

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4449

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

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GOULD

ON THE 2 DAY OF DECEMBER, 2010

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 22, WEST OF PENNS CHAPEL ROAD, BEING 240 HIGHWAY 22 EAST, MADISONVILLE, LA AND WHICH PROPERTY COMPRISES A TOTAL 0.72 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 4)(ZC10-11-125).

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC10-11-125, 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 HC-1 (Highway Commercial District) to an HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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 HC-1 (Highway Commercial District) to an HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF January, 2010; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: NOVEMBER 25, 2010

Published Adoption: \_\_\_\_\_, 2010

Delivered to Parish President: \_\_\_\_\_, 2010 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2010 at \_\_\_\_\_

EXHIBIT "A"

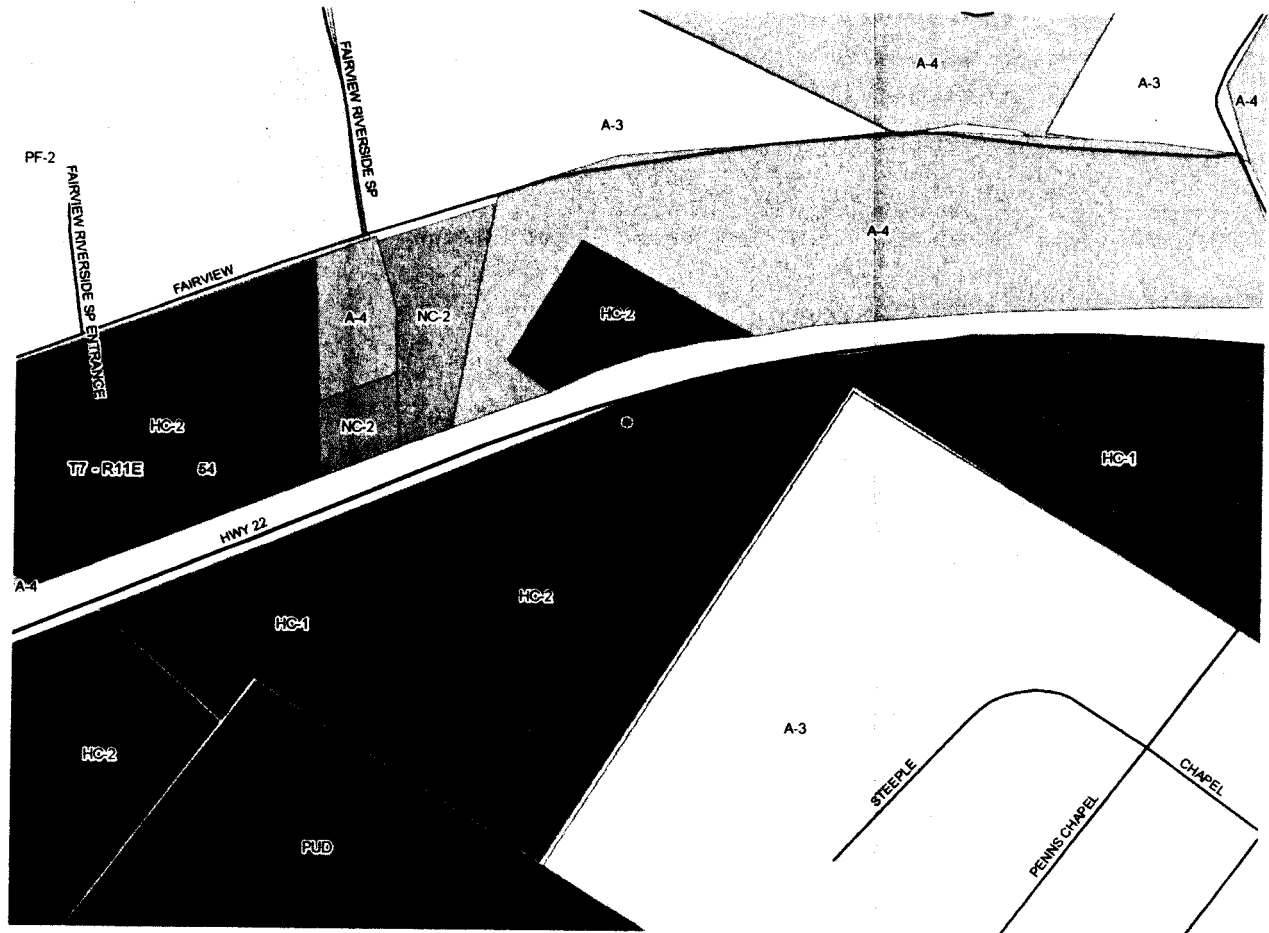
ZC10-11-125

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

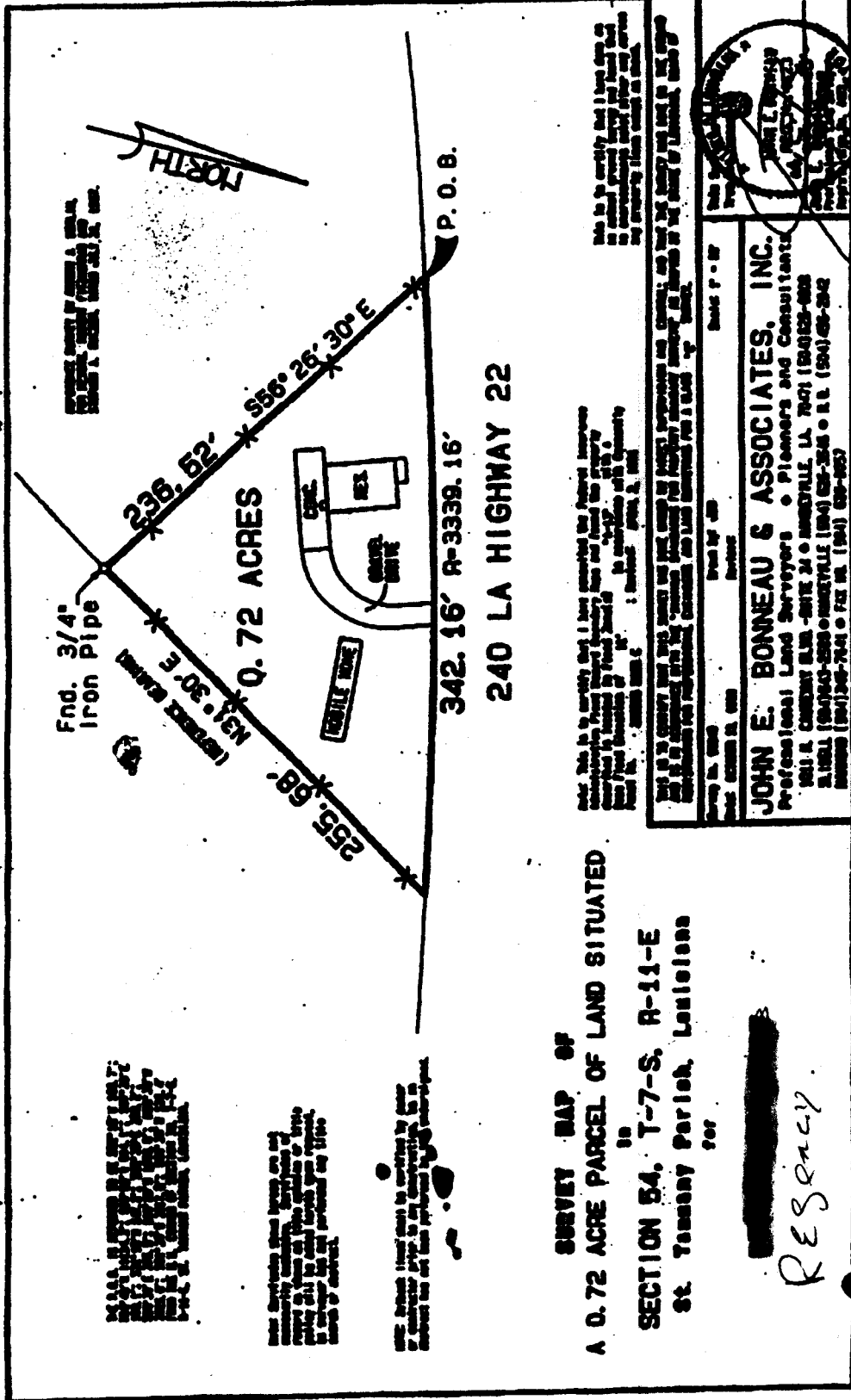
FROM THE NORWEST CORNER OF SECTION 38, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 22 DEGREES 15 MINUTES WEST A DISTANCE OF 180.7 FEET; THENCE RUN NORTH 68 DEGREES 45 MINUTES WEST A DISTANCE OF 11,134.3 FEET; THENCE RUN SOUTH 09 DEGREES 55 MINUTES WEST A DISTANCE OF 804.1 FEET; THENCE RUN SOUTH 07 DEGREES 30 MINUTES EAST A DISTANCE OF 109.1 FEET; THENCE RUN SOUTH 31 DEGREES 15 MINUTES WEST A DISTANCE OF 647.2 FEET; THENCE RUN SOUTH 02 DEGREES 35 MINUTES EAST A DISTANCE OF 268.2 FEET; THENCE RUN SOUTH 58 DEGREES 30 MINUTES EAST A DISTANCE OF 375.5 FEET; THENCE RUN NORTH 00 DEGREES 20 MINUTES WEST A DISTANCE OF 1069.8 FEET; THENCE RUN NORTH 58 DEGREES 30 MINUTES WEST A DISTANCE OF 3029.0 FEET; THENCE RUN SOUTH 31 DEGREES 30 MINUTES WEST A DISTANCE OF 3617.6 FEET; THENCE RUN SOUTH 58 DEGREES 30 MINUTES WEST A DISTANCE OF 121.4 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY-LINE OF LA. HIGHWAY 22 AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN SOUTH 56 DEGREES 26 MINUTES 30 SECONDS EAST A DISTANCE OF 236.52 FEET; THENCE RUN NORTH 31 DEGREES 30 MINUTES EAST A DISTANCE OF 255.68 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT OF WAY LINE OF LA. HIGHWAY 22; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3339.16 FEET A DISTANCE OF 342.16 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.72 ACRES MORE OR LESS.

**CASE NO.:** ZC10-11-125  
**PETITIONER:** Mica Capritto  
**OWNER:** Regency Acquisition, LLC/ Ben Watters  
**REQUESTED CHANGE:** From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of LA Highway 22, west of Penns Chapel Road, being 240 Highway 22 East, Madisonville, LA; S54,T7S,R11E; Ward 4, District 4  
**SIZE:** 0.72 acre



2010-11-125



ALL RIGHTS RESERVED BY THE SURVEYOR. THIS SURVEY IS THE PROPERTY OF JOHN E. BONNEAU & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN E. BONNEAU & ASSOCIATES, INC.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1967, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA.

THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PARCEL IS BEING SURVEYED FOR THE PURPOSE OF A SUBDIVISION AND THAT THE SURVEYOR IS NOT TO BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

**SURVEY MAP OF**  
**A 0.72 ACRE PARCEL OF LAND SITUATED**  
**IN**  
**SECTION 54, T-7-S, R-11-E**  
**St. Tammany Parish, Louisiana**  
 for

*Resency*

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1967, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA.

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