

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6280

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

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF JAMES CROSBY ROAD, WEST OF LA HIGHWAY 11, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 14) (2019-1597-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1597-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-4A (Single Family Residential District) to an A-4A (Single Family Residential District) & MHO (Manufactured 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 designate the above described property as A-4A (Single Family Residential District) & 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-4A (Single Family Residential District) to an A-4A (Single Family Residential District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF DECEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: OCTOBER 30 , 2019

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

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

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

EXHIBIT "A"

2019-1597-ZC

"ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in any wise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 11, Township 8 South , Range 14 East more fully described as follows to wit:

From the North-East (NE) corner of the South-West Quarter (SW1/4) of the South-East Quarter (SE1/4) of Section 11, Township 8 South, Range 14 East go South 00 degrees 05 minutes 54 seconds West 504.21 feet to a fence post located on the south right of way of James Crosby Road, the Point of Beginning.

From the Point of Beginning to along the south right of way of James Crosby Road East a distance of 363.0 feet to a point located in the middle of James Crosby Road, thence go South 00 degrees 01 minutes 31 seconds West a distance of 120 feet within the right of way of James Crosby Road to a point, thence go West mostly along a fence line 363.0 feet to a fence post, thence go along a fence line North 00 degrees 01 minutes 31 seconds East 120.00 feet the fence post, being the Point of Beginning.

All as more fully shown on plat of survey by Jeron R. Fitsmorris dated May 15, 2002."

**Case No.:** 2019-1597-ZC

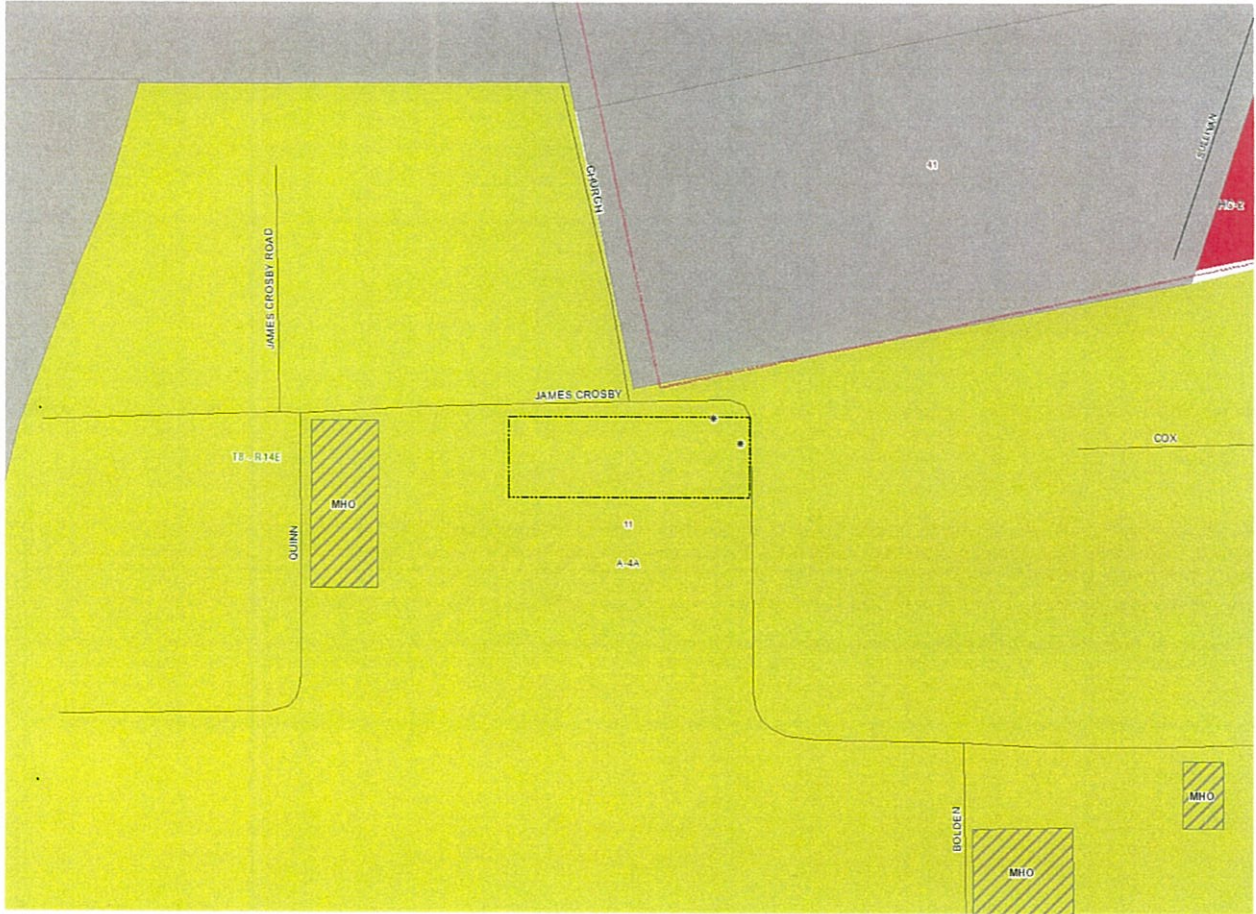
**PETITIONER:** Marietta Barnes

**OWNER:** William and Ellie Barnes

**REQUESTED CHANGE:** From A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay

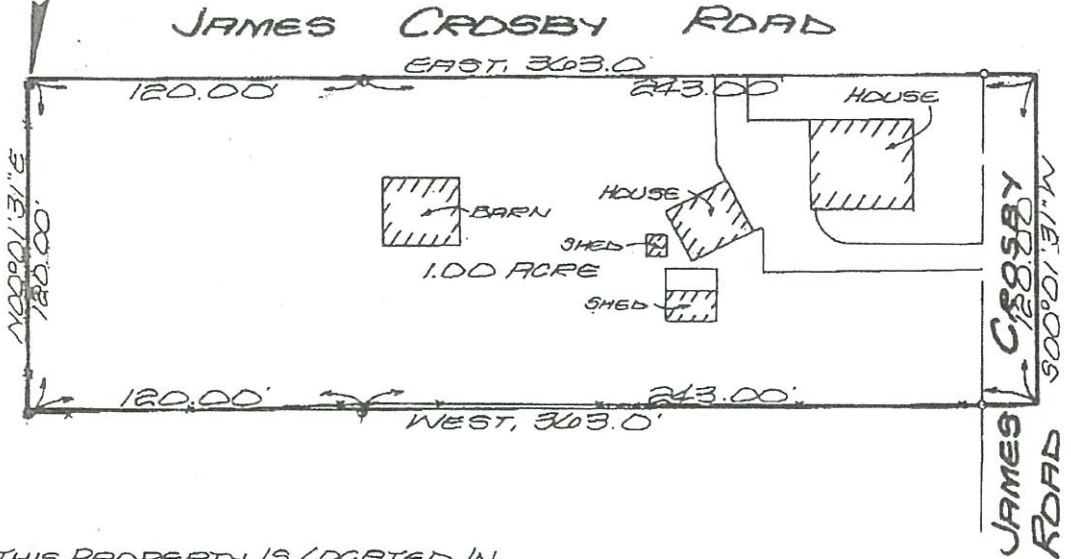
**LOCATION:** Parcel located on the south side of James Crosby Road, east of US Highway 11, being 38438 James Crosby Road, Pearl River; S11, T8S, R14E; Ward 8, District 14

**SIZE:** 1 acre



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 POINT IS S00°05'54"W, 504.21'  
FROM THE NE CORNER OF THE SW 1/4  
OF SE 1/4 OF SEC. 11 T8S, R14E, ST. TAMMANY  
PARISH, LA.



THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMM. PANEL NO. 225205 0410 D, MAP REVISED 4-21-1999.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 40:121.

- 1/2" EMBAR SET
- FENCE POST FD.

MAP PREPARED FOR **WILLIAM CURTIS BARNES AND ELLIE JACKSON BARNES**  
 SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 11 Township 8 South, Range 14 East, St. Tammany Parish, Louisiana**  
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:  
 SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

**LAND SURVEYING Inc.**

COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 50'

DATE: MAY 15, 2002

NUMBER: 26609

2019-1597-ZC

STATE OF LOUISIANA PARISH OF ST. TAMMANY  
 MALISE PRIETO CLERK OF COURT  
 I certify that this instrument was filed and recorded  
 Dec 10 2002 M.B.  
 INST.# 1708213 of the official records  
 MBR COB MISC  
 [Signature] DEPUTY CLERK

SAWMILL  
CREEK  
2019-1597-ZC

A-2

HC-2

WATTS RD

41

Sullivan  
Place

PLANER  
MILL

GARDEN PARK

OLD MILL

11

WOOD MILL

JAMES CROSBY ROAD

CHURCH

T8S -  
R14E

JAMES  
CROSBY

HC-2

COX

QUINN

A-4A

BOLDEN

14



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 9/27/2019  
**Case No.:** 2019-1597-ZC  
**Posted:** 9/23/2019

**Meeting Date:** 10/9/2019  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Marietta Barnes

**OWNER:** William and Ellie Barnes

**REQUESTED CHANGE:** From A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of James Crosby Road, east of US Highway 11, Pearl River; S11, T8S, R14E; Ward 8, District 14

**SIZE:** 1 acre

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**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	Residential and Civic	A-4A Single Family Residential District and <i>R-1 Single Family Residence (Pearl River)</i>
South	Residential	A-4A Single Family Residential District
East	Residential	A-4A Single Family Residential District
West	Residential	A-4A Single Family Residential District

**EXISTING LAND USE:**

**Existing development:** Yes

**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-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay. This site is located on the south side of James Crosby Road, east of US Highway 11, being 38438 James Crosby Road, Pearl River. The 2025 future land use plan designates this site to be developed with residential uses that vary in site design and density, including manufactured homes. Staff does not have any objection to the request.

**STAFF RECOMMENDATION:**

Staff recommends that the request for the A-4A Single-Family Residential District and MHO Manufactured Housing Overlay designation be approved.