

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5994 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 7 DAY OF JUNE , 2018

(2018-949-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF SIDNEY SPELL ROAD, EAST OF HOUSE CREEK ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 14.80 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 6). (2018-949-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-949-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-1 (Suburban District) to an A-2 (Suburban 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 A-2 (Suburban 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-1 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 30 , 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

EXHIBIT 'A''

**2018-949-ZC**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, 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 thereto, situated in Sections 6 and 52, Township 5 South, Range 12 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the corner common to Townships 4 South, Range 11 East, Township 4 South, Range 12 East, Township 5 South, Range 11 East and Township 5 South, Range 12 East run North 89 degrees 50 minutes East 1249.0 feet to the point of beginning.

From the above point of beginning run North 89 degrees 50 minutes East 550.4 feet; thence South 1180.5 feet; thence South 89 degrees 45 minutes West 550.4 feet; thence North 1176.5 feet to the point of beginning. Containing 14.80 acres all as shown on the attached map as number two and in the name of Adrian Spell.

**Case No.:** 2018-949-ZC

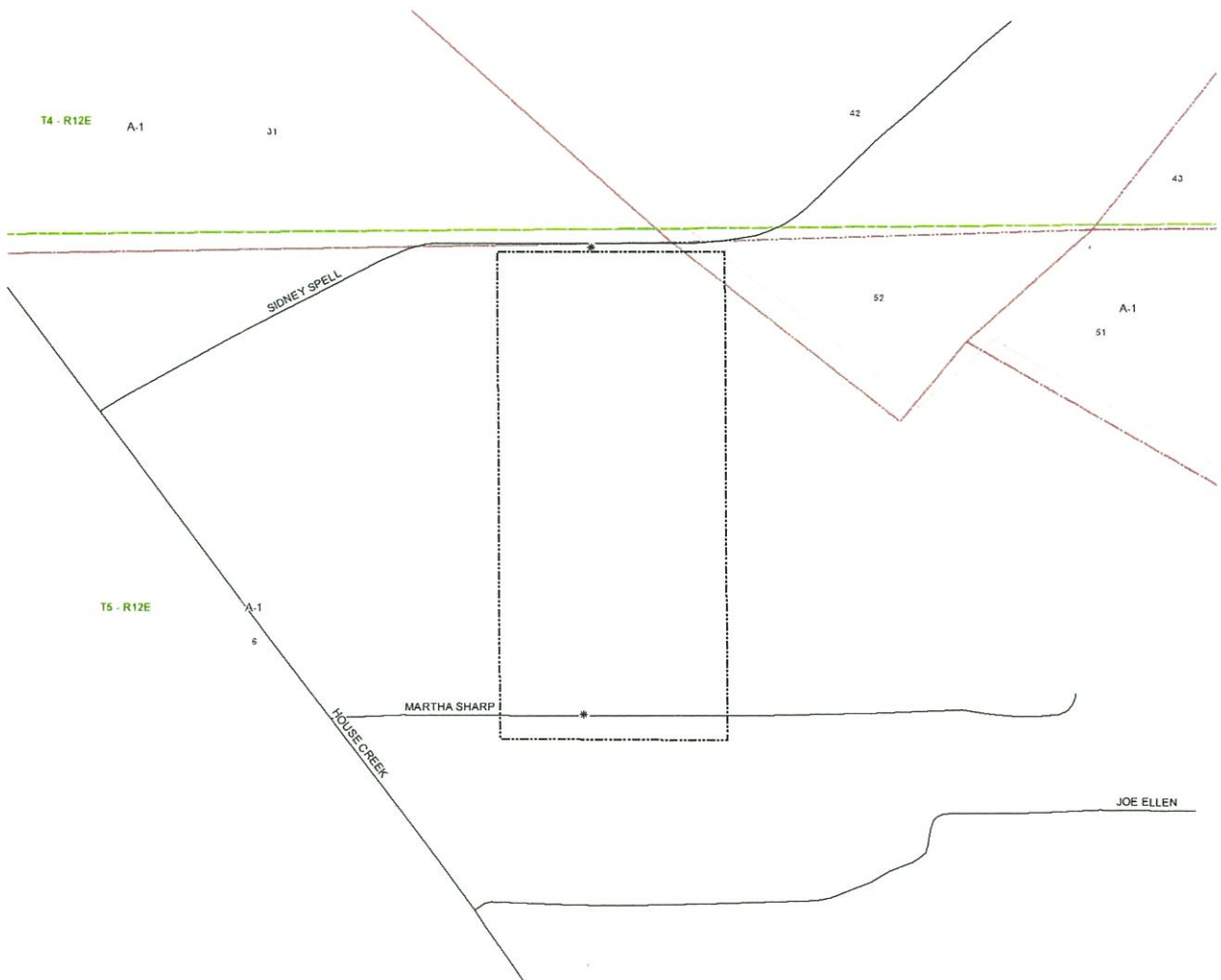
**PETITIONER:** Adrian Spell

**OWNER:** Adrian Spell

**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District

**LOCATION:** Parcel located on the south side of Sidney Spell Road, east of House Creek Road ; S6 & 52, T5S, R12E; Ward 2, District 6

**SIZE:** 14.80 acres



2018-949-ZC

47

R11E

36

31

42

T4-R12E

43

52

51

SIDNEY SPELL

MARTHA SHARP

HOUSE CREEK

T5-R12E

JOE ELLEN

A-1  
6

R11E

TERRY SHARP

0 750 Feet



2018-949-ZC

FINAL APPROVAL \_\_\_\_\_

DIR. DEPT. OF ENGINEERING \_\_\_\_\_

SECRETARY PLANNING COMM. \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_

DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

A Minor Subdivision of a 14.86 Acre Parcel of Land into Parcels A, B, C, D & E, situated in Section 6, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Reference:  
 1) A Survey Map by this Company, Dated 6-16-2016, #17519, Basis of Bearings  
 2) A Survey Map by C.R. Schultz, Dated 1-30-1973, for James H. Spell

Reference calls not shown

The P.O.B. is described as being N89°50'E-1249.0' from the Section Corner common to Section 36, T-4-S, R-11-E, Section 31, T-4-S, R-12-E, Section 1, T-5-S, R-11-E & Section 6, T-5-S, R-12-E, St. Tammany Parish, Louisiana



**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 842-6271 office (985) 848-0855 fax

**ADRIAN G. & NANCY S. SPELL**

MAP PREPARED FOR

SCALE: 1" = 110'  
 DATE: 12-12-2017  
 DRAWN BY: JWG  
 SECTION 6, T-5-S, R-12-E, St. Tammany Parish, La.  
 DRAWING NUMBER

**Preliminary**

(Parish Gravel)

**Sidney Spell Road**

Sec. 31, T-4-S, R-12-E

Sec 6, T-5-S, R-12-E

P.O.B.

N89°52'40"E-550.47'

275.24'

145.23'

130.00'



N00°07'41"W-334.32'

**Parcel C**  
 1.00 ACRE

130.00'  
 N89°49'28"W

**Parcel A**  
 3.71 ACRES

S00°07'57"E-588.10'

**Parcel B**  
 2.72 ACRES

335.00'

254.53'

N89°49'28"W-275.20'

ACRES

N89°49'28"W-275.19'

(Based Bearings)  
 N00°08'16"W-1173.33'

14.86

\*This is a Preliminary Map and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for issuance of a permit

**Parcel D**  
 3.71 ACRES

N00°07'57"W-588.10'

**Parcel E**  
 3.71 ACRES

589.53'

208.7'

586.66'

275.15'

275.15'

N89°31'35"W-550.31'

**Martha Sharp Road**  
 (Parish Asphalt)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A NEW SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

**PRELIMINARY**

BRUCE M. BUTLER III  
 L.A. PROFESSIONAL LAND SURVEYOR  
 LIC. NO. 44894

