

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6294 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF DECEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH WEST CORNER OF ST JOHNS CHURCH ROAD AND ANTHONY ROAD, NORTH OF LA HIGHWAY 40, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 9.52 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-1A (SUBURBAN DISTRICT), A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY (WARD 2, DISTRICT 3). (2019-1652-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1652-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) & MHO (Manufactured Housing Overlay) to an A-1A (Suburban District), A-2 (Suburban District) & 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-1A (Suburban District), A-2 (Suburban District) & 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-1 (Suburban District) & MHO (Manufactured Housing Overlay) to an A-1A (Suburban District), A-2 (Suburban District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 16 DAY OF JANUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 28 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1652-ZC

Located in Section 17 Township 5 South Range 10 East, St Tammany Parish, Louisiana.

From the ¼ Corner common to Sections 8 and 17 Township 5 South Range 10 East, St. Tammany Parish, Louisiana this being the Point of Beginning.

From the Point of Beginning run South, 194.90 feet to a point; thence South 84 degrees 23 minutes 54 seconds West, 583.60 feet to a point; thence continue South 84 degrees 23 minutes 54 seconds West, 80.16 feet to a point; thence North 00 degrees 08 minutes 20 seconds East, 269.64 feet to a point; thence South 89 degrees 08 minutes 11 seconds East, 660.02 feet back to the Point of Beginning.

This tract contains 3.52 Acres as per survey prepared by this firm dated September 8, 2018 Survey No. 18897.

and

Located in Section 17 Township 5 South, Range 10 East, St Tammany Parish, Louisiana.

From the 1/4 corner common to Sections 8 and 17 Township 5 South Range 10 East, St. Tammany Parish, Louisiana run South, 214.30 feet to the Point of Beginning.

From the Point of Beginning continue South 150.00 feet to a point; thence South 84 degrees 09 minutes 08 seconds West, 583.18 feet to a point; thence North 00 degrees 13 minutes 56 seconds West, 150.00 feet to a point; thence North 84 degrees 09 minutes 08 seconds East, 583.79 feet back to the Point of Beginning.

This tract contains 2.00 acres as per survey prepared by Land Surveying LLC, Drawing #17363, dated March 17, 2016, copy of which is attached hereto and made a part hereof.

and

Located in Section 17 Township 5 South Range 10 East, St. Tammany Parish, Louisiana.

From the 1/4 Corner common to Sections 8 & 17 Township 5 South Range 10 East, St. Tammany Parish, Louisiana run South, 344.90 feet to the Point of Beginning.

From the Point of Beginning continue South, 269.13 feet to a point; thence South 88 degrees 29 minutes 28 seconds West; 661.73 feet to a point; thence North 00 degrees 08 minutes 20 seconds East, 371.76 feet to a point; thence North 84 degrees 23 minutes 54 seconds East, 80.16 feet to a point; thence South 00 degrees 01 minutes 52 seconds West, 150.00 feet to a point; thence North 84 degrees 23 minutes 54 seconds East, 583.68 feet back to the Point of Beginning.

This tract contains 4.00 Acres as per survey prepared by this firm dated August 8, 2018 Survey No 18897.

Case No.: 2019-1652-ZC

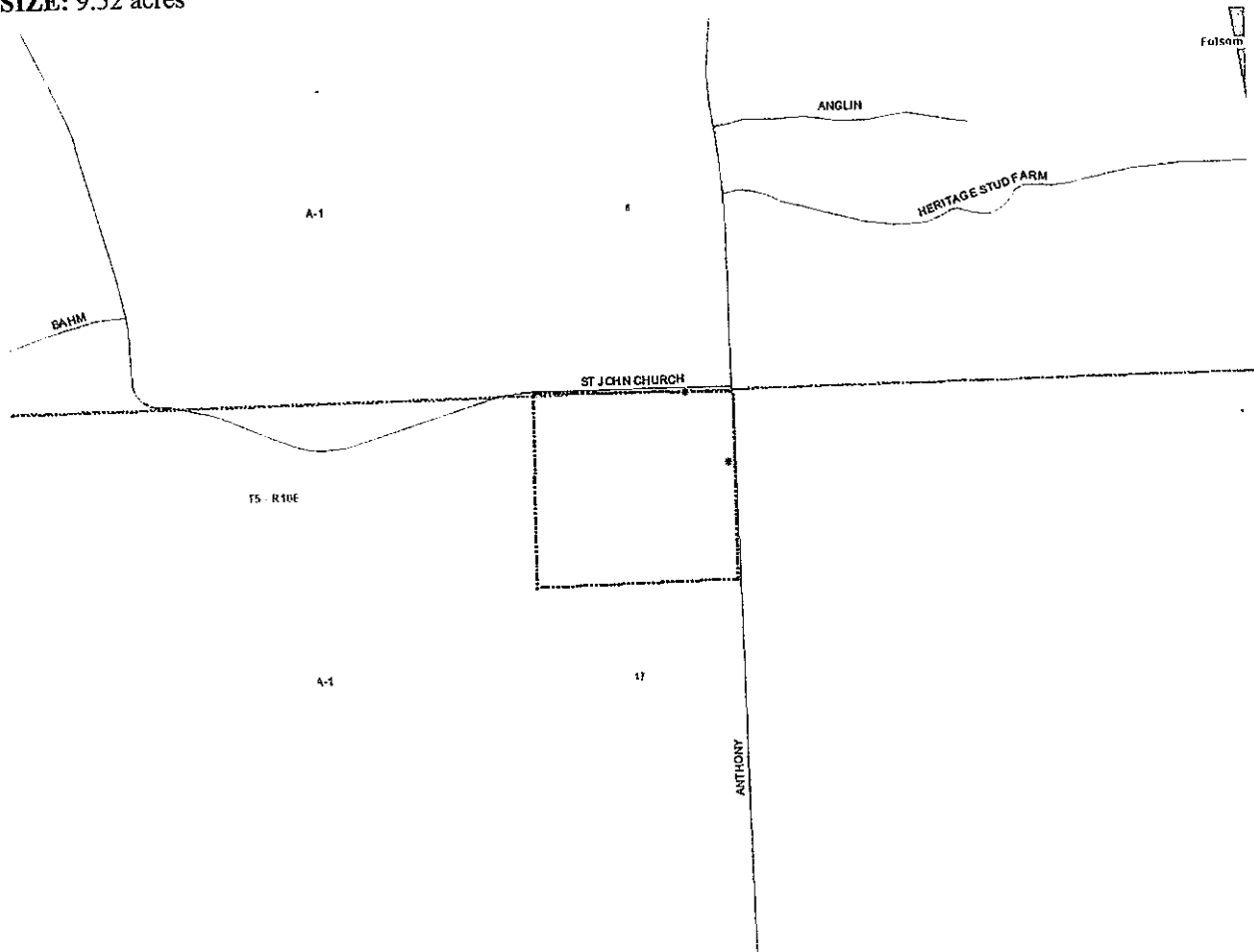
PETITIONER: Frances Baham Wood, Wanda Lea Baham Wilson, and Jacqueline Debra Baham Willie

OWNER: Frances Baham Wood, Wanda Lea Baham Wilson, and Jacqueline Debra Baham Willie

REQUESTED CHANGE: A-1 Suburban District and MHO Manufactured Housing Overlay TO A-1A Suburban District, A-2 Suburban District, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south west corner of St Johns Church Road and Anthony Road, north of LA Highway 40, Folsom; S17, T5S, R10E; Ward 2, District 3

SIZE: 9.52 acres



A Minor Subdivision Map of a 20.36 Acre Parcel of Land, into Parcel A, B, C & D, situated in Section 17, T-5-S, R-10-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Point "A" is Reported to be the 1/4 Corner common to Sections 8 & 17, T-5-S, R-10-E, St. Tammany Parish, La.

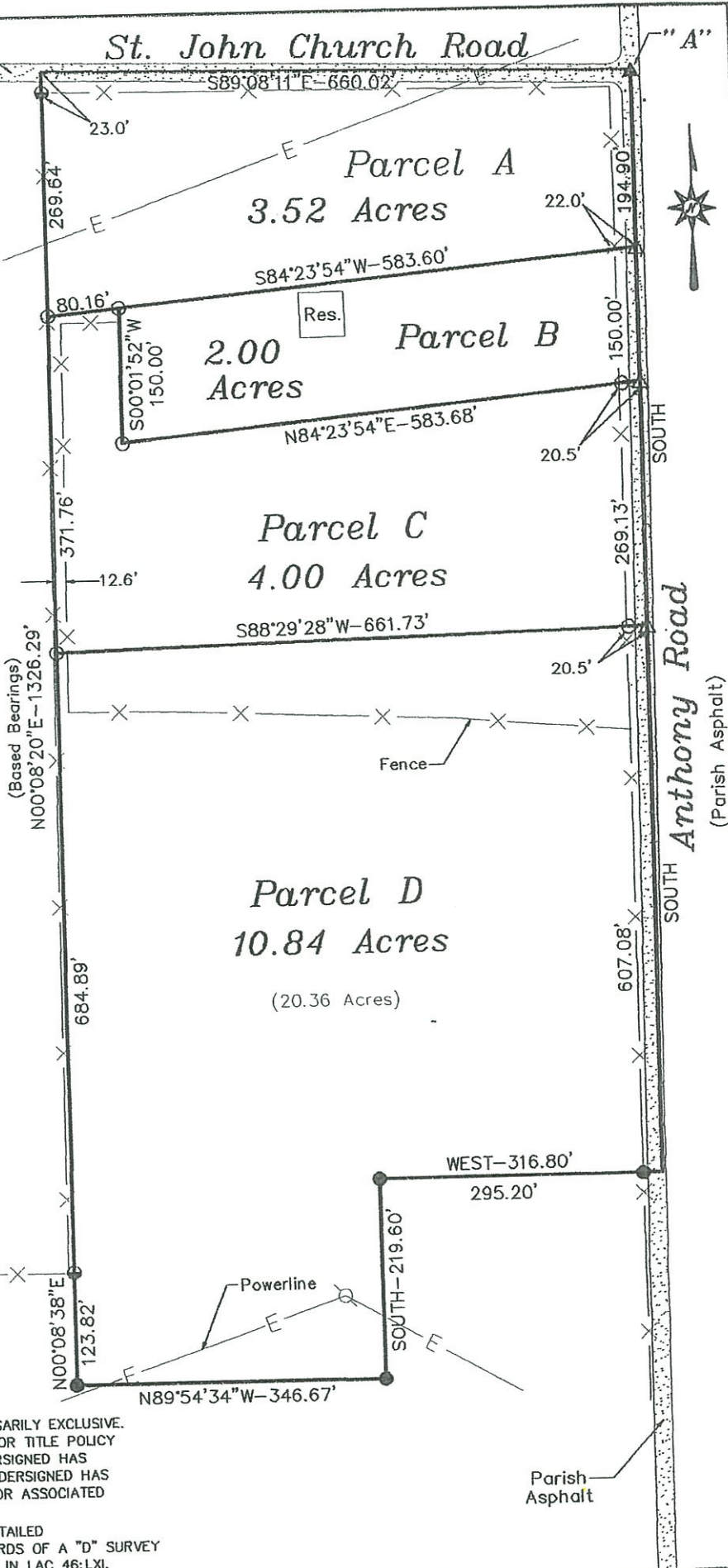
Reference: A Survey Map by Jeron R. Fitzmorris, Dated 4-12-05, #11206 (Basis of Bearings)

Building Setbacks must be verified prior to Construction

- LEGEND:
- = Fnd. 1/2" Rebar
 - ⊙ = Fnd. 3/4" Pipe
 - ▲ = Fnd. Railroad Spike
 - = Set 1/2" Rebar
 - △ = Set Mag Nail

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 46:LXI.



MAP PREPARED FOR **WANDA WILSON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 17, 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. CERTIFIED CORRECT PROFESSIONAL

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(485) 842-6277 office (485) 848-0355 Fax

Bruce M. Butler, III
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 170'

DATE: 8-8-2018

NUMBER: 18897

2019-1652-ZC

ANGLIN

HERITAGE STUD FARM

ANTHONY

ST JOHN CHURCH

T5S - R10E

A-1

8

A-1

17



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/4/2019
Case No.: 2019-1652-ZC
Posted: 10/28/2019

Meeting Date: November 13, 2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Frances Baham Wood, Wanda Lea Baham Wilson, and Jacqueline Debra Baham Willie
OWNER: Frances Baham Wood, Wanda Lea Baham Wilson, and Jacqueline Debra Baham Willie
REQUESTED CHANGE: A-1 Suburban District and MHO Manufactured Housing Overlay TO A-1A Suburban District, A-2 Suburban District, and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south west corner of St Johns Church Road and Anthony Road, north of LA Highway 40, Folsom; S17, T5S, R10E; Ward 2, District 3
SIZE: 9.52 acres

FINDINGS

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 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	A-1 Suburban District & RO Rural Overlay & MHO Manufactured Housing Overlay
South	Undeveloped and Residential	A-1 Suburban District & RO Rural Overlay & MHO Manufactured Housing Overlay
East	Undeveloped and Residential	A-1 Suburban District & RO Rural Overlay & MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District & RO Rural Overlay & MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: Yes **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 rezone Parcels A and C from A-1 Suburban District to A-1A Suburban District. The petitioner is also requesting to rezone Parcel B from A-1 Suburban District to A-2 Suburban District. All petitioned properties will maintain the existing MHO Manufactured Housing Overlay and RO Rural Overlay. The site is located on the south west corner of St. Johns Church Road and Anthony Road, north of LA Highway 40, Folsom. The 2025 future land use plan calls for the area to be developed with single-family residential uses and preserve a rural countryside character of the area.

Note that the objective of the request is to allow for the property to be subdivided into four parcels, as shown on the attached survey.

Staff is not in favor of the request considering that the petitioned property is surround by parcels that conform to the existing A-1 Suburban District zoning designation.