

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4804

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: THOMPSON

SECONDED BY: SHARP

ON THE 7 DAY OF JUNE, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF PENN MILL ROAD, WEST OF QUAVE ROAD, NORTH OF US HIGHWAY 190 AND WHICH PROPERTY COMPRISES A TOTAL 51.27 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT). (WARD 3, DISTRICT 3) (ZC12-03-016)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-03-016, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-1A (Suburban District); 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-3 (Suburban District) see Exhibit "A" for complete boundaries.

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-1A (Suburban District) to an A-3 (Suburban District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 12 DAY OF JULY, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 21, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

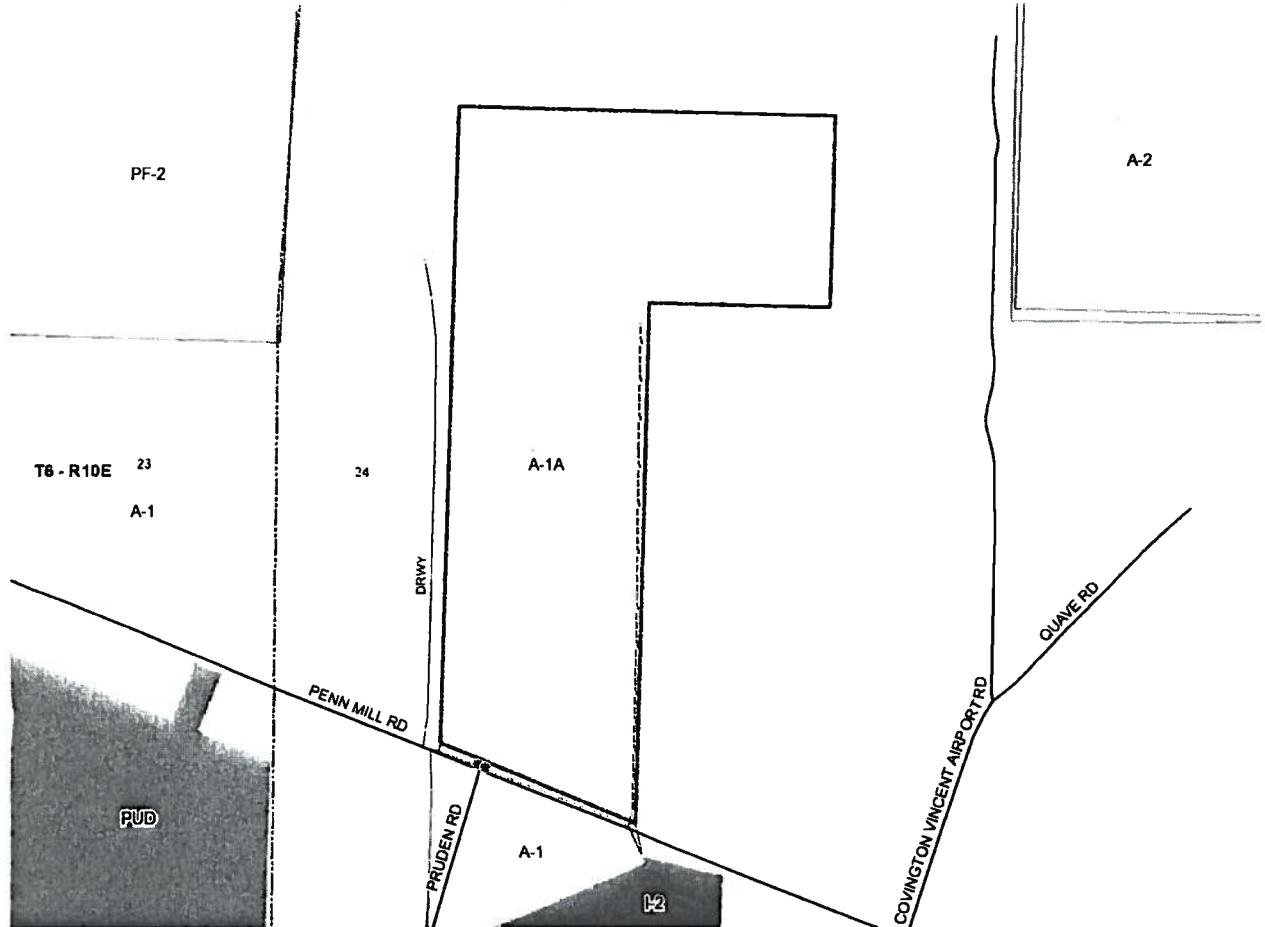
Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-03-016

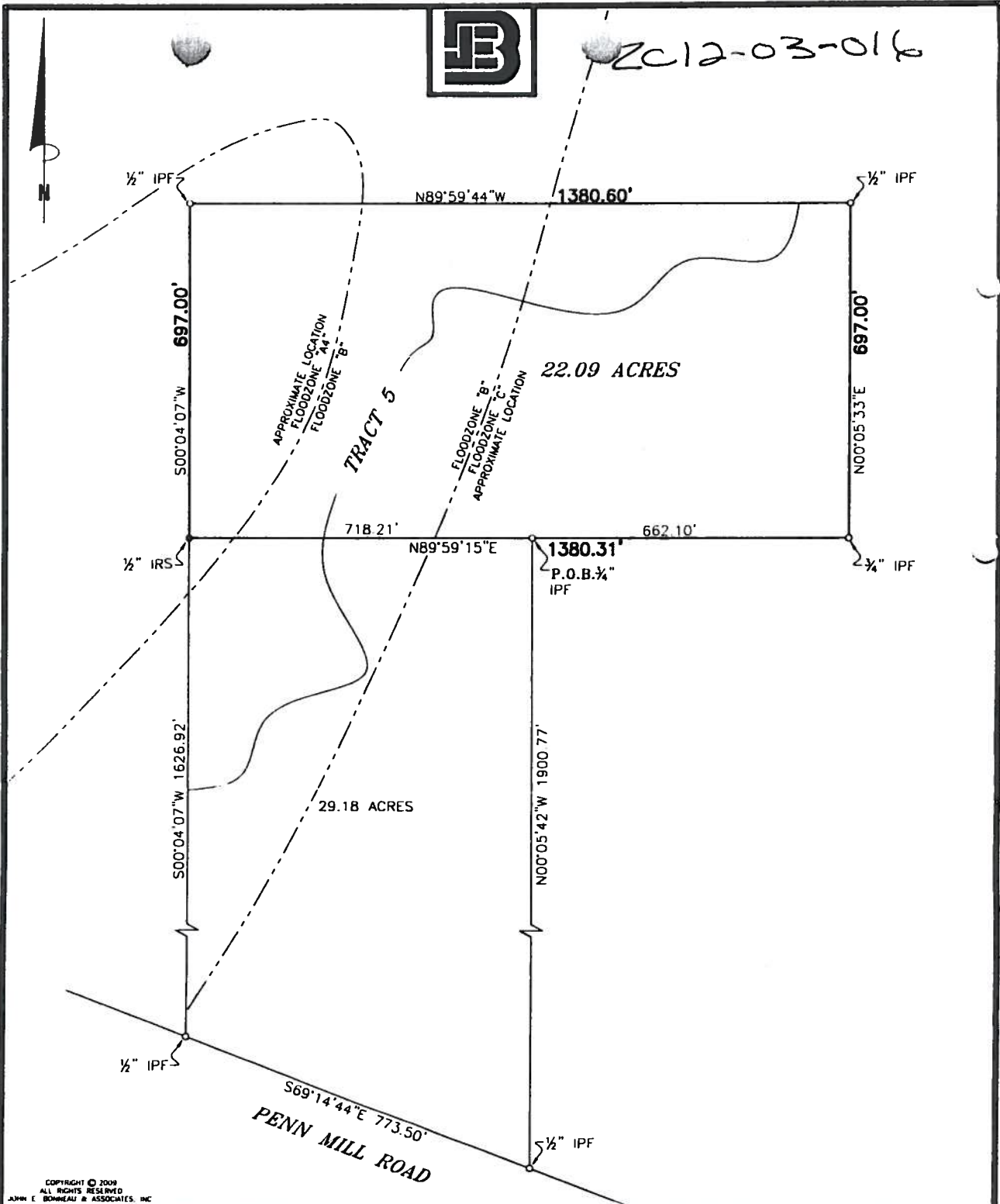
CERTAIN PIECE OR PARCEL OF GROUND together with all the buildings and improvements thereof; and all of the rights, ways, mains, privileges, servitudes, appurtenances and advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Section 24, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as Tract 5 on a survey of John E. Bonneau & Associates, Inc., dated October 30, 1992, bearing survey no. 921565, and according to said survey Tract 5 is more fully described as follows: Commencing at the corner section of Sections 14, 13, 23 and 24 proceed South $89^{\circ}14'41''$ West a distance of 1467.94' to a point; thence proceed South $00^{\circ}37'23''$ West a distance of 1313.91' to a point; thence proceed South $89^{\circ}58'50''$ East a distance of 1293.68' to a point; thence proceed South $00^{\circ}01'12''$ West a distance of 2724.40' to a point; thence proceed South $69^{\circ}14'44''$ East a distance of 656.28' to a point being the Point of Beginning; From the Point of Beginning proceed North $00^{\circ}04'07''$ East a distance of 2323.92' to a point; thence proceed South $89^{\circ}59'44''$ East a distance of 1380.60' to a point; thence proceed South $00^{\circ}05'33''$ West a distance of 697.00' to a point; thence proceed south $89^{\circ}59'15''$ West a distance of 662.10' to a point; thence proceed South $00^{\circ}05'42''$ East a distance of 1900.77' to a point on the northern boundary of Penn Mill Road; thence proceed North $69^{\circ}14'44''$ West along the northern boundary of Penn Mill Road a distance of 773.50' to the Point of Beginning. Said parcel contains 51.27 acres.

CASE NO.: ZC12-03-016
PETITIONER: James H. Simpson
OWNER: Team Discipleship, Inc
REQUESTED CHANGE: From A-1A (Suburban District) to A-3 (Suburban District)
LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3
SIZE: 51.27 acres





2012-03-016



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 JOHN E. BONNEAU & ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

The P.O.B. is reported to be S89°14'41"W - 1467.84', S00°37'23"W - 1318.91', S89°58'50"E - 1293.66', S00°01'12"W - 2724.40', S89°14'44"E - 1428.78', N00°05'42"W - 1900.77' from the Section corner common to Sections 14, 13, 23 & 24, T-6-S, R-10-E, St. Tammany Parish, Louisiana.

REFERENCE SURVEY: A Survey by this firm dated October 30, 1992, last revised on June 7, 2000 Survey no. 921565.

BASIS FOR BEARINGS: The Reference Survey

FLOOD ZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A4", "B" & "C" with a Base Flood Elevation of 31' in accordance with Community Panel No. 225205 0125 C. Revised: OCTOBER 17, 1989

**SURVEY MAP OF
 A PORTION OF TRACT 5 BEING 22.09 ACRE PARCEL OF LAND**

situated in
SECTION 24, T-6-S, R-10-E
 St. Tammany Parish, Louisiana

for
JIM SIMPSON

Survey No. 2009 236
 Date AUGUST 11, 2009

Drawn by: SPH
 Revised:

Scale: 1" = 200'

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

This Survey is Certified True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

John E. Banneau
 Professional Land Surveyor
 Registration No. 4423