

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5611                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: MR. TANNER                      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 18,905 SF LOCATED ON THE EAST SIDE OF IRON STREET, LOT 26, HILLCREST COUNTRY CLUB IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 12 EAST FROM A-3 (SUBURBAN DISTRICT) TO A-3 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY). WARD 6, DISTRICT 6) (TANNER) (2016-271-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 reference area be changed from A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Housing 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-3 (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-3 (Suburban District) to A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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

# 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: 2016-271-ZC

Fees Due: \$375.00

Submittal Deadline: 05/16/16

Date Paid: 4/27/16

Hearing Date: 07/05/16

Payment Method: CASH

Request: MHO

Is this proposed use temporary? ☐ Yes ☒ No

If so when will it be removed? \_\_\_\_\_

Location of property (General Description):

East Side of Iron Street in Abita Springs LA lot 26

Present Zoning Classification: A3

Existing Use: \_\_\_\_\_

Ward: 10 District: 6

Proposed Use: \_\_\_\_\_

STR: 527 T65 R12E

Square Ft. of Proposed Use: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Acreage or Sq. Ft. of Site: 18905 Sq Ft

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: 4-26-2016

Name: Jerry Smith

Address: 2528 Cleland Rd

Covington, LA 70435

Phone: (985) 231-5929

Signature: [Signature]

Contact Person

Date: 4-26-2016

Name: Jerry Threew- Brittany

Address: 7350 Niblick Street

Abita Springs LA 70420

Phone: (985) 231-5929

Signature: [Signature]

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 26<sup>TH</sup> day of APRIL, 2016

[Signature]  
Notary Public

**FEE SCHEDULE**  
As per  
St. Tammany Parish Code of Ordinances  
Article I, Section 2.009.00  
Schedule of Fees, Charges, and Expenses

**ZONING AMENDMENTS**

**Fees**

Existing Single Family Residential .....	\$50 per acre to a maximum of \$1250
All Other Types of Zoning Changes .....	\$100 per acre for first 25 acres and \$10 per acre over 26 acres
Processing Fee .....	\$250.00

**Worksheet**

Acreage fee (1-25 acres): .....	_____ Acres at _____ dollars per acre = \$ _____
26 acres and above: .....	_____ Acres at <u>\$10.00</u> dollars per acre = \$ _____
Processing fee (If required): .....	\$ _____
Advertising costs: .....	\$ _____ 75.00
Total cost of rezoning petition: .....	\$ _____

**ADMINISTRATIVE PERMITS**

**Fees**

<b>Residential Use</b>	
Home Office/Occupation .....	\$25.00
Temporary Use .....	\$25.00
Residential Structure .....	\$50.00
Pond .....	\$50.00
Commercial, Institutional, Industrial or Other Use .....	\$100.00
Sign Review .....	\$25.00

SUBMITTAL REQUIREMENTS

All marked items must be submitted prior to deadline

APPLICANT MUST SUPPLY A MINIMUM OF 2 COPIES OF THE FOLLOWING:

- [✓] 1. APPLICATION  
A completed application to be filed with the Department of Development .
- [✓] 2. FEES  
Fees in the amount of \$ 375.00 shall be as required by Section 9, Schedule of Fees, Charges, and Expenses.
- [✓] 3. LEGAL DESCRIPTION  
Copy of Deed/Title and Legible typed legal description.
- [✓] 4. OWNERS AUTHORIZATION  
The owner of the property or other authorized agent as indicated in legal documents provided to the Development Department staff. If multiple parties, including married couples, have an undivided interest in the ownership of a parcel, all owners must authorize the request. If the Owner of the property is a corporation, partnership, or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorize the petition for rezoning.
- [✓] 5. SITE PLAN  
A site plan (min. of 2 copies size: 11 X 17) shall be submitted for review by the Department of Development . If the applicant fails to submit such drawings, additional fees may be required. The following minimum information must be included:  
a. Vicinity Map indicating location (either on plat or attached on separate sheet).  
b. Survey indicating scale, date, north arrow.  
c. ~~All existing physical features such as existing streets, buildings, sidewalks, drives, parking spaces, dumpsters, ponds and detention areas, fences, signs, paved and green areas.~~  
d. ~~Boundaries of the property involved (property lines).~~  
e. ~~Tabulation of the maximum square footage of each use (for multi-use sites).~~  
f. ~~The setbacks of existing and proposed building(s) and structure(s).~~  
g. ~~The location, dimensions, area, type of materials and elevations of all signs and support structures.~~  
h. ~~A landscape plan of the site showing the type, size and number of plants; location of existing trees to be preserved; the location and dimensions of proposed planting beds, barrier curbs, site triangles, fences, buffers and screening.~~
- [ ] 6. FOR TEMPORARY USES INCLUDE THE FOLLOWING:  
a. Indicate name of event/use, type of event/use, duration of event/use, structures required (show on site plan), bands, speakers, fair, etc., provide proof of adequate parking, traffic and crowd control, sanitary facilities.  
b. Duration of event:  
Start date/time: \_\_\_\_\_ Finish date/time: \_\_\_\_\_
- [ ] 7. FOR HOME OCCUPATIONS/HOME OFFICES, INCLUDE THE FOLLOWING:  
a. Drawing of residence interior and all other buildings associated with the business with uses/rooms indicated, including the area to be used for the home office/occupation (If it is not a full room show it as part of a room).  
b. Fill out the attached Home Office Questionnaire.
- [ ] 8. FOR PONDS, INCLUDE THE FOLLOWING:  
a. Location, size and setbacks of pond.  
b. Indicate whether or not dirt will be removed from the site.  
c. Proposed hours and days of operation of heavy equipment.  
d. Section through the pond showing depth of pond and levee (if any).  
e. Show where dirt removed from pond will be deposited on site and how it will be used.  
f. Indicate the time frame to complete the pond.  
g. Indicate general drainage patterns onto and off of the site.  
h. Subject to road bond.
- [ ] 9. SECOND RESIDENCE AND TEMPORARY STRUCTURE  
a. Health Department Letter/Permit
- [ ] 10. FOR SIGN REVIEW INCLUDE THE FOLLOWING:  
a. Vicinity Map indicating location of property.  
b. Drawing of the sign(s) including dimensions, height, and a color rendering of the sign face.  
c. Survey plat or site plan indicating: Building(s) on site, sign location & setbacks, landscaping, parking, access, site triangles, and adjacent land uses.  
d. All signs shall be placed outside of right-of-ways or easements.  
e. Additional information:

[ ] Single Occupancy

[ ] Multiple Occupancy

Total Area of Fascia Sign: \_\_\_\_\_

Total Height of sign: \_\_\_\_\_

Total Area of Directional Sign: \_\_\_\_\_

Setback from Property Line: \_\_\_\_\_

Total Area of Monument Sign: \_\_\_\_\_

Total width of Building : \_\_\_\_\_

**STAFF DETERMINATION:**

☐ Approved                      Conditions: \_\_\_\_\_

By: \_\_\_\_\_

☐ Denied                      Basis for Denial: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CASH SALE DEED**

UNITED STATES OF AMERICA \* JAMES J. LASKOWSKI, et al  
\*  
STATE OF LOUISIANA \* TO  
\*  
PARISH OF ST. TAMMANY \* JERRY LYNN SMITH  
\*

\*\*\*\*\*

BE IT KNOWN, that on this 11 day of APRIL, 2014.

BEFORE ME, JULIAN J. RODRIGUE, JR., Notary Public in and for the Parish of St. Tammany, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

JAMES J. LASKOWSKI (SS# XXX-XX-3327) appearing herein through Deborah H. Boland, his duly authorized agent pursuant to the power of attorney, original of which is attached hereto and made a part hereof; a person of the full age of majority who declared unto me, Notary, that he has been married but once and then to Bonnie E. Rogers from whom he was divorced and has not since remarried; his mailing address being 1204 Shelton Beach Road Suite 3 Saraland, AL 36571;

AND

DEBORAH H. BOLAND (SS# XXX-XX-7319) a person of the full age of majority who declared unto me, Notary, that she has been married but once and then to Leon E. Boland, from whom she is divorced and since has not remarried; her mailing address being P.O. Box 541 Abita Springs, Louisiana 70420

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto:

JERRY LYNN SMITH (SS# XXX-XX-4733) a person of the full age of majority who declared unto me, Notary, that he is a single man having never been married; his mailing address being 25281 Cleland Road Covington, Louisiana 70435

hereinafter designated as "purchaser", here present, accepting and purchasing for themselves, their heirs, successors and/or assigns, and acknowledging delivery and possession of the following described property, to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, with all rights, ways, means, privileges, servitudes, prescriptions, advantages, appurtenances and component parts thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as follows, to-wit:

LOTS 26 & 27, SQUARE 12, HILLCREST COUNTRY CLUB ESTATES, ADDITION NO. 2, ST. TAMMANY PARISH, LOUISIANA.

All as more fully shown on survey of D & S Surveyors, Inc. dated December 1, 2004 a copy of which is attached to CIN Instrument No. 1470334 and 1470336.

**ASSESSMENT NO.118-112-5117 & 118-140-8081**

St. Tammany Parish 33  
Instrmnt #: 1937704  
Registry #: 2299400 crt  
04/11/2014 3:35:00 PM  
MB CB X MI UCC

THUS DONE AND PASSED, in my office at Saraland,

Alabama, on the day, month and year herein first written in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

Meghan J. McNeil  
(Signature)

Meghan J. McNeil  
(Printed Name)

Kristie H. Robison  
(Signature)

Kristie H. Robison  
(Printed Name)

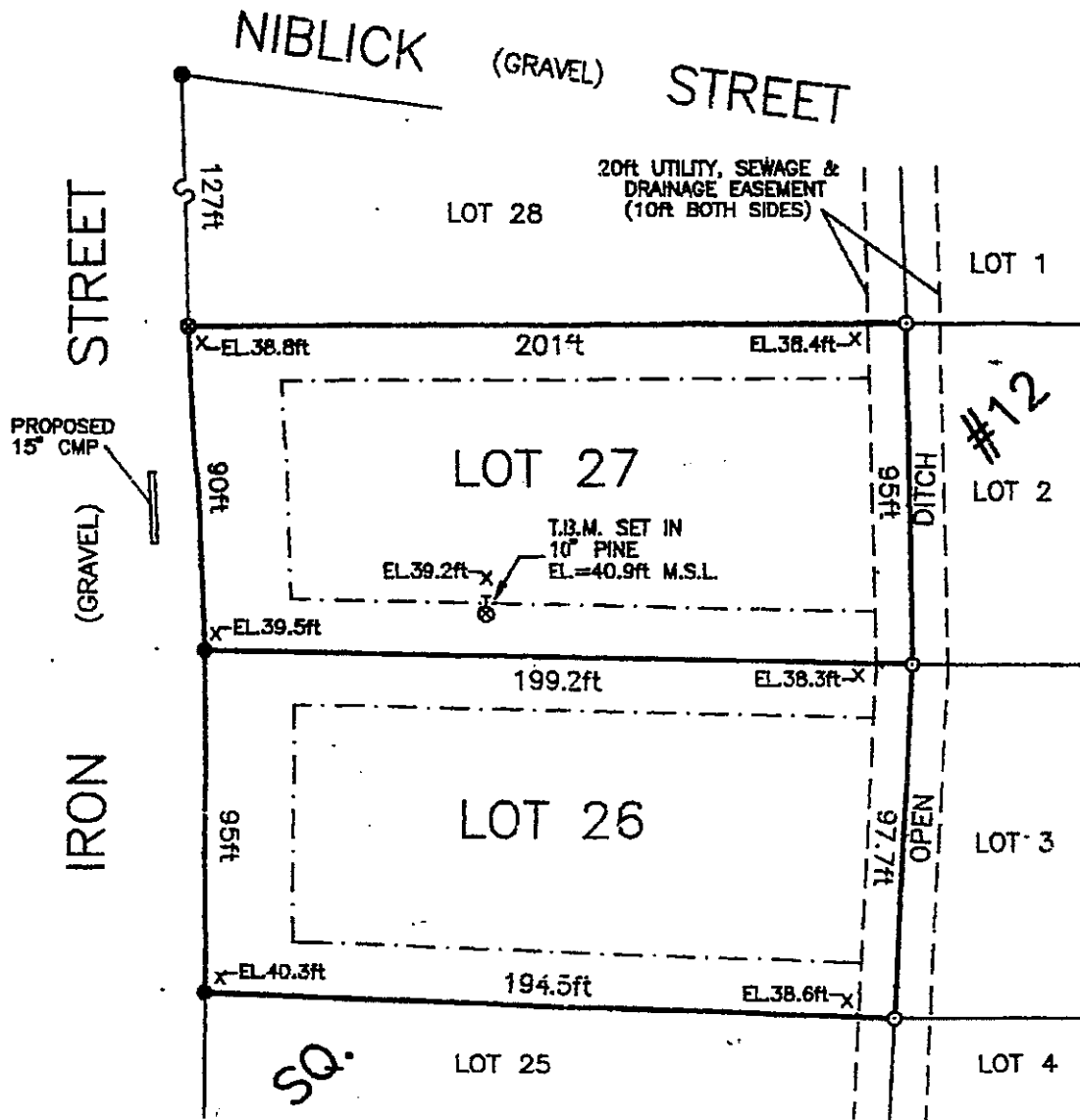
James J. Laskowski  
James J. Laskowski

Dylan Copeland  
NOTARY PUBLIC  
Dylan Copeland  
Printed Name of Notary

Dylan Copeland  
Notary Public  
Alabama State At Large  
My Commission Expires  
June 21, 2017



A SURVEY OF THE PROPERTY  
OF  
JAMES LASKOWSKI



LEGEND

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ 1/2" IRON ROD FOUND
- x DENOTES SPOT ELEVATIONS

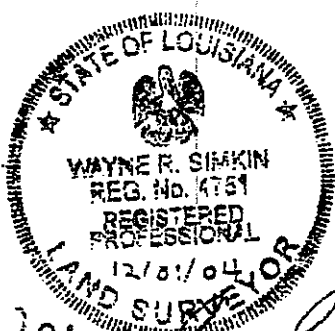
SETBACK LINES  
FRONT=25ft  
SIDES=15ft

Reference 1) A SUBDIVISION PLAT FILED IN MAP FILE #28C IN THE OFFICIAL RECORDS OF THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone "A1" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0275 C Map Revised, OCT. 17, 1989 Base Flood Elevation 40.9ft M.S.L.

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised \_\_\_\_\_

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.



WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF LOTS 26 & 27, SQUARE 12,  
HILLCREST COUNTRY CLUB ESTATES, ADD. #2,  
ST. TAMMANY PARISH, LOUISIANA.



**D & S SURVEYORS, INC.**

PROFESSIONAL LAND SURVEYORS  
2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433  
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.

04-167

DRAWN

WRS

CHECKED  
WRS

DATE

DEC. 1, 2004

SCALE  
1"=50'

SHEET NO.

1 OF 1