

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6185

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF JUNE , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF EAST 1ST STREET, SOUTH OF THE TAMMANY TRACE & LA HIGHWAY 36, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 3820 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 3, DISTRICT 2). (2019-1416-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1416-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-4 (Single-Family Residential District) to an PF-1 (Public Facilities District) 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 PF-1 (Public Facilities District).

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-4 (Single-Family Residential District) to an PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 11 DAY OF JULY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 29 , 2019

Published Adoption: \_\_\_\_\_ , 2019

Delivered to Parish President: \_\_\_\_\_ , 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2019 at \_\_\_\_\_

EXHIBIT "A"

2019-1416-ZC

**60' x 60' LEASE AREA (AS-SURVEYED)**

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a ½" rebar found at a point on the south right-of-way margin of Tammany Trace, said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 56 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set and the Point of Beginning; thence South 00 degrees 49 minutes 27 seconds West for a distance of 60.00 feet to a 5/8" rebar set; thence North 89 degrees 10 minutes 33 seconds West for a distance of 60.00 feet to a 5/8" rebar set; 5/8" thence North 00 degrees 49 minutes 27 seconds East for a distance of 60.00 feet to a 5/8" rebar set; thence South 89 degrees 10 minutes 33 seconds East for a distance of 60.00 feet to the Point of Beginning. Said above described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a ½" rebar found at a point on the south right-of-way margin of Tammany Trace said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 56 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set; thence South 00 degrees 49 minutes 27 seconds West for a distance of 45.00 feet to the Point of Beginning of a 30' Ingress/Egress & Utility/Fiber Easement being 30 feet in width and lying 15 feet each side of the following described centerline; thence South 89 degrees 10 minutes 33 seconds East for a distance of 7.35 feet to a point on the west right-of-way margin of East 1st Street and the Point of Ending. Said above described Easement contains 220.4 square feet or 0.06 acres, more or less.

**Case No.:** 2019-1416-ZC

**PETITIONER:** Lennie L.

**OWNER:** Lennie L. Crawford

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington ; S42, T6S, R11E; Ward 3, District 2

**SIZE:** 3820 sq.ft.





SMW Engineering Group, Inc.  
158 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-262-6985  
www.smweng.com

**RAWLAND TOWER SURVEY**  
**FORESITE**

VERMILION HILLS, LA 70453  
3075 AIRPORT ROAD

PROJECT NO. 18-1170  
CHECKED BY: JAW  
FIELD CREW: BR  
APPROVED BY: JAW  
DATE: 5/02/18  
SCALE: 1" = 40'  
SHEET 1 OF 2

REVISION  
DATE  
BY

10/16/18	JAW	ADDED COMMENTS
9/16/18	JAW	RELOCATED LEASE AREA AND EASEMENT
5/16/18	JAW	REVISED AS-SURVEYED LEGAL

**SITE INFO**  
LATITUDE: 30°28'46.888" NORTH  
LONGITUDE: 90°04'29.779" WEST  
(NAD 83)  
GROUND ELEVATION: 24.8'  
ABOVE MEAN SEA LEVEL (NAVD88)

**VICINITY MAP**  
TAMMANY TRACE  
BOGUE FALAYA AVE  
AIRPORT RD  
LOUISIANA SOUTH  
GRID NORTH  
CONVERGENCE  
TRUE NORTH TO  
MAGNETIC DECLINATION  
0°58' W  
COMBINED SCALE FACTOR  
0.999960549

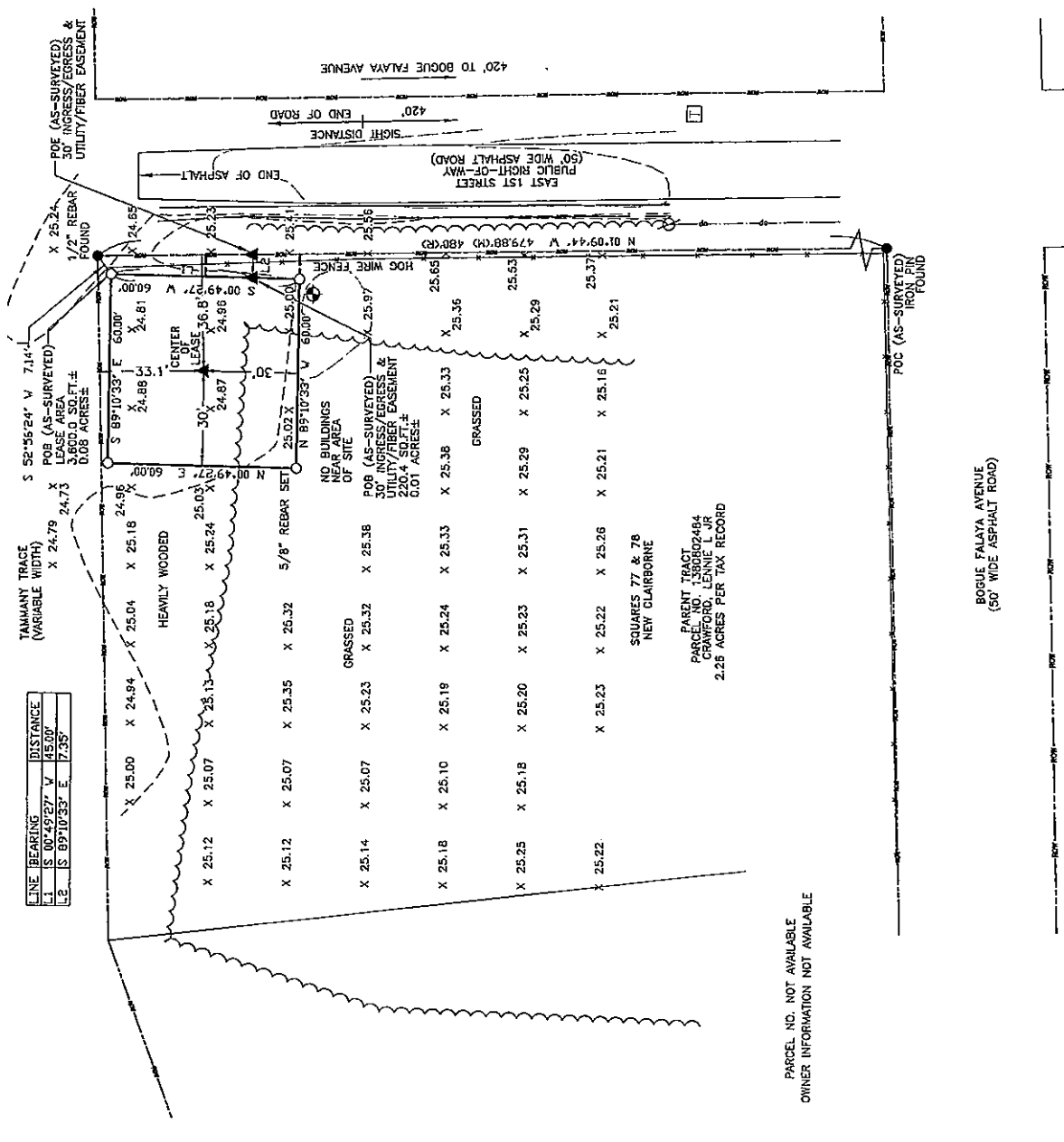
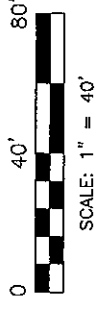
**LEGEND**  
○ = 5/8" REBAR SET  
● = FOUND PROPERTY MARKER  
▲ = CALCULATED POINT  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POE = POINT OF ENDING  
(R) = RECORD INFORMATION  
(M) = MEASURED INFORMATION  
⊗ = POWER POLE  
⊕ = TELEPHONE PEDESTAL  
⊙ = TEMPORARY BENCHMARK  
ELEVATION: 25.80'

**FLOOD NOTE**  
By graphic plotting only, the subject property appears to lie in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 225205 0230C, which bears an effective date of October 17, 1989 and IS NOT in a special flood hazard area, Zone "C". Areas of minimal flooding.

**NORTH COLLINS**  
14482666  
SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

**SURVEYOR'S NOTES**

- This is a Rawland Tower Survey, made on the ground under the supervision of a Louisiana Registered Land Surveyor. Date of field survey is April 25, 2018.
- The following surveying instruments were used at time of field visit: Nikon NPL-552, Total Station, Reflectless and Hiper + Legacy E RTK, GD 1147.
- Bearings are based on Louisiana South State Plane Coordinates NAD 83 by GPS observations.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID D08512. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted with the benefit of an Abstract Title search.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
- Part information provided, the site is subject to M1 zoning, 100 foot setback required on east.



PARCEL NO. NOT AVAILABLE  
OWNER INFORMATION NOT AVAILABLE

**PARENT TRACT (TITLE COMMITMENT)**

That certain leasehold interest created by Lease by and between Lennie L. Crawford, Jr., as Lessor, and New Circular Wireless PCS, LLC, as Lessee, dated the conveyance records of St. Tammany Parish, Louisiana, on a portion of the following described property, to-wit:

Situated in Section 42 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana in that portion thereof designated as The Town of New Claiborne and being more particularly described as follows to wit:

Square 78, Town of New Claiborne all is more fully shown on the survey by J. M. Tate, Parish Surveyor dated May 18, 1901 and survey of C.R. Shultz dated April 6, 1939.

**PLOTTABLE EXCEPTIONS**

Stewart Title Guaranty Company  
 Commitment for Title Insurance Issuing Office File No. 6340 (12093)  
 Date April 9, 2018 @ 12:00 a.m.  
 Schedule B Section II

Exception No. Instrument

1-7

Cannot be addressed by surveyor

Instrument No. 2016088

Does not affect the subject lease area or easements and is not shown hereon.

**Comment**

**60' x 60' LEASE AREA (AS-SURVEYED)**

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**30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)**

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

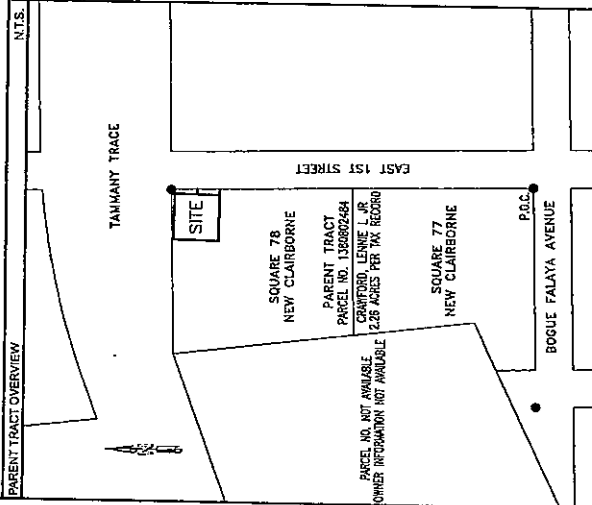
Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a 1/2" rebar found at a point on the south right-of-way margin of Tammany Trace, said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 58 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set; thence South 00 degrees 49 minutes 27 seconds West for a distance of 45.00 feet to the Point of Beginning of a 30' Ingress/Egress & Utility/Fiber Easement being 30 feet in width and lying 15 feet each side of the following described centerline; thence South 89 degrees 10 minutes 33 seconds East for a distance of 7.35 feet to a point on the west right-of-way margin of East 1st Street and the Point of Ending. Said above described Easement contains 220.4 square feet or 0.05 acres, more or less.

**SURVEYOR'S CERTIFICATION**

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Louisiana to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL  
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Curtis M. Chaney  
 Louisiana License No. 4629



NO.	1	REVISION	DATE	BY
NO.	2	RELOCATED LEASE AREA AND EASEMENT	8/16/18	JLW
NO.	3	ADDED COMMENTS	10/16/18	JLW

PROJECT NO.	18-1170
CHECKED BY:	AKK
APPROVED BY:	CHC
DATE:	5/02/18
NO. SCALE:	SHEET 2 OF 2

**RAWLAND TOWER SURVEY**  
**FORESITE**  
 3095 REINHOLD ROAD  
 WESTVIA HILLS, LA 70793

**SMW ENGINEERING GROUP, INC.**  
 158 Business Center Drive  
 Birmingham, Alabama 35244  
 Ph: 205-262-6995  
 www.smweng.com

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 SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA

2019-1416-2C

2019-1416-ZC

FORMOSA

I-1

A-4A

A-5

TAMMANY TRACE

T6-R11E



42

1ST

A-4

2ND

BOGUE FALAYA

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 4/25/2019  
**Case No.:** 2019-1416-ZC  
**Posted:** 04/17/19

**Meeting Date:** 5/7/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Lennie L. Crawford

**OWNER:** Lennie L. Crawford

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington ; S42, T6S, R11E; Ward 3, District 2

**SIZE:** 3,820 sq.ft.

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	I-1 Industrial District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering the surrounding area is mostly developed with existing residential development and undeveloped land.

Note that the objective of the request is to allow for the placement of a wireless telecommunications tower.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PF-1 Public Facilities District designation be denied.