

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6291 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 EAST SIDE OF ST. JOHN CHURCH ROAD, SOUTH OF MCCOY ROAD, BEING 1117 ST. JOHN CHURCH ROAD, FOLSOM WHICH PROPERTY COMPRISES A TOTAL OF 10.92 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). (2019-1649-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1649-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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

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"

2019-1649-ZC

Located in Section 8 Township 5 South, Range 10 East, St. Tammany Parish, Louisiana.

From the 1/4 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, 1319.50 feet; thence South 89 degrees 58 minutes 37 seconds East, 659.56 feet to the Point of Beginning.

From the Point of Beginning run North 00 degrees 25 minutes 23 seconds East, 462.00 feet to a point; thence South 89 degrees 07 minutes 48 seconds East, 657.40 feet to a point, thence South 00 degrees 28 minutes 02 seconds West, 462.00 feet to a point; thence North 89 degrees 07 minutes 47 seconds West, 657.05 feet back to the Point of Beginning.

This tract contains 6.97 Acres.

and

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with all buildings and improvements thereon and all rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances (thereunto appertaining or belonging or in anywise connected thereto and being located in SECTION 8, TOWNSHIP 5 SOUTH, RANGE 10 EAST, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

From the quarter corner common to Section 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; thence South 89 degrees 59 minutes 55 seconds East, 660.0 feet; thence South 00 degrees 25 minutes 23 seconds West, 261.64 feet to the Point of Beginning.

From the Point of Beginning continue South 00 degrees 25 minutes 23 seconds West, 398.36 feet to a point; thence North 89 degrees 58 minutes 37 seconds West 360.56 feet to a point; thence North 29 degrees 03 minutes 20 seconds West, 88.72 feet to a point; thence North 31 degrees 23 minutes 53 seconds West, 59.13 feet to a point; thence North 17 degrees 42 minutes 06 seconds West, 58.81 feet to a point; thence North 43 degrees 14 minutes 09 seconds West, 40.03 feet to a point; thence North 00 degrees 23 minutes 06 seconds East, 149.05 feet to a point; thence North 84 degrees 48 minutes 19 seconds east, 501.84 feet back to the Point of Beginning.

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

Case No.: 2019-1649-ZC

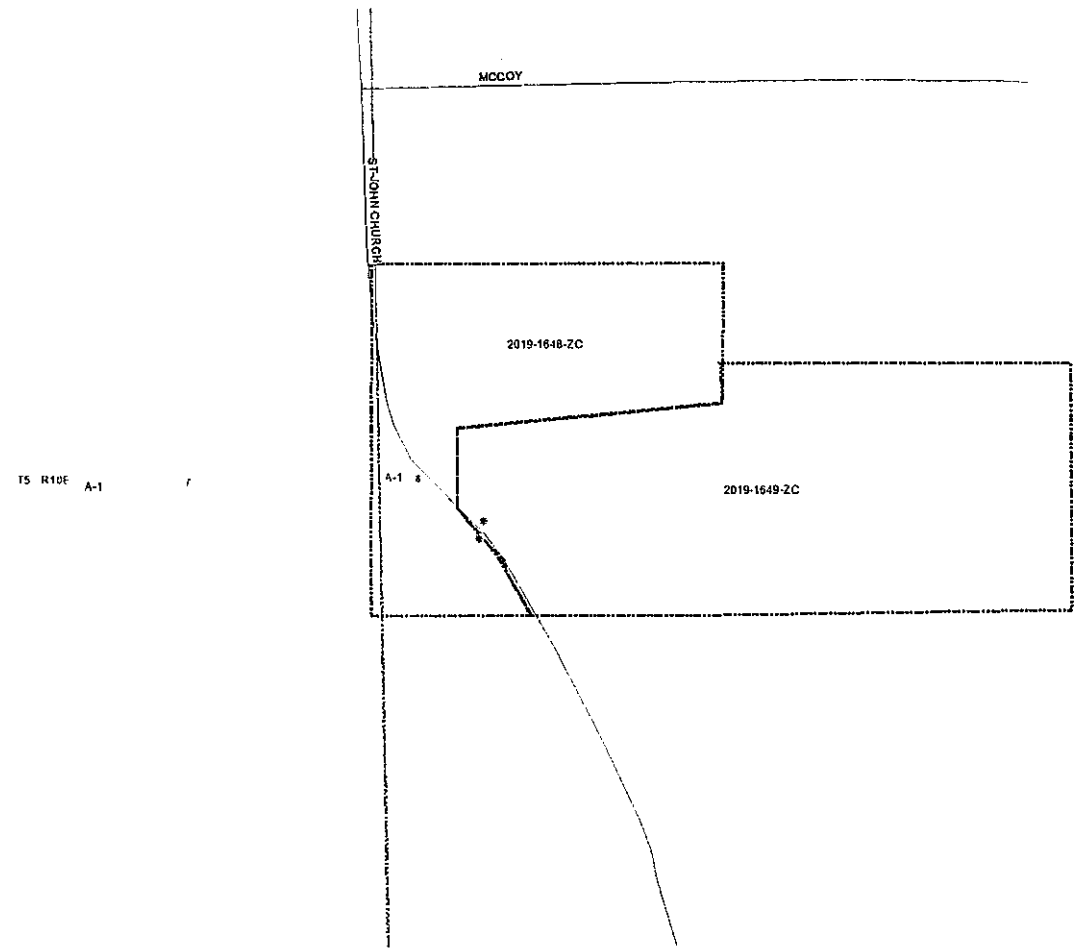
PETITIONER: Tiffany, David and Carolyn Pierre, and Lee Pierre Jr.

OWNER: Tiffany, David and Carolyn Pierre, and Lee Pierre Jr.

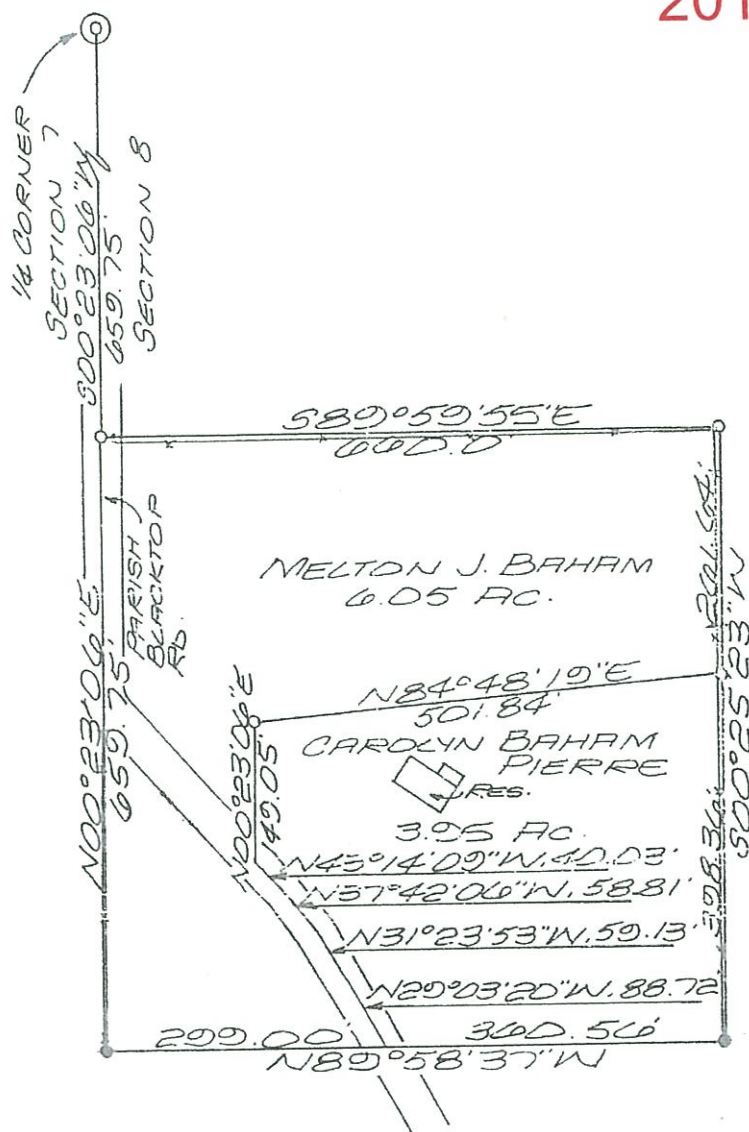
REQUESTED CHANGE: A-1 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of St. John Church Road, south of McCoy Road, being 1117 St. John Church Road, Folsom; S8, T5S, R10E; Ward 2, District 3

SIZE: 10.92 acres



2019-1649-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'

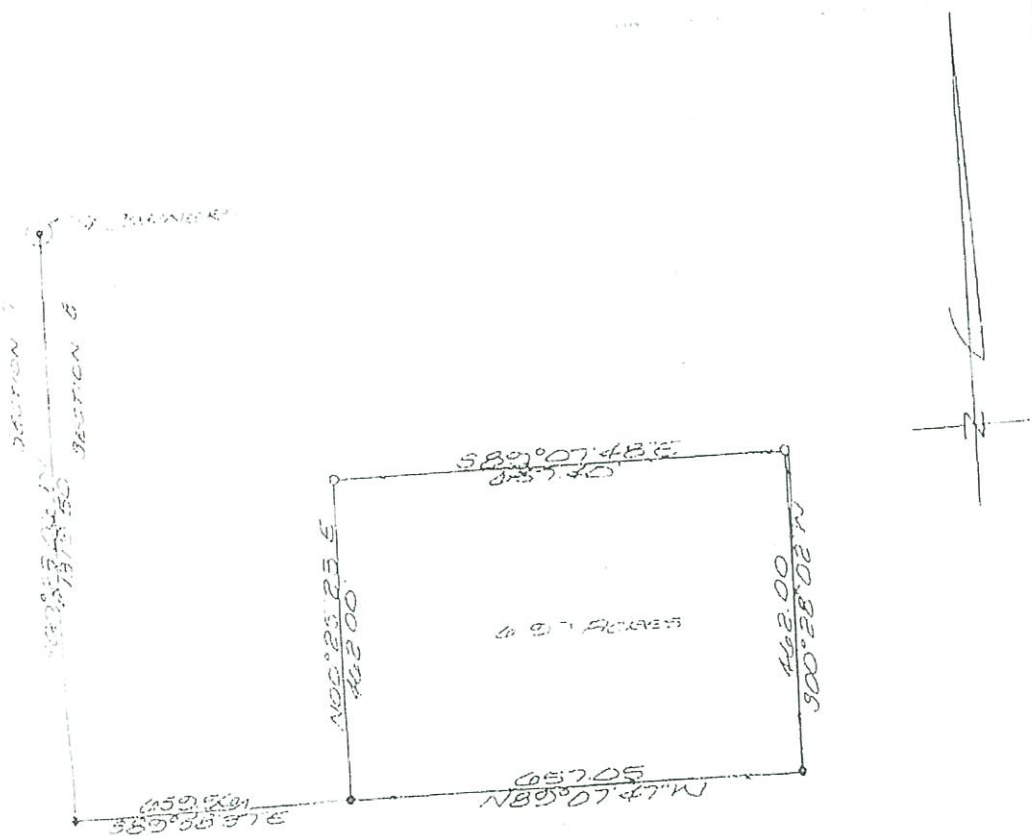
DATE: November 3, 1994

NUMBER: 6607

SITE PLAN

Borrower/Client Carolyn Pierre
 Property Address 6.97 Acres off of St. John Church Road
 City Folsom County St. Tammany State Louisiana Zip Code 70437
 Lender First National Bank of Commerce

2019-1649-ZC



NOV 1 5 67
 NOV 1 5 67

MAP PREPARED FOR **CAROLYN BAHAM PIERRE**
 SHOWING 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

DATE: April 30, 1990

NUMBER: 7194

SCALE: 1" = 200'

2019-1649-ZC

COTTON

MCCOY

A-1
T5S - R10E

8

7

A-1

ST JOHN CHURCH

BAHM

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 11/4/2019
Case No.: 2019-1649-ZC
Posted: 10/28/2019

Meeting Date: November 13, 2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Tiffany, David and Carolyn Pierre, and Lee Pierre Jr.

OWNER: Tiffany, David and Carolyn Pierre, and Lee Pierre Jr.

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 side of St. John Church Road, south of McCoy Road, being 11117 St. John Church Road, Folsom; S8, T5S, R10E; Ward 2, District 3

SIZE: 10.92 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, 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	Undeveloped and Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 side of St. John Church Road, south of McCoy Road, being 11117 St. John Church Road, Folsom. The 2025 future land use plan designates the site to be developed with agricultural and residential dwellings that vary in size and type.

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.