

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5612 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. SHARP PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF JUNE , 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY 5.002 ACRES LOCATED AT 74643 RIVER ROAD, COVINGTON, LA 100 YARDS SOUTH OF INTERSECTION OF RIVER ROAD AND HORSMER MILL ROAD IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 11 EAST FROM A-2 (SUBURBAN DISTRICT) TO A-2 (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY). WARD 3, DISTRICT 2) (SHARP) (2016-258-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning of the above referenced area be changed from A-2 (Suburban District) to A-2 (Suburban District) and RO (Rural Overlay) (see Exhibit "A" for complete boundaries); and

WHEREAS, the St. Tammany Parish Council 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 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-2 (Suburban District) to to A-2 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____



Pat Brister
Parish President

EXHIBIT "A"

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: 2016-258-ZC

Fees Due: 575.00

Submittal Deadline: 04/12/16

Date Paid: 04/19/16

Payment Method: CHECK

Hearing Date: 06/07/16

Request: A-2 le 6.06 RO - Rural Overlay (Construction of storage shed 80ft x 40ft)

Is this proposed use temporary? ☐ Yes ☒ No If so when will it be removed?

Location of property (General Description): 74643 River Road, Covington, LA 70435
100 yards South of intersection of River Road and Hasmer Mill Road.

Present Zoning Classification: Residential

Existing Use: N/A

Ward: 3 District: 2

Proposed Use: DACN

STR: 521 TOS R11E

Square Ft. of Proposed Use: 3200 sq ft.

Subdivision: N/A River Road Acres

Acreage or Sq. Ft. of Site: 5.002 ac

Previous Use: N/A

Proposed Hours of Operation: N/A

Maximum Height of Structure(s): 17 ft.

Number of Employees (Max. Shift): N/A

Adjacent Uses: N/A

Sign Type, Size and Location: N/A

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: 4/18/16

Name: Zachary and Heather Davis

Address: 20075 Linden St

Covington, LA 70435

Phone: 985 960 7480

Signature: Heather Davis

Contact Person

Date: 4/18/16

Name: Zachary Davis

Address: 20075 Linden St.

Covington, LA 70435

Phone: 985 960 7480

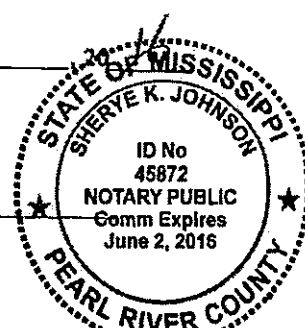
Signature: Heather Davis

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 18th day of April

[Signature]

Notary Public



CASH SALE

Sale of Property

BY

RRKOBY PROPERTIES, LLC

TO

**HEATHER CRAIN DAVIS,
wife of/and
ZACHARY Z. DAVIS**

United States of America

State of Louisiana

Parish of St. Tammany

14-0000

Be It Known, That on the dates set out hereinbelow,

BEFORE ME, Martha L. Jumonville, a Notary Public, duly commissioned in and for the Parish of and qualified in the Parish and State aforesaid, in the presence of the undersigned competent witnesses,

St. Tammany Parish 21
Instrument #: 1930395
Registry #: 2285969 cbj
01/31/2014 12:40:00 PM
MB CE X MI UCC

Personally Came and Appeared,

RRKOBY PROPERTIES, LLC (Tax ID. #**-***4163), a limited liability company organized under the laws of the State of Louisiana, domiciled in St. Tammany Parish, established by Articles of Organization, a copy of which are attached hereto, represented herein by Robin R. Mingo, Member/Manager who certifies that he is duly authorized to appear and act herein pursuant to the provisions of Article III of the Articles which are recorded with the Clerk of Court, St. Tammany Parish beginning at page 11 of COB Instrument No. 1414075; the mailing address of which is recited as 516 W. 21st Avenue, Covington, Louisiana 70433.

hereinafter referred to as "Vendor" who declared that they do by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which he has or may have against all preceding owners and vendors, unto:

HEATHER CRAIN DAVIS (S.S. #**-***-8893), wife of/and **ZACHARY Z. DAVIS** (S.S. #**-***-5046), both persons of the full age of majority and residents of St. Tammany Parish, Louisiana, who declared unto me, Notary, that Heather Crain Davis has been married but once and then to Zachary Z. Davis with whom she is presently living and residing; and Zachary Z. Davis has been married twice, first to Melanie Holtzelaw from whom he was divorced in Pearl River County, Mississippi, and second to Heather Crain Davis with whom he is presently living and residing; their mailing address is declared to be 20075 Linden Street, Covington, Louisiana 70435.

hereinafter referred to as "Purchaser", here present, accepting and purchasing for themselves, and their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to wit:

ALL THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being **LOTS A (2.385 acres) and B (2.617 acres)** created by the minor subdivision of River Road Acres, being a division of an undesignated parcel of ground, created by the minor subdivision plat of Fontcuberta Surveys, Incorporated, Thomas J. Fontcuberta, Surveyor, which lots are located in Section 21, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana. Said minor subdivision was approved by the proper parish authorities and thereafter recorded with the Clerk of Court, St. Tammany Parish on September 18, 2006, as Map File No. 4293C. All dimensions and directional calls pertinent to said lots are incorporated herein by reference.

Being a portion of the property acquired by vendor herein in act dated January 30, 2004 before Martha L. Jumonville, Notary Public, recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 1414075.

To have and to hold the above described property unto the said purchaser, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) DOLLARS cash, which the said purchaser has well and truly paid in ready and current money to the vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All taxes up to and including the taxes due and exigible in 2013 are paid, and taxes for the current year 2014 will be under a bulk assessment in seller's name and will be paid by seller who reserves the right to request a pro-rata reimbursement.

It does not appear that the said property has been heretofore alienated by vendor, or that it is subject to any encumbrances whatsoever,

EXCEPT: NONE

Vendor represents and warrants: (1) that no other sale or grant of interest in said property has been or will be made by vendor, and (2) that said property is not, and will not become subject to any lien or encumbrance by act of omission of vendor, or claim against vendor, except as otherwise noted or excepted.

THUS DONE AND PASSED, in Covington, Louisiana, this 27th day of January, 2014,
in the presence of the undersigned competent witnesses, who hereunto sign their names with the
said appearers and me, Notary, after reading of the whole.

WITNESSES:

Theodore C. Bledsoe

THEODORE C. BLEDSOE, JR., CP

Witness Printed Name:

RRKOBY PROPERTIES, LLC

By: *Rob R. Mincio*

ROBIN R. MINCIO

Member/Manager

Helene L. Braun

Witness Printed Name:

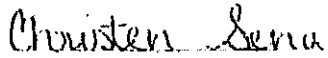
Helene L. Braun

Martha L. Jumonville

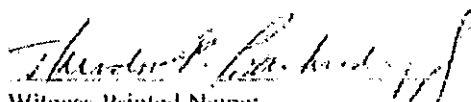
MARTHA L. JUMONVILLE, LA BAR #7592
Notary Public

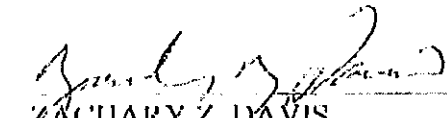
THUS DONE AND PASSED, in Covington, Louisiana, this 30th day of January, 2014, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.


WITNESSES:


Witness Printed Name: Christen Sena


HEATHER CRAIN DAVIS


Witness Printed Name:
THEODORE P. LA. IND. J. J.


ZACHARY Z. DAVIS


MARTIA L. JUMONVILLE, LA BAR #7592
Notary Public
My Commission Is For Life
Title Insurance Producer and Examining Attorney
9 Starbrush Circle - Suite 101
Covington, Louisiana 70433
Louisiana License #103679
First American Title Insurance Company

File No. 14-0000

TAX RESEARCH CERTIFICATE

Covington, Louisiana

I, Polly Honeycutt, Abstractor, do hereby certify that upon an examination of the Tax Rolls of St. Tammany Parish, I find that all taxes assessed against

130.162 acs m || Sec. 21-6-11

have been paid for the following years:

Year	Assessment Number	Assessed in the Name of
2013	1010129224	RRKoby Properties, LLC
2012	1010129224	RRKoby Properties, LLC
2011	1010129224	RRKoby Properties, LLC

State and Parish taxes for the years:

2013 2012 2011 have been paid

have not been paid

have been paid by virtue of Homestead Exemption

Amount:

Year	Paid	Not Paid	Homestead Exemption	Date
2013	482.50			12/31/13
2012	484.36			12/31/12
2011	619.64			11/6/12

2013 Assessed Valuation \$3574

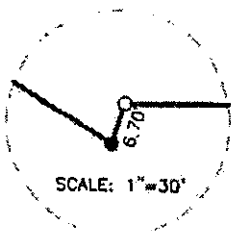
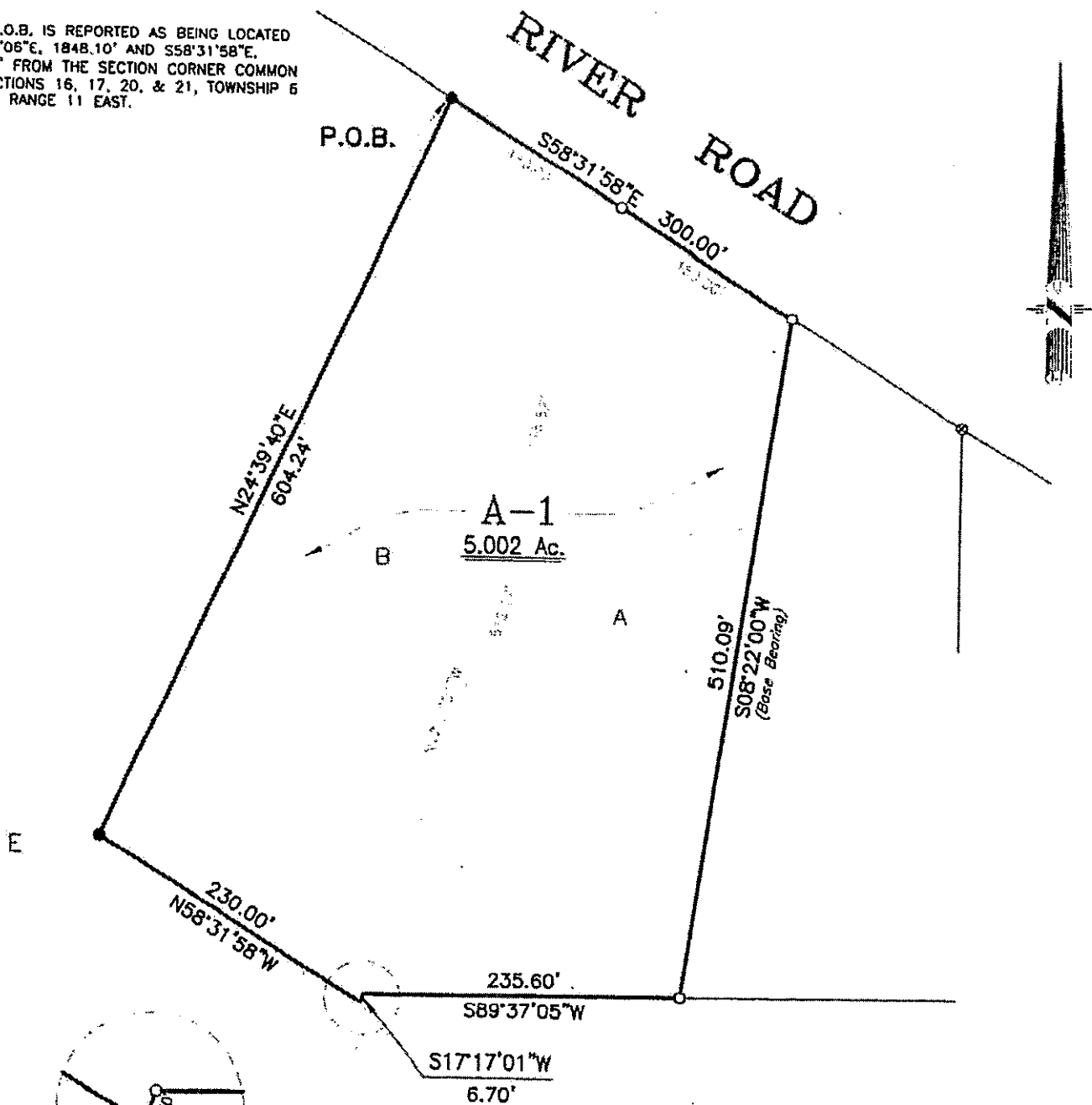
Total Paid 482.50

Total Exempt

Total Due

Polly Honeycutt
Polly Honeycutt, Abstractor
308 Beebalm Circle
Covington, Louisiana 70433

THIS P.O.B. IS REPORTED AS BEING LOCATED N89°32'06"E, 1848.10' AND S58°31'58"E, 965.71' FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, & 21, TOWNSHIP 6 SOUTH, RANGE 11 EAST.



APPROVAL:

Ron Keller
SECRETARY, PARISH PLANNING COMMISSION

[Signature]
DIRECTOR, PARISH ENGINEERING DEPARTMENT

FILED FOR RECORD:

Deanne K. Dwyer
DEPUTY CLERK OF COURT

8-26-2015
DATE FILED

5417E
FILE NUMBER

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = IRON PIPE FOUND

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "B" PER PANEL NUMBER 225205 0150 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF MINOR SUBDIVISION BY THIS FIRM, DATED 8-25-2006, RECORDED IN MAP FILE No. 4293C IN THE OFFICIAL RECORDS OF THE CLERK OF COURT OF ST. TAMMANY PARISH, LA.

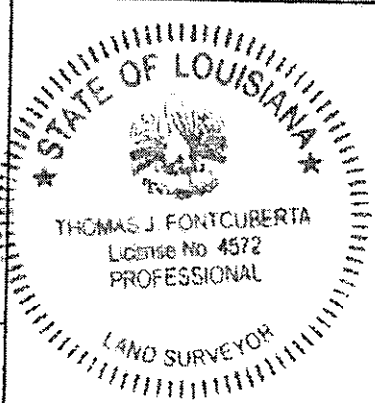
NOTE:

ANY UTILITIES, DITCHES, AND/OR SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

RESUBDIVISION OF TRACTS A & B INTO TRACT A-1 OF MINOR SUBDIVISION RIVER ROAD ACRES SITUATED IN SECTION 21 TOWNSHIP 6 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA

PREPARED FOR:

ZACHARY AND HEATHER DAVIS



FONTCUBERTA
Surveys
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
3-10-2014	1" = 120'		JDF	TJF	514628	131-541