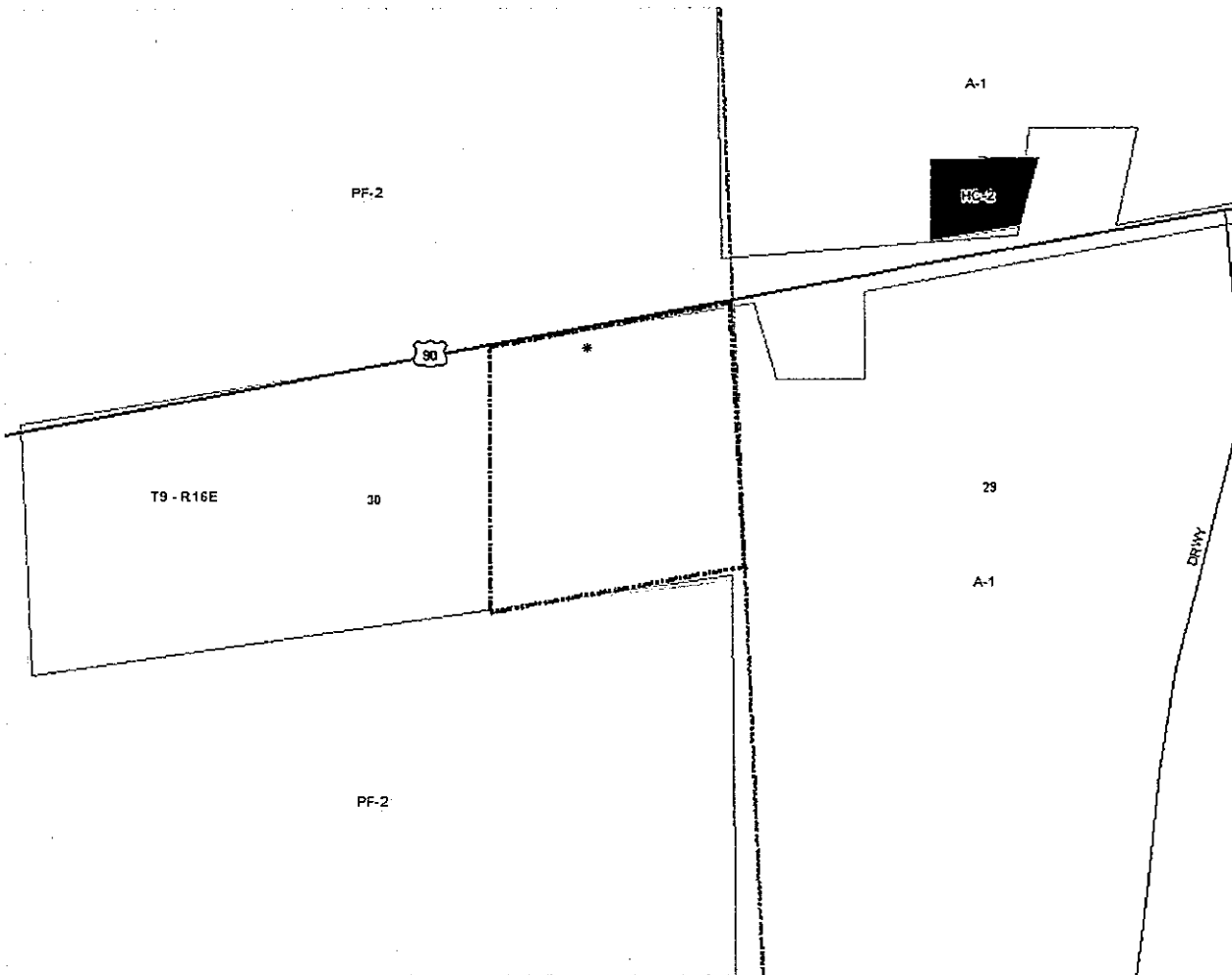
PETITIONER: Mickey Renfroe

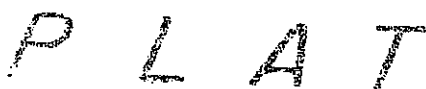
OWNER: Cure Land Co. LLC - Michael Cure

REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of US Highway 90, west of Honey Island Marina Road and the Pearl River; S30, T9S, R16E; Ward 8, District 13

SIZE: 7.56 acres





REGINAL C. BOSSIER

SURVEY BY James E. Cunningham
REG SURVEYOR "S-135"
AUGUST 7 1958 COVINGTON, L.A.

SCALE 1st - 1000th

2016-516-ZC

PF-2

HC-2

90

T9-R16E

30

29

2016-516-ZC

A-1

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 1/31/2017
Case No.: 2016-516-ZC
Posted: 01/17/17

Meeting Date: 2/7/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mickey Renfroe

OWNER: Cure Land Co. LLC - Michael Cure

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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

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	Undeveloped	Undeveloped
South	Undeveloped	Undeveloped
East	Vacant	Undeveloped
West	Undeveloped	Undeveloped

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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.

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to HC-2 Highway Commercial District. This site is located on the south side of US Highway 90, west of Honey Island Marina Road and the Pearl River. The 2025 future land use plan calls for the site to be developed as a conservation area with uses that allow for the preservation of the natural environment and compatible commercial uses. The objective of the requested zoning change is to allow for the site to be used as a marina mainly for the docking and unloading of oyster boats. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.