

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6290 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 EAST & WEST SIDE OF ST. JOHN CHURCH ROAD, SOUTH OF MCCOY ROAD, FOLSOM WHICH PROPERTY COMPRISES A TOTAL OF 6.05 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY TO AN A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 3). (2019-1648-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1648-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), RO (Rural Overlay) & MHO (Manufactured Housing Overlay to an A-2 (Suburban District), RO (Rural Overlay) & 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), RO (Rural Overlay) & 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), RO (Rural Overlay) & MHO (Manufactured Housing Overlay to an A-2 (Suburban District), RO (Rural Overlay) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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"

2019-1648-ZC

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 and being located in Section 8, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana.

From the quarter corner common to Sections 7 and 8, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, run South 00 degrees 23 minutes 06 seconds West 659.75 feet to the Point of Beginning.

From the Point of Beginning run South 89 degrees 59 minutes 55 seconds East, 660.0 feet to a point; thence South 00 degrees 25 minutes 23 seconds West, 261.64 feet to a point; thence South 84 degrees 48 minutes 19 seconds West, 501.84 feet to a point; thence South 00 degrees 23 minutes 06 seconds West, 149.05 feet to a point; thence south 43 degrees 14 minutes 09 seconds East, 40.03 feet to a point; thence South 37 degrees 42 minutes 06 seconds East, 58.81 feet to a point; thence South 31 degrees 23 minutes 53 seconds East, 59.13 feet to a point; thence South 29 degrees 03 minutes 20 seconds East, 88.72 feet to a point; thence North 89 degrees 58 minutes 37 seconds West, 299.00 feet to a point; thence North 00 degrees 23 minutes 06 seconds East, 659.75 feet back to the Point of Beginning.

This tract contains 6.05 acres, all in accordance with the attached survey by Land Surveying, Inc. dated November 3, 1994, No. 6607.

Case No.: 2019-1648-ZC

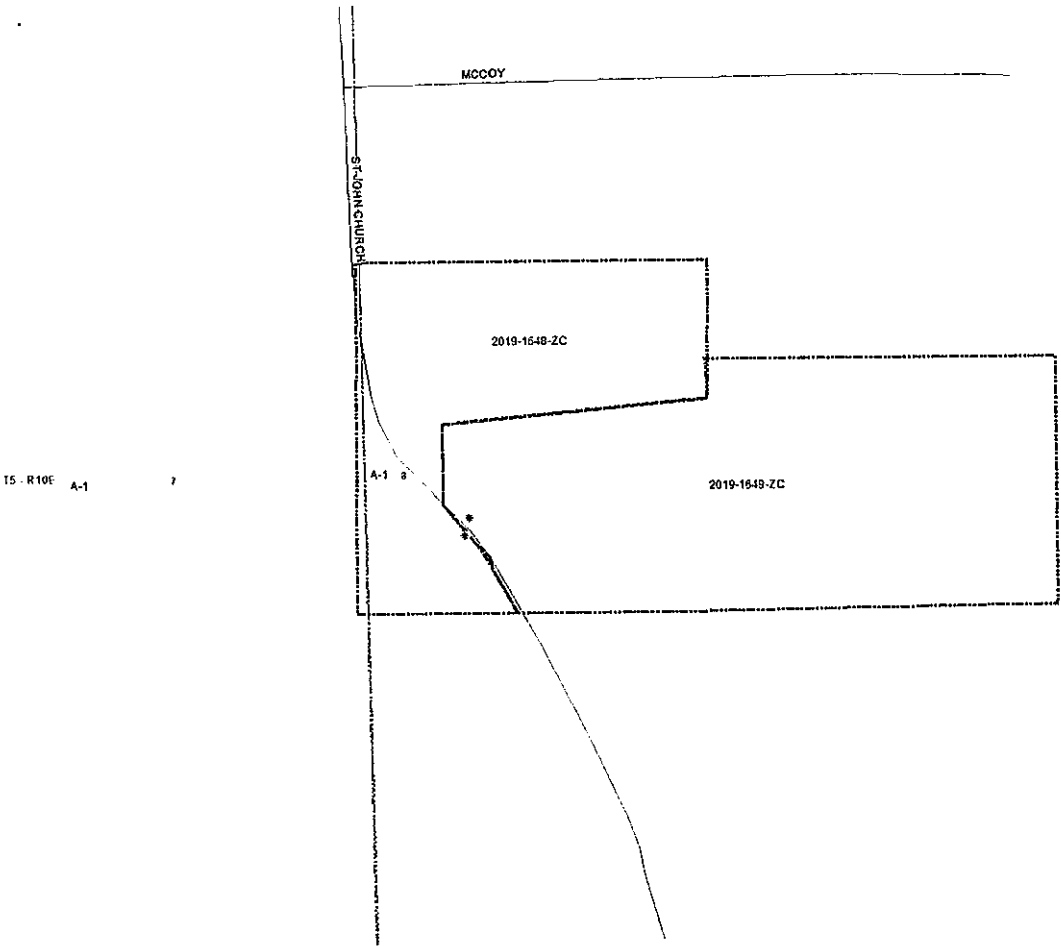
PETITIONER: Melton J. Baham

OWNER: Melton J. Baham

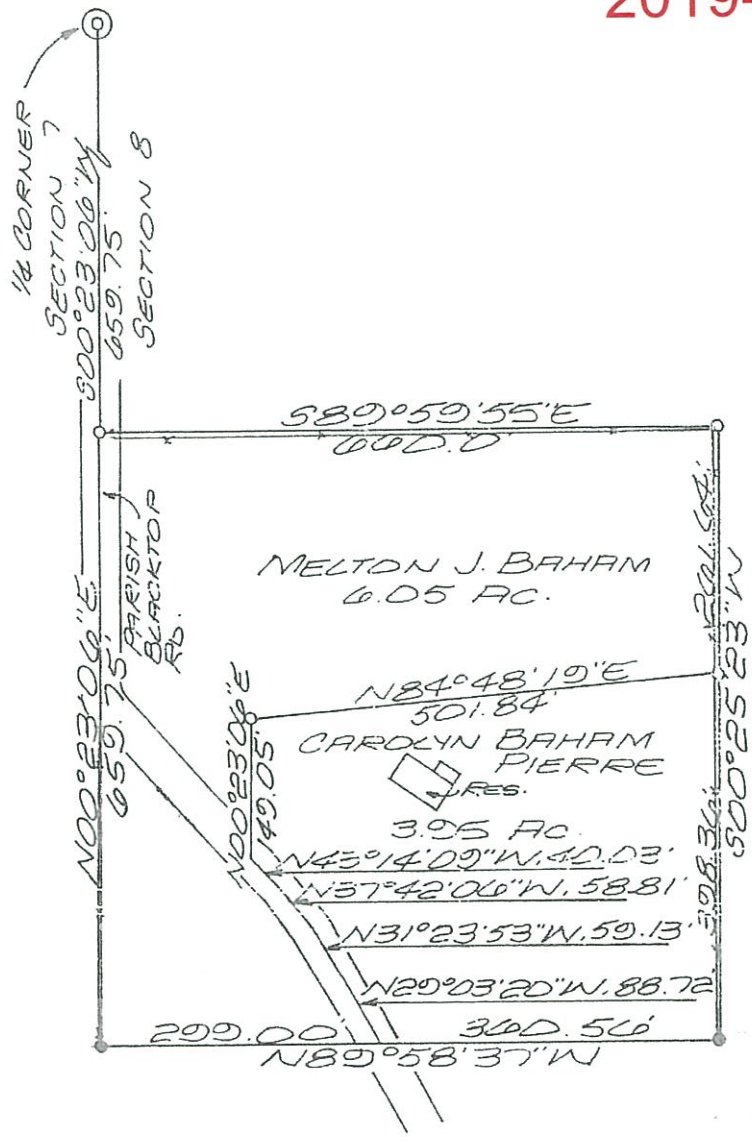
REQUESTED CHANGE: A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east & west side of St. John Church Road, south of McCoy Road, Folsom; S8, T5S, R10E; Ward 2, District 3

SIZE: 6.05 acres



2019-1648-ZC



● IRON FOUND
○ IRON SET

MAP PREPARED FOR **CAROLYN BAHAM PIERRE, et al**
 SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 8 Township 5 South,**
Range 10 East, 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

LAND SURVEYING Inc.
 COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200' DATE: November 3, 1994 NUMBER: 6607

ST JOHN CHURCH

2019-1648-ZC

MCCOY

T5S - R10E
A-1

7

8

A-1

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/4/2019
Case No.: 2019-1648-ZC
Posted: 10/28/2019

Meeting Date: November 13, 2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Melton J. Baham
OWNER: Melton J. Baham
REQUESTED CHANGE: 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
LOCATION: Parcel located on the east & west side of St. John Church Road, south of McCoy Road, Folsom; S8, T5S, R10E; Ward 2, District 3
SIZE: 6.05 acres

FINDINGS

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay

EXISTING LAND USE:

Existing development: No **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 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 east and west side of St. John Church Road, south of McCoy Road, Folsom. The 2025 future land use plan designates the site to be developed with single-family residential dwellings and agricultural uses.

Staff is not in favor of the request as the petitioned site is surrounded by properties that conform to the A-1 Suburban District designation.