

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5507 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: MR. SHARP PROVIDED BY: COUNCIL OFFICE
INTRODUCED BY: MR. SHARP SECONDED BY: MR. THOMPSON
ON THE 3 DAY OF DECEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA TO RECLASSIFY A CERTAIN PARCEL LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 11 EAST ON THE WEST SIDE OF UNITED CHURCH ROAD, WHICH COMPRISES A TOTAL OF .98 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY). (WARD 3, DISTRICT 2) (TO BE REFERRED TO THE ZONING COMMISSION) (SHARP)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-55-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-2 (Suburban District) to A-2 (Suburban District) and 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) and 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-2 (Suburban District) to A-2 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 14 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 26 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

LAND USE REVIEW APPLICATION

Type of Request:

- ☒ Zoning Change
☐ Planned Review
☐ Administrative Permit
☐ Sign Review

Case Number:

2015-55-2C

Fees Due:

Submittal Deadline:

11/16/15

Date Paid:

Hearing Date:

01/05/16

Payment Method:

Request:

A-2 to MHO

Is this proposed use temporary? ☐ Yes ☒ No

If so when will it be removed?

Location of property (General Description):

West Side of United Church Road

Present Zoning Classification:

A-2

Existing Use:

Ward:

3

District:

2

Proposed Use:

STR:

5-25T6.5RIE

Square Ft. of Proposed Use:

Subdivision:

Acres or Sq. Ft. of Site:

.98 Acres

Previous Use:

Proposed Hours of Operation:

Maximum Height of Structure(s):

Number of Employees (Max. Shift):

Adjacent Uses:

Sign Type, Size and Location:

IMPORTANT NOTES:

- ☐ Due to advertising and public hearing deadlines, all applications must be submitted by 11:30 A.M. of the deadline date to assure compliance with notice requirements.
- ☐ The Petitioner or Representative must be present at the Zoning Commission Meeting to address any questions or comments relative to the project.
- ☐ Applicant must appear at hearing to request tabling of a case.
- ☐ All appeals of an action of Planning and Zoning Commission must be submitted within 10 days of said action.
- ☐ It is recommended that the Applicant, or a duly appointed representative, contact the Department of Development prior to submittal of this application to discuss the details of this proposal.

NOTE: THIS DOCUMENT MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC.

By my signature below, I certify that all information submitted to the Department of Development is TRUE and CORRECT, and understand that failure to submit TRUE and CORRECT information can result in delay or denial in this application. I further certify that I have read and understand the above important notes relative to the submission of this application

Property Owner(s)

Date: 11/3/15

Name:

JOE JAMES

Contact Person

Date: 11/3/15

Name:

STEVEN V. SLATON

Address:

73032 ROSE ST.
COVINGTON, LA 70435

Address:

70484 LOWE DAVIS RD
COVINGTON, LA 70435

Phone:

985-273-8786

Phone:

985-893-5508

Signature:

Joe James

Signature:

Steven V. Slaton

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declared to me, Notary, that they are the owners or duly authorized representatives of all that certain lot, piece, or parcel of land located as set forth in this application, that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 3rd day of NOVEMBER, 2015

Alan R. Emerman

Notary Public

ALAN R. EMERMAN
NOTARY PUBLIC # 36648
JEFFERSON PARISH, LA.
COMMISSIONED FOR LIFE

CERTIFICATE OF REDEMPTION

FROM:
COLMAC NO. 3 INC

PO BOX 9431
METAIRIE, LA
70055-9431

NUMBER: 1330734888.00

RODNEY J. STRAIN, JR.
SHERIFF AND EX-OFFICIO
TAX COLLECTOR
PARISH OF ST. TAMMANY
STATE OF LOUISIANA

TO:
JAMES, JOE ETUX
P O BOX 786
COVINGTON LA 70434

KNOW ALL MEN BY THESE PRESENTS, That, I, RODNEY J. STRAIN, JR., Sheriff and Ex-Officio Tax Collector of the Parish of St. Tammany, State of Louisiana, do by these presents, on behalf of the Parish of St. Tammany, the State of Louisiana, and/or COLMAC NO. 3 INC quit-claim and convey without warranty or recourse unto JAMES, JOE ETUX tax debtor, the following described property to-wit:

242X163.1X244.1X175.6 SEC 25 6 11 CB 1173 63

having been adjudicated to the above for non-payment of taxes for the year(s) 2004 assessed in the aforesaid tax debtor's name. Said adjudication having been recorded in the conveyance records of the Parish of St. Tammany in Conveyance Office Book No./Instrument No. 1501941 Folio No. 0

The consideration, paid by the tax debtor for this sale is the price and sum of 473.54 Dollars, being the full amount of all state, parochial, and district taxes, together with interest, costs, and penalties, due on the above described property, through the date of this redemption.

SIGNED on this JUNE 14, 1994 at Covington, Louisiana, in the presence of the two undersigned competent witnesses.

WITNESSES:

Deputy P. Price

Col. Lee Lyle

By Rodney J. Strain, Jr.
RODNEY J. STRAIN, JR.
Sheriff & Ex-Officio
Tax Collector

St. Tammany Parish 155
Instrument #: 1518870
Registry #: 1544650 PSH
10/18/2005 1:32:00 PM
MB CB X MI UCC

MORTGAGE CERTIFICATE

STATE OF LOUISIANA

Parish of St. Tammany

LUCY REID RAUSCH, Clerk of Court & Ex-Officio Recorder, Covington, Louisiana

Office of the Clerk of the 22nd Judicial District Court for the Parish of St. Tammany

The undersigned Clerk of Court for the Parish of St. Tammany, State of Louisiana, certifies that in the records of her office there are no uncanceled mortgages recorded in the name hereinafter set forth and inscribed against the following property under the hereinafter set forth description, to-wit:

THIS CERTIFICATE COVERS ONLY THE two NAMES LISTED BELOW:

NAME:

1. ANGELINA AUGUSTER WRIGHT, wife of/and
2. FRANK WRIGHT

All that certain piece or parcel of land, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 25 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, described and delineated as follows, to-wit:

From the Quarter Section Corner on the line between Sections 25 and 36, said Township and Range, run West 635.5 feet; thence run North 01 degrees 15 minutes West 986.9 feet to the point of beginning; thence run South 88 degrees 45 minutes West 242.0 feet; thence run North 00 degrees 50 minutes West 175.6 feet; thence run North 88 degrees 45 minutes East 242.0 feet; thence run South 00 degrees 50 minutes East 175.6 feet to the point of beginning heretofore set.

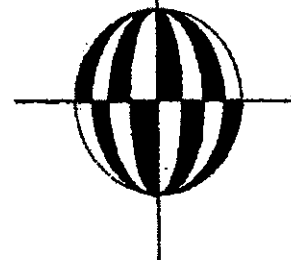
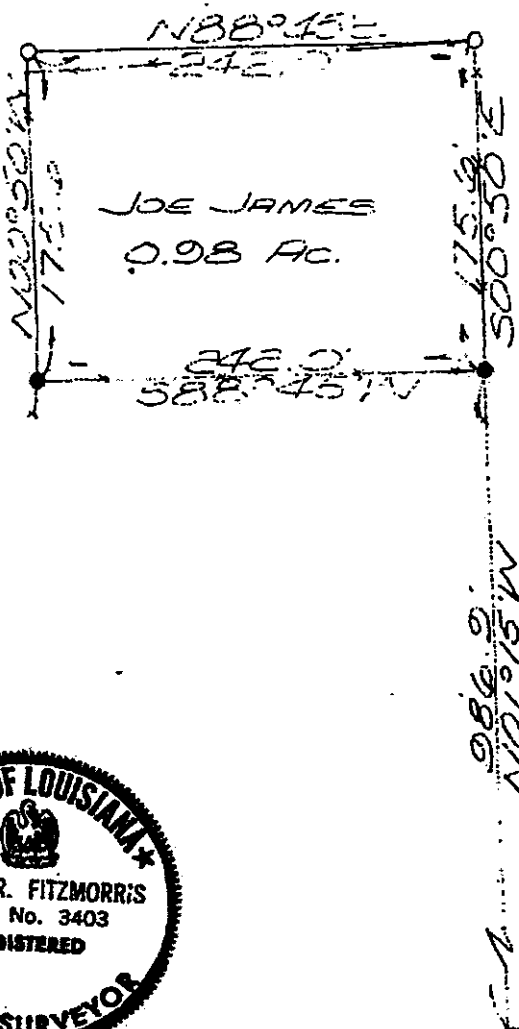
All in accordance with map and plat of survey of Land Surveying, Inc., dated March 8, 1984, revised August 22, 1984, being Map No. 3410.

Being the same property acquired by Frank Wright, et ux or from Clarence N. Route, Sr., et ux or by deed dated October 9, 1963, recorded in COB 351, folio 652 of the official records of St. Tammany Parish, Louisiana.

Given under my hand and seal of office this the 16th day of August A.D., 1984 at 4:30 o'clock p.m.

Lucy Reid Rausch
CLERK & EX-OFFICIO RECORDER
JH/pg 8/27/84

Renewed and extended to this the 31st day of October A.D., 1984 at 4:30 o'clock P.M., without further exception.



SECTION 25

WEST
635.5' 1/4 CORNER
SECTION 36

MAP PREPARED FOR

JOE JAMES

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN Section 25 Township 6 South,

Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PRELIMINARY SURVEY MADE IN THE ABOVE UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

LAND SURVEYING Inc.

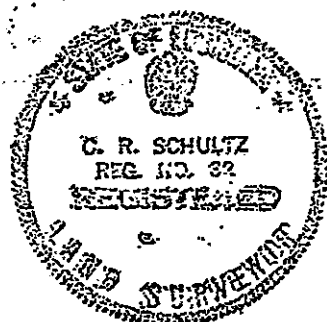
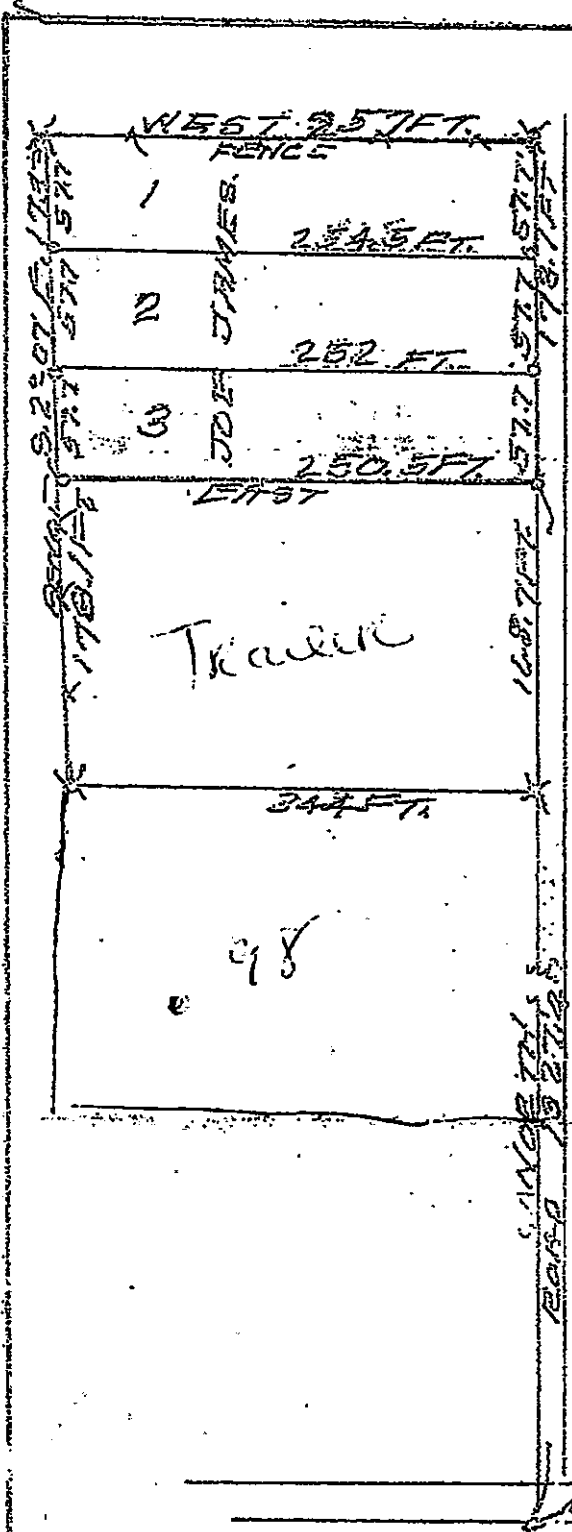
STAMPA

Jeron R. Fitzmorris
REGISTERED LAND SURVEYOR

SCALE 1" = 100'

DATE March 8, 1984

NUMBER 3410



MAP SHOWING SURVEY
 IN SECTION 25-T-6-S-R-11-
 E-GREENSBURG-DISTRICT-
 ST. TAMMANY PARISH-
 LOUISIANA
 SCALE-1 INCH=100 FT.
 MARCH 4, 1971-
 X= EXISTING IRON CORNERS
 O= IRON CORNERS
 SURVEYOR
 COVINGTON, LA
 SECTION 25 CORNER
 WEST 630 FT
 SEC. 25

