

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6063

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

COUNCIL SPONSOR: MR. SMITH

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1238-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF 4TH AVENUE, EAST OF 5TH AVENUE ALTON, EAST OF HWY 11 WHICH PROPERTY COMPRISES A TOTAL OF .23 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT AND MHO MANUFACTURING HOUSING OVERLAY) (WARD 8, DISTRICT 14). (2018-1238-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1238-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 A-4 (Single Family Residential District) and MHO (Manufacturing Housing Overlay) 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 deign ate the above described property as A-4 (single family residential district) and MHO (manufacturing 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-4 (single family residential district) to A-4 (single family residential district) and MHO (manufacturing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 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: OCTOBER 24, 2018

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

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

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

EXHIBIT "A"

PREPARED BY: ADVANCE TITLE, LLC, 1349 CORPORATE SQUARE, #4, SLIDELL, LA 2006035556

CASH SALE \* UNITED STATES OF AMERICA
BY: MARVIN DAVIS \* STATE OF LOUISIANA
TO: CALENTHIA HONEYCUTT JACKSON \* PARISH OF ST. TAMMANY

BE IT KNOWN, That on March 22, 2006,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Tammany, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

MARVIN DAVIS (xxx-xx-0773), a person of the full age of majority and resident of St. Tammany Parish, Louisiana, who declared unto me, Notary, that he is living and residing as Single, having never been married.

Mailing Address: 62110 North Ninth Street; Slidell, LA 70460

Who declared that vendors do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which vendors have or may have against all preceding owners and vendors, unto:

CALENTHIA HONEYCUTT JACKSON (xxx-xx-5117), a person of the full age of majority and resident of the State of Georgia, declared unto me, Notary, that she has been married twice, first to Gregory Jackson from whom she was divorced and second to Aaron Jackson with whom she presently lives and resides.

Appearer further declaring that the hereinafter-described property is her separate and paraphernal property, under her separate administration and control, acquired with her separate funds pursuant to La. C.C. Art. 2342.

Mailing Address: 5602 Southern Pines Court, Stone Mountain, Georgia 30087

Here present accepting, and purchasing for themselves, their successors and assigns and acknowledging due delivery and possession thereof, all and singular the following property to-wit:

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

Lots 1 and 2, Square 25, Town of Alton, as per plan made by Leander J. Henderson, Surveyor and deposited in the Office of W. F. Brewer, Notary Public in New Orleans, La., all of which lots are in accordance with Plan of said Town on file.

Acquired by Seller per Act dated May 10, 2005 and recorded as Instrument No. 1494526.

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

This sale is made and accepted for and in consideration of the price and sum of Fifteen Thousand and 00/100 (\$15,000.00) DOLLARS, cash, which the said purchasers have well and truly paid, in ready and current money to the said sellers who hereby acknowledge the receipt thereof and grant full acquittance and discharge thereof.

All State and City taxes up to and including the taxes due and eligible in 2005 are paid. The responsibility for the proration of taxes not yet due is assumed by the parties hereto.

St. Tammany Parish 1771
Instrmnt #: 1543172
Registry #: 1589875 LCM
03/23/2006 1:47:00 PM
MB CB X MI UCC



Rodney J. Strain, Jr.  
 Sheriff & Ex-Officio Tax Collector  
 Parish of St. Tammany  
 State of Louisiana

**Certificate of Redemption**

Number: 1268072448

From: PERRYMAN-DURANT, JULIETTE  
 319 WESTMINSTER DRIVE  
 SLIDELL, LA 70460

To: JACKSON, CALENTHIA HONEYCUTT  
 6525 EASTBRIAR DRIVE  
 LITHONIA, GA 30058

KNOW ALL MEN BY THESE PRESENTS, That, I, Rodney J. Strain, Jr., Sheriff and Ex-Officio Tax Collector of the Parish of St. Tammany, State of Louisiana, do by these presents, on behalf of the Parish of St. Tammany, the State of Louisiana, and /or

PERRYMAN-DURANT, JULIETTE  
 quit-claim and convey without warranty or recourse unto  
 JACKSON, CALENTHIA HONEYCUTT  
 tax debtor, the following described property to-wit:

LOTS 1 2 SQ 25 ALTON TOWN OF INST NO 1494526 INST NO 1543172

having been adjudicated to the above for non-payment of taxes for the year(s);  
 2009, 2010  
 assessed in the aforesaid tax debtor's name. Said adjudication having been recorded in the conveyance records of the Parish of St. Tammany in the Conveyance Office Book No./Instrument No. 1775733

The consideration, paid by the tax debtor for this sale in the price and sum of \$761.43 Dollars, being the full amount of all state, parochial, and district taxes, together with interest, cost, and penalties, due on the above described property, through the date of this redemption.

**SIGNED on this** February 20, 2012  
**at Covington, Louisiana, in the presence of the two undersigned competent witnesses.**

Witnesses:

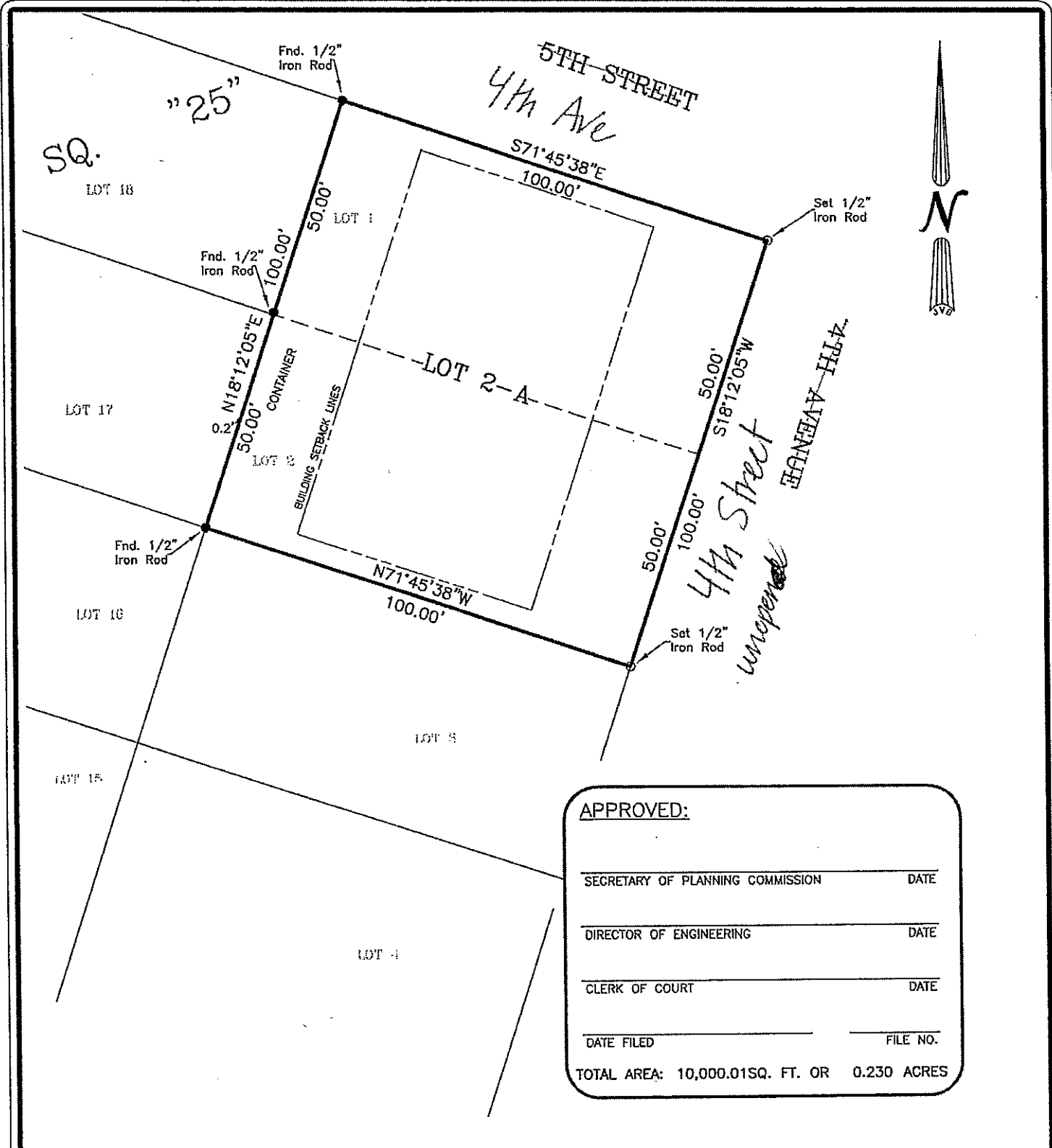
Dy. Krista M. Supran

Rodney J. Strain, Jr.  
 Sheriff & Ex-Officio Tax Collector

Dy. Alex Watkins

Lt. Chris Ford  
 Deputy Sheriff & Ex-Officio  
 Tax Collector

St. Tammany Parish 2262  
 Instrmnt #: 1848428  
 Registry #: 2130689 cbi  
 03/19/2012 10:49:00 AM  
 MB CB X MI UCC



**APPROVED:**

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

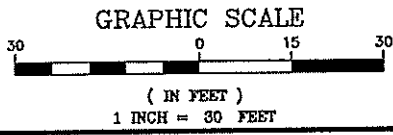
DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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

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

TOTAL AREA: 10,000.01SQ. FT. OR 0.230 ACRES

- LEGEND**
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - ⊕ Cross



**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....25'  
Side Setback.....5'  
Rear Setback.....20'

ADDRESS: 4TH AVENUE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0410 D  
F.I.R.M. Date 04/21/1999  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20180145

DATE:  
03/12/2018

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shartcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL  
CHECKED BY: JDL

SCALE: 1" = 30'

**A RESUBDIVISION MAP OF LOTS 1 & 2, SQ. 25, INTO LOT 2-A, ALTON SUBDIVISION, SITUATED IN SECTION 23, T-8-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CALENTHIA HONEYCUTT

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

