

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6287 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 AT THE END OF JIM LOYD ROAD, SOUTH OF LA HIGHWAY 40, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 2.397 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 3). (2019-1621-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1621-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 A-1 (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-1 (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) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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"

2019-1621-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in any wise appertaining, situated in Section 16, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

Commence at the Section corner common to Sections 15, 16, 21 and 22, Township 5 South, Range 10 East, and measure West 1132.10 feet to the Point of Beginning.

From the Point of Beginning, continue West, 364.00 feet to an iron; thence North 00 degrees 07 minutes East, 298.92 feet to a point in the center of a gravel road; thence along the center of said gravel road, South 89 degrees 45 minutes 55 seconds East, 224.71 feet; thence South 86 degrees 33 minutes 48 seconds East, 114.89 feet; thence departing from said gravel road, South 04 degrees 42 minutes 50 seconds East, 292.10 feet to an iron and the Point of Beginning.

Said parcel contains 2.397 acres as per survey by Kelly J. McHugh & Associates, Inc., dated June 4, 1996, attached to Instrument #1002546.

Case No.: 2019-1621-ZC

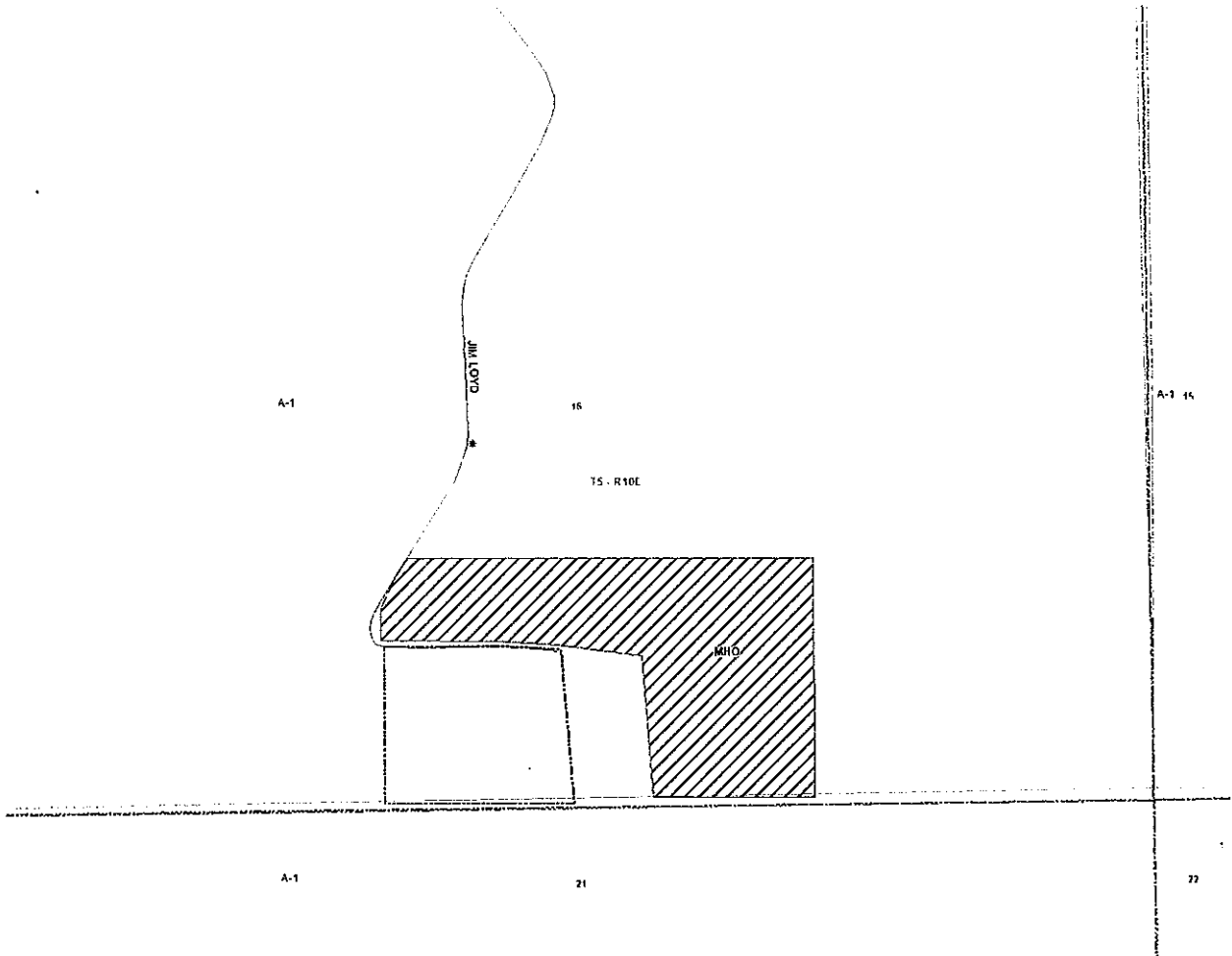
PETITIONER: Michael and Yvette McMillin

OWNER: Michael and Yvette McMillin

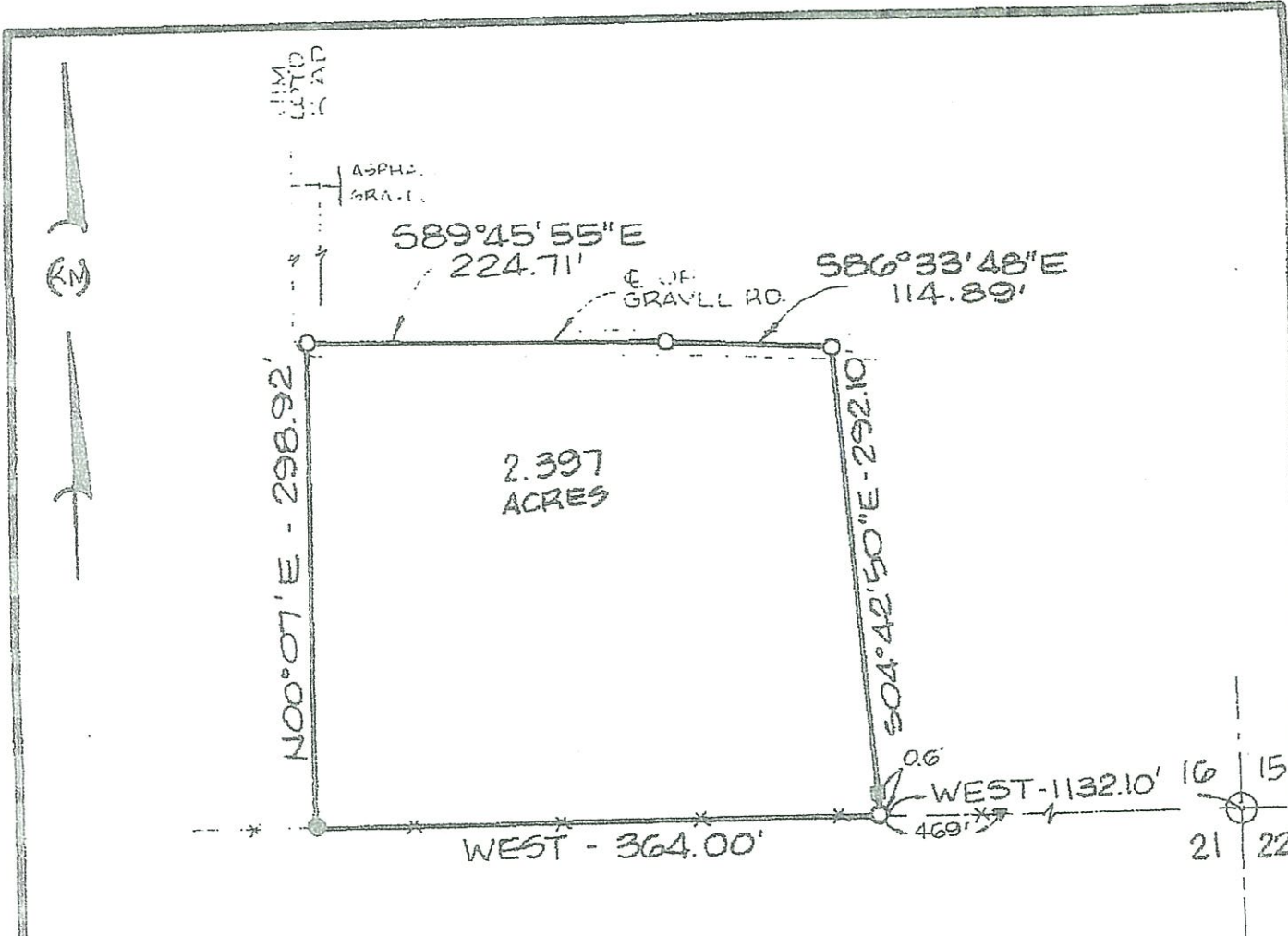
REQUESTED CHANGE: A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of Jim Loyd Road, south of LA Highway 40, Folsom; S16, T5S, R10E; Ward 2, District 3

SIZE: 2.397 acres



2019-1621-ZC



LEGEND:

- ▲ 4" ANGLE IRON
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE C, BASE FLOOD ELEV NA.  
F.I.R.M. PANEL NO. 225205 2125C, REV. 0-17-89

NOTE: STRUCTURES SHOWN HEREIN ARE NOT NECESSARILY  
EXCLUSIVE SURVIVABLES OF DESTRUCTION SHOWN ON THIS  
MAP. ON TITLE POLICY SET BE. APPLICABLE TO UPON  
REQUEST, AS SURVEYOR HAS NOT BEEN REQUIRED TO  
SEARCH OR ASSESS.

*[Surveyor's Stamp and Signature]*  
KELLY J McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE AND STAMP  
SIGNER'S CORRECT PLAT.

REFERENCE:

16 ACRES FOR MARK REDDICK  
BY LOWELL E. CUMMINGS,  
DATED: MARCH 6, 1980, NO  
SEPARATE OR SEVERABLE SHOW.

BOUNDARY SURVEY OF  
2.397 ACRES IN  
SECTION 16-T55-R10E  
ST. TAMMANY PARISH, LA.

PREPARED FOR  
LAURA LLOYD STANLEY

KELLY J McHUGH & ASSOC., INC  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANHATTEN, LA 70560

SCALE 1"=100'  
DRAWN: MM  
REVISED:

DATED JUNE 4, 1996  
JOB NO 96-250



A-1

JIM LOYD

16

T5S - R10E

A-1

21

CHERRY HILL

CHERRY



**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** 11/4/2019  
**Case No.:** 2019-1621-ZC  
**Posted:** 10/28/2019

**Meeting Date:** November 13, 2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Michael and Yvette McMillin  
**OWNER:** Michael and Yvette McMillin  
**REQUESTED CHANGE:** A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located at the end of Jim Loyd Road, south of LA Highway 40, Folsom; S16, T5S, R10E; Ward 2, District 3  
**SIZE:** 2.397 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	Undeveloped and Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
South	Undeveloped and Residential	A-1 Suburban District, RO Rural Overlay
East	Undeveloped	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
West	Undeveloped	A-1 Suburban District, RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:**

**Multi occupancy development:**

**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 to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located at the end of Jim Loyd Road, south of LA Highway 40, Folsom. The 2025 future land use plan designates the area to be developed with agricultural and residential uses that widely range in dwelling size or type.

Staff does not have any objection to the request considering it adheres to the petitioned property’s future land use plan designation.