

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6295                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO /BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. BELLISARIO                      SECONDED BY: MR. CANULETTE  
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 NORTH SIDE OF LA HIGHWAY 1078, EAST OF J & B ROAD, FOLSOM, AND WHICH PROPERTY COMPRISES A TOTAL OF 1.01 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-1 (PUBLIC FACILITIES DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 3, DISTRICT 3) (2019-1653-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1653-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 PF-1 (Public Facilities District) to an A-1 (Suburban District) & 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-1 (Suburban District) & 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 PF-1 (Public Facilities District) to an A-1 (Suburban District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 16 DAY OF JANUARY , 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: NOVEMBER 28 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## EXHIBIT "A"

2019-1653-ZC

THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, situated in Section 2, Township 6 South, Range 10 East. Commencing at a point common to Sections 34, 35, 3, and 2, Township 6 South, Range 10 East, proceed South 44 degrees 20 minutes east, a distance of 875.4 feet to a point; thence proceed South 01 degree 42 minutes 00 seconds West, a distance of 711.80 feet to a point being the Point of Beginning. From the Point of Beginning proceed South 89 degrees 44 minutes 32 seconds East, a distance of 210 feet along the northern right of way of La. Highway 1078 to a point; thence leaving the highway right of way proceed North 01 degree 42 minutes 00 seconds East, a distance of 210 feet to a point; thence proceed North 89 degrees 44 minutes 32 seconds West, a distance of 210 feet to a point; thence proceed South 01 degree 42 minutes 00 seconds West, a distance of 210 feet to a Point of Beginning. Said parcel of ground contains 1 acres, more or less.

Case No.: 2019-1653-ZC

PETITIONER: JoAnn Thompson

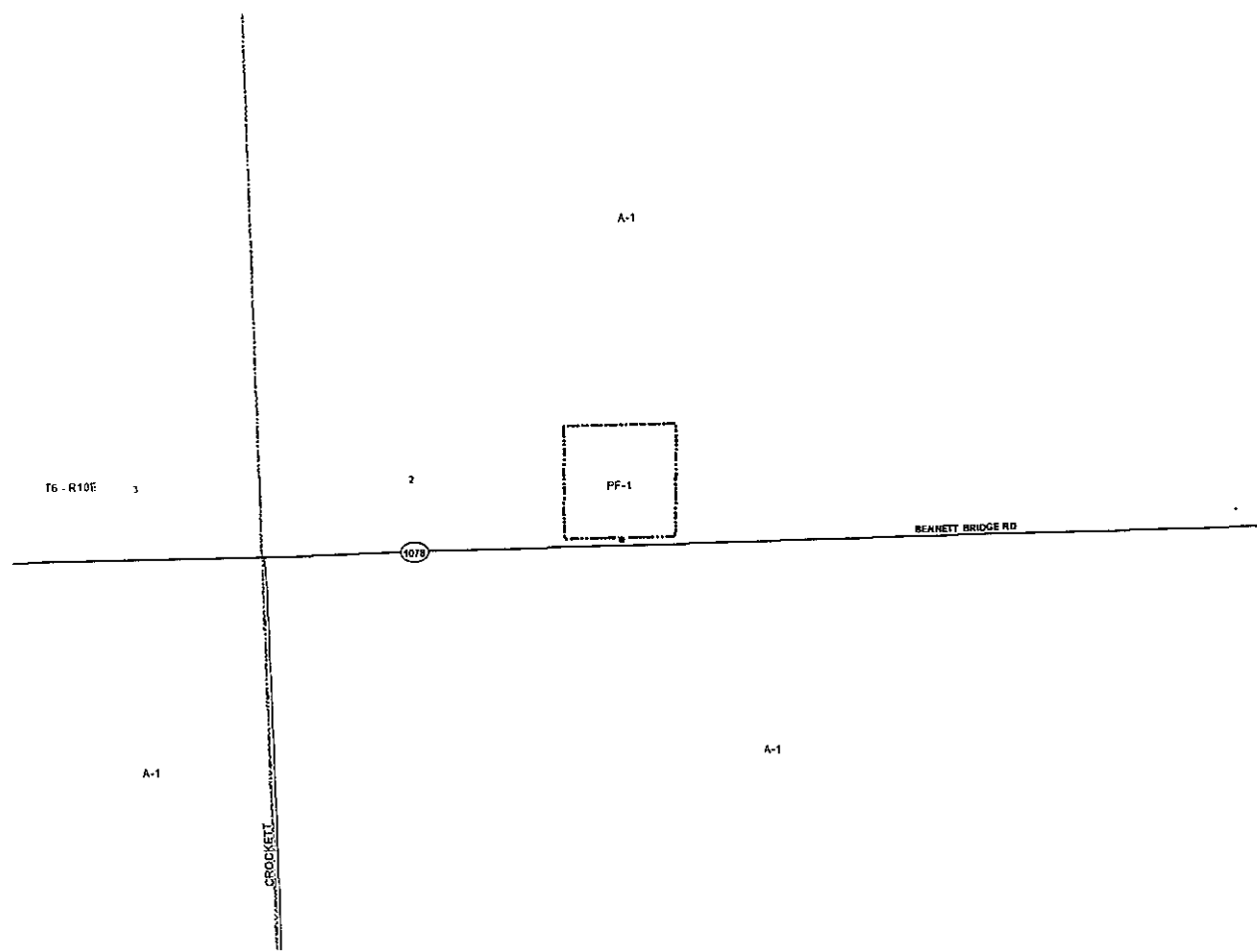
OWNER: JoAnn Thompson

REQUESTED CHANGE: PF-1 Public Facilities District to A-1 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the north side of LA Highway 1078, east of J & B Road, Folsom

S2, T6S, R10E; Ward 3, District 3

SIZE: 1.01 acres



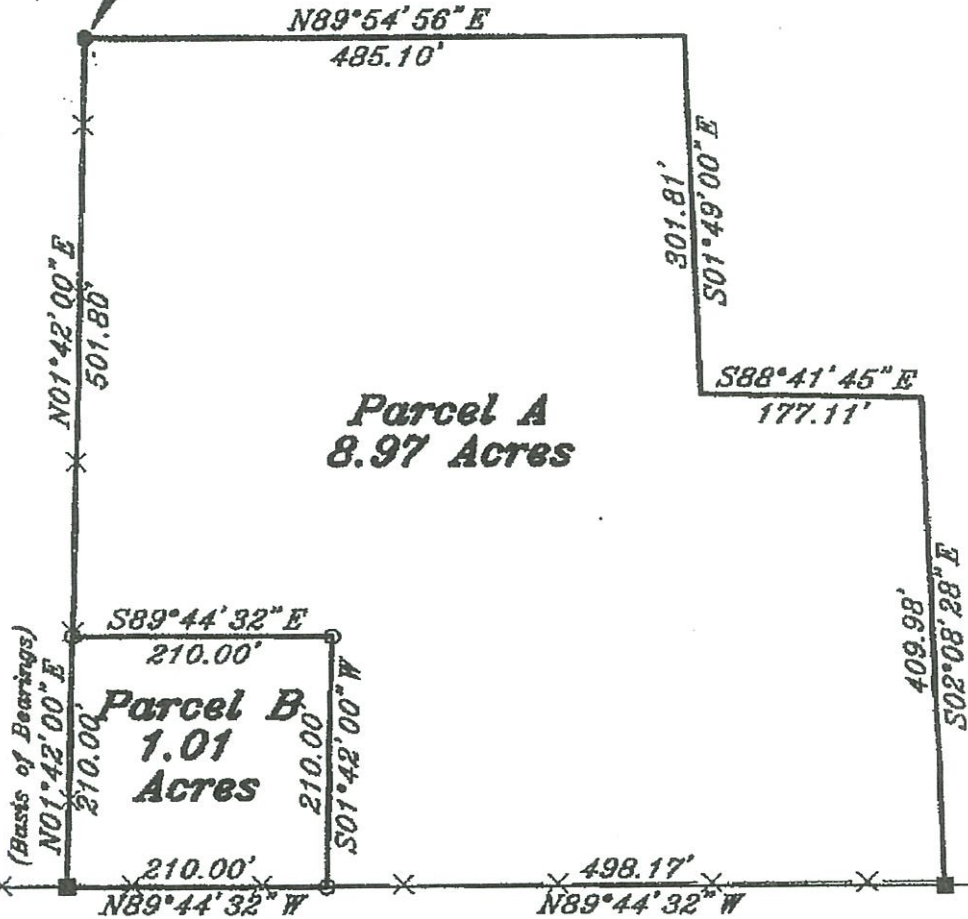
2019-1653-ZC

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989

This point is S44°20'E, 875.4' from the Section Corner common to Sections 34 & 35 Township 5 South Range 10 East and Sections 2 & 3 Township 6 South Range 10 East, St. Tammany Parish, Louisiana



Note: Improvements were not located at the time of this survey except as shown



La. Hwy. 1078

Reference Survey  
Survey prepared by Land  
Surveying, Inc. dated  
Nov. 14, 2008 Survey No.  
13806 (Basis of Bearings)

Building setback lines should  
be determined by owner or  
contractor prior to any  
construction

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 C SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.  
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE  
GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Legend:  
○ 1/2" Rebar Set  
● 1/2" Rebar Found  
■ 1 1/4" Iron Pipe Found  
\* Fence

MINOR SUBDIVISION OF  
PROPERTY LOCATED IN  
SECTION 2 TOWNSHIP 6  
SOUTH RANGE 10 EAST  
INTO PARCELS A AND B,  
ST. TAMMANY PARISH,  
LOUISIANA

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

LA. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

Land Surveying, Inc.  
518 N. Columbia Street  
Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax

SCALE 1" = 150' DATE July 24, 2014 NUMBER 16407

2019-1653-ZC

A-1

2

PF-1



BENNETT BRIDGE RD

T6S - R10E

A-1

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

**Date:** 11/4/2019  
**Case No.:** 2019-1653-ZC  
**Posted:** 10/28/2019

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

**GENERAL INFORMATION**

**PETITIONER:** JoAnn Thompson  
**OWNER:** JoAnn Thompson  
**REQUESTED CHANGE:** PF-1 Public Facilities District to A-1 Suburban District and RO Rural Overlay  
**LOCATION:** Parcel located on the north side of LA Highway 1078, east of J & B Road, Folsom  
S2, T6S, R10E; Ward 3, District 3  
**SIZE:** 1.01 acres

**FINDINGS**

**ACCESS ROAD INFORMATION**

**Type:** State

**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	A-1 Suburban District and RO Rural Overlay
South	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
East	Residential	A-1 Suburban District and RO Rural Overlay
West	Undeveloped	A-1 Suburban District and 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 from PF-1 Public Facilities District and RO Rural Overlay to A-1 Suburban District and RO Rural Overlay. The site is located on the north side of LA Highway 1078, east of J&B Road, Folsom. The 2025 future land use plan designates the site to be developed with single-family residential uses that preserve the countryside.

Staff is not opposed to the request as the site is flanked by single-family residences and undeveloped land that conforms to the existing A-1 Suburban District zoning designation.