

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6326

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF FEBRUARY , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF ANTHONY ROAD, SOUTH OF BUCK ANTHONY ROAD, NORTH OF LA HIGHWAY 40, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 10.11 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 3). (2019-1711-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1711-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) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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), MHO (Manufactured Housing Overlay) & RO (Rural 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) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MARCH, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 29, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2019-1711-ZC

ALL THAT CERTAIN LOT 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 anywise appertaining, situated in St. Tammany Parish, Louisiana, in Section 8, Township 5 South, Range 10 East, being more fully described as follows, to wit:

Being the South Half of the North Half of the Northeast Quarter of the Northwest Quarter of Section Eight (S $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8), Township 5 South, and Range 10 East, St. Tammany Parish, LA and containing 10 acres.

Case No.: 2019-1711-ZC

PETITIONER: Anthony McGee

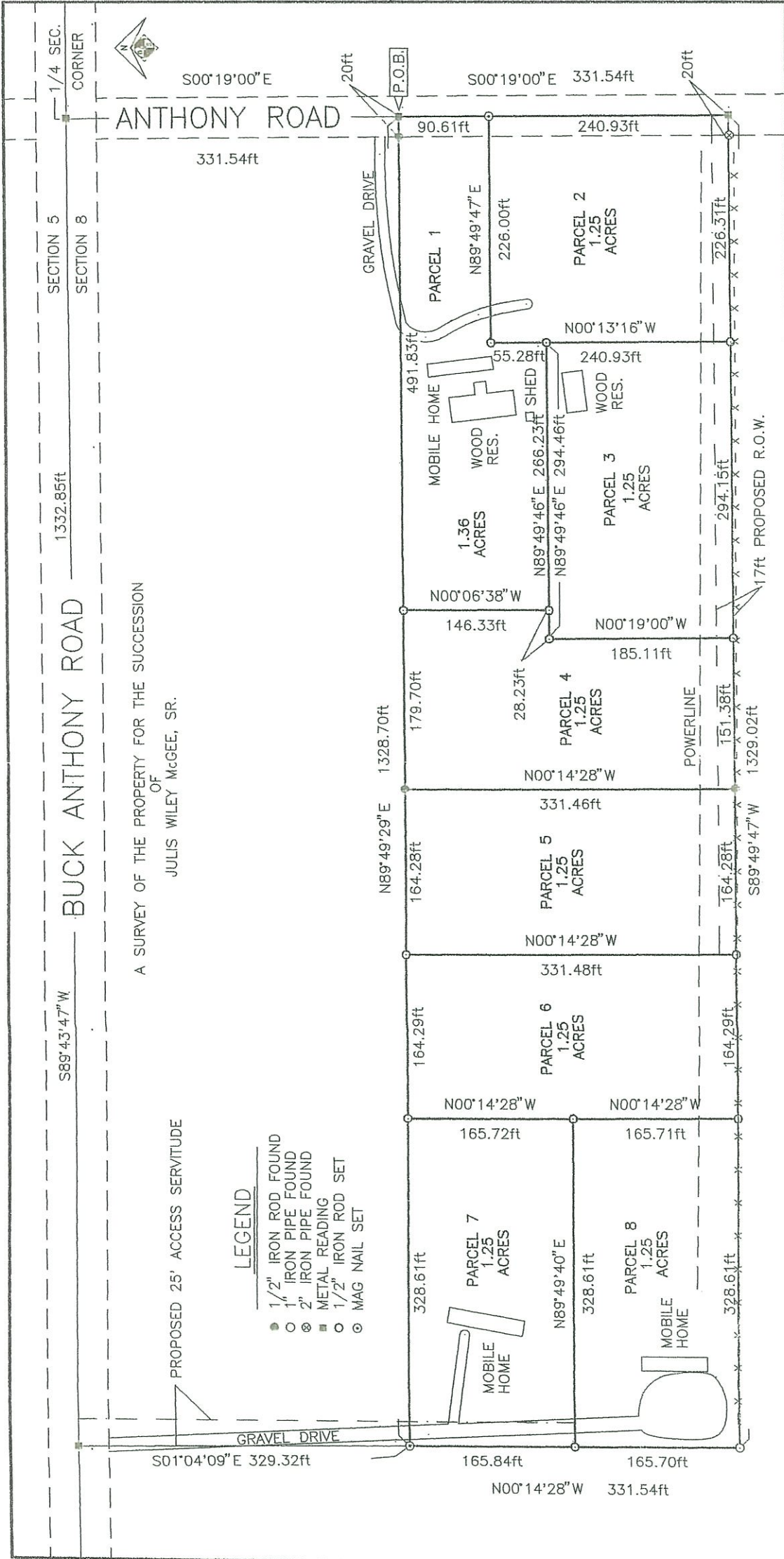
OWNER: Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee

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

LOCATION: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3

SIZE: 10.11 acres





Reference 1) A SURVEY BY RICHARD B. EDWARDS, DATED JULY 12, 1985. SAID SURVEY USED AS THE BASIS OF BEARINGS SHOWN.

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0025B Map Revised, MARCH 1, 1984. Base Flood Elevation N/A.

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.

D & S SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433
 OFFICE (985) 892-2847 • FAX (985) 892-2806

JOB NO. 07-79
 DRAWN WRS
 CHECKED WRS
 DATE 10/15/2007
 SCALE 1" = 100'
 SHEET NO. 1 OF 1

WAYNE R. SIMKIN P.L.S. REG. # 4751

2019-1711-ZC

5

A-1

BUCK ANTHONY

T5S - R10E

ANTHONY

A-1

8

CAVARETTA

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1711-ZC
 Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Anthony McGee
OWNER: Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee
REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
LOCATION: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3
SIZE: 10.11 acres

GENERAL INFORMATION

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	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Undeveloped Land	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Undeveloped Land	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural 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 change the zoning classification from A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay. The site is located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom. The 2025 future land use plan designates the site to be developed with residential and agricultural uses that preserve the country side.

Note that the reason for the request is to accommodate the subdivision of land to parallel a former succession.

Staff is not in favor of the request considering that the site is surrounded by undeveloped land and residential uses zoned A-1 Suburban District.