

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6034 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 6 DAY OF SEPTEMBER , 2018

(2018-1100-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF T. J. SMITH PARKWAY, WEST OF U S HIGHWAY 11 AND WHICH PROPERTY COMPRISES A TOTAL OF 3.495 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-4 (HEAVY INDUSTRIAL DISTRICT) TO AN SWM-I (SOLID WASTE MANAGEMENT DISTRICT), (WARD 8, DISTRICT 9). (2018-1100-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1100-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 I-4 (Heavy Industrial District) to an SWM-I (Solid Waste Management 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 SWM-I (Solid Waste Management 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 I-4 (Heavy Industrial District) to an SWM-I (Solid Waste Management 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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: AUGUST 29 , 2018

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

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

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

## EXHIBIT "A"

### 2018-1100-ZC

Legal Description - A 3.495 acre parcel of land situated in Section 23 – Township 8 South – Range 14 East,

Greensburg Land District, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 14, 15, 22 & 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 30 Minutes 00 Seconds East a distance of 2754.20 feet to a point on the southerly right of way line of T.J. Smith Parkway; Thence run South 40 Degrees 18 Minutes 01 Seconds East a distance of 312.54 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** run North 89 Degrees 32 Minutes 03 Seconds East a distance of 130.00 feet to a point; Thence run South 01 Degrees 31 Minutes 12 Seconds East a distance of 60.00 feet to a point; Thence run North 89 Degrees 32 Minutes 03 Seconds East a distance of 110.00 feet to a point; Thence run South 00 Degrees 30 Minutes 53 Seconds East a distance of 691.19 feet to a point; Thence run South 89 Degrees 27 Minutes 45 Seconds West a distance of 240.00 feet a point; Thence run North 00 Degrees 30 Minutes 53 Seconds West a distance of 751.49 feet and back to the **Point of Beginning**.

Said parcel contains **3.495 acres of land more or less**, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2018-1100-ZC

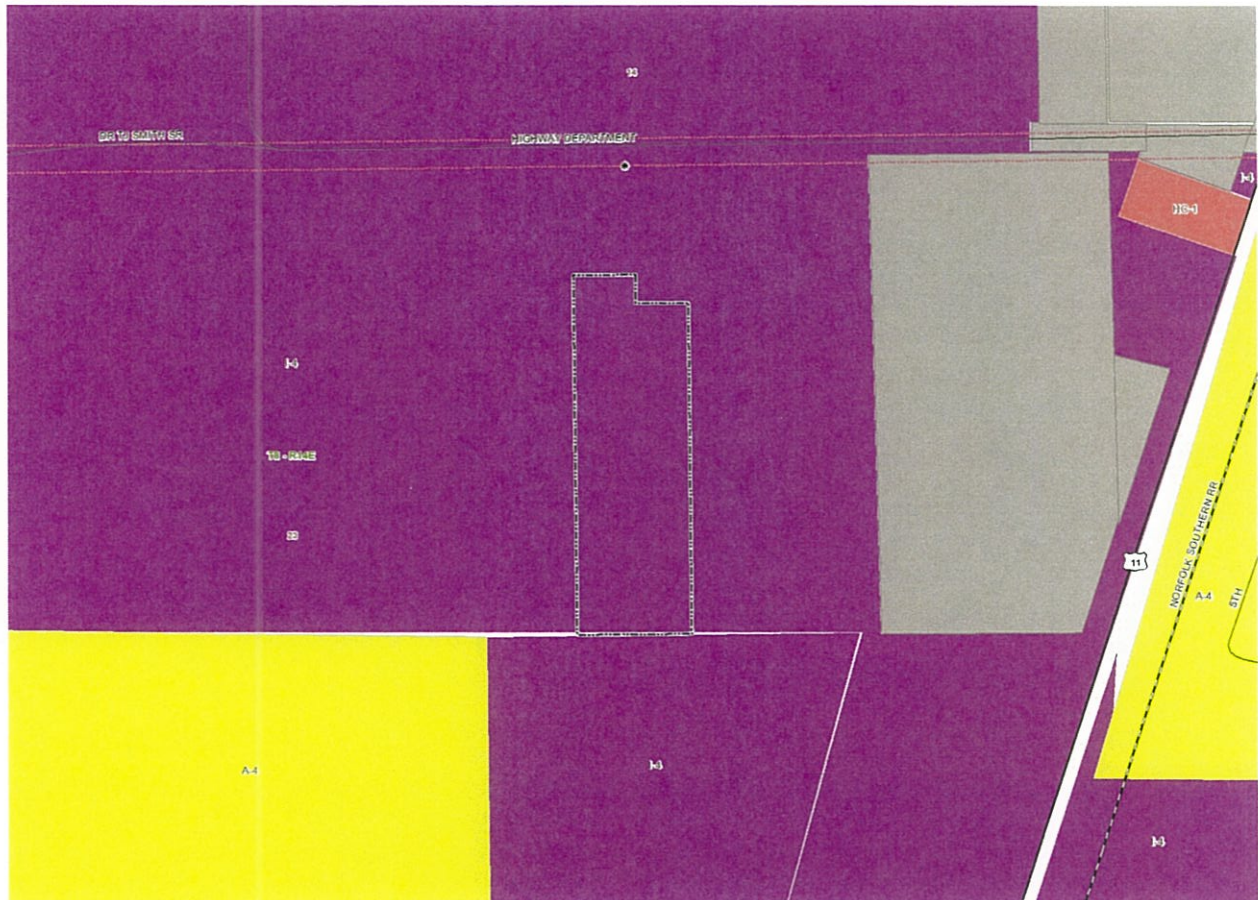
**PETITIONER:** Chris Jean

**OWNER:** Bush Farms INC - Linda Bush Burdine

**REQUESTED CHANGE:** From I-4 Heavy Industrial District to SWM-1 Solid Waste Management District

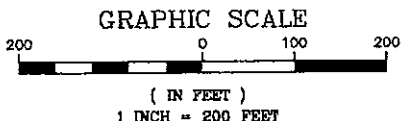
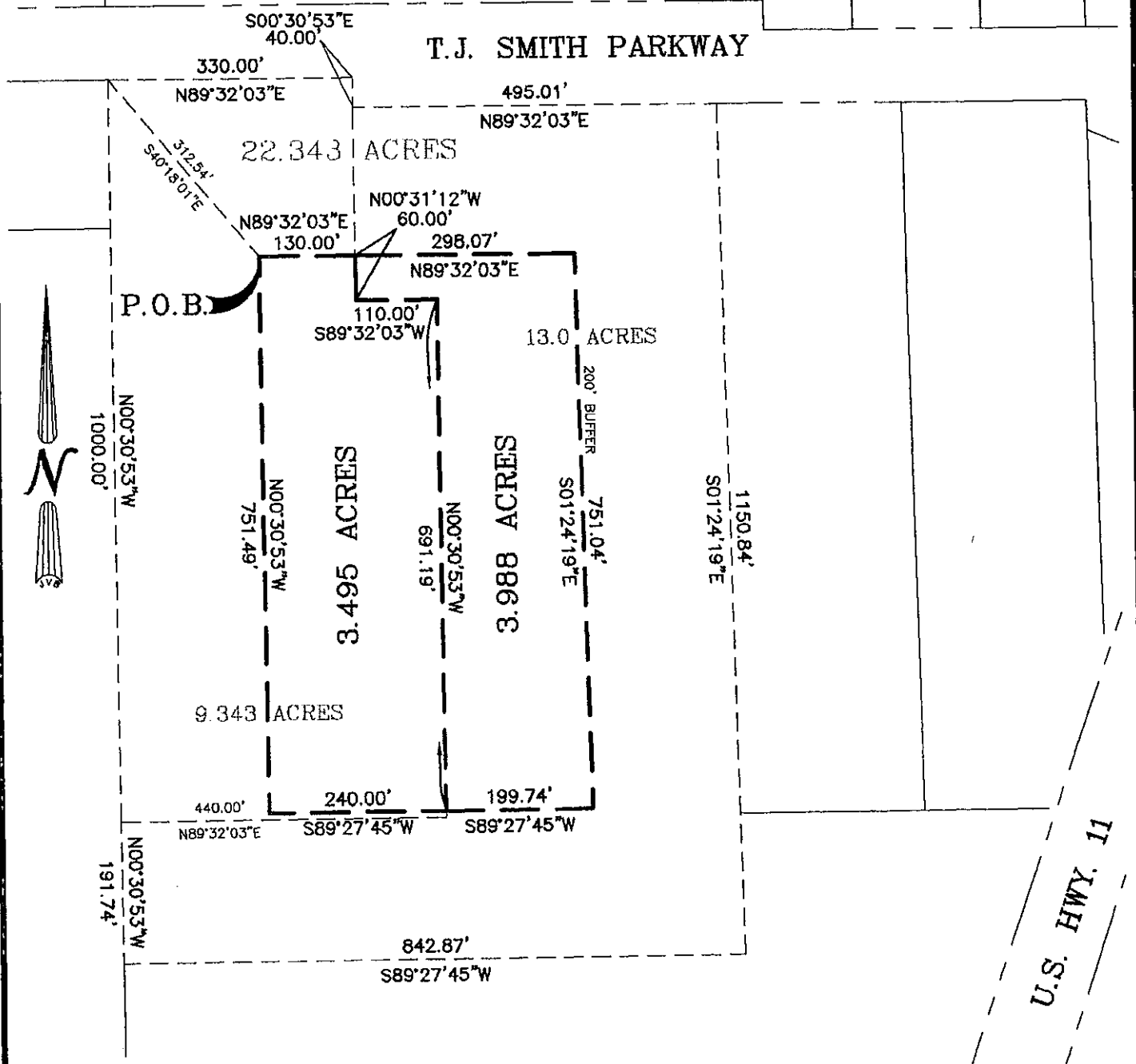
**LOCATION:** Parcel located on the north side of T.J. Smith Parkway, west of US Highway 11; S23, T8S, R14E; Ward 8, District 9

**SIZE:** 3.495 acres



2018-1100-2C

P.O.B. IS REPORTED TO BE S89°30'E 2754.2';  
 THENCE S40°18'01"E 312.54' FROM THE SECTION  
 CORNER COMMON TO SECTIONS 14, 15, 22 & 23,  
 T-8-S, R-14-E, GREENSBURG LAND DISTRICT, ST.  
 TAMMANY PARISH, LOUISIANA.



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

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: T.J. SMITH PARKWAY

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 4/21/99  
 ZN: A & C B.F.E. N/A  
 \* Verify prior to construction with  
 Local Governing Body.

DRAWING NO.  
 20180356

DATE:  
 6/8/18

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

SURVEYING ENGINEERING • ENVIRONMENTAL

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

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

DRAWN BY: JDL  
 CHECKED BY: RMK

SCALE:  
 1" = 200'

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.

**A REZONING MAP OF A 3.495 AC. FROM A 9.343 AC.  
 TRACT & 3.988 AC. FROM A 13.0 AC. TRACT, ALL  
 FROM A CURRENT ZONING OF I-4 TO A ZONING OF  
 SWM - 1, IN SECTION 23, T-8-S, R-14-E,  
 GREENSBURG LAND DISTRICT  
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CHRIS JEAN

2018-1100-ZC

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HIGHWAY DEPARTMENT

I-4

T8-R14E

28

A-3

A-4

0 280 Feet



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 7/27/2018  
**Case No.:** 2018-1100-ZC  
**Posted:** 07/18/18

**Meeting Date:** 8/7/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Chris Jean  
**OWNER:** Bush Farms INC - Linda Bush Burdine  
**REQUESTED CHANGE:** From I-4 Heavy Industrial District to SWM-1 Solid Waste Management District  
**LOCATION:** Parcel located on the north side of T.J. Smith Parkway, west of US Highway 11; S23, T8S, R14E; Ward 8, District 9  
**SIZE:** 3.495 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                 **Road Surface:** 2 lane asphalt                 **Condition:** Good

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Entrance to Asphalt Plant	I-4 Heavy Industrial District
South	Undeveloped	I-4 Heavy Industrial District
East	Undeveloped	I-4 Heavy Industrial District
West	Vacant	I-4 Heavy Industrial District

**EXISTING LAND USE:**

**Existing development:** Yes   **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Industrial** - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from I-4 Heavy Industrial District to SWM-1 Solid Waste Management District. This site is located on the north side of T.J. Smith Parkway, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with industrial I uses. The site is currently surrounded by land zoned I-4 Heavy Industrial District and is proposed to be developed as a solid waste management site. Note that the purpose of the SWM-1 Solid Waste Management District is to provide for the location of uses including and generally compatible with the collection of solid waste material for transport to processing facilities

**STAFF RECOMMENDATION:**

The staff recommends that the request for a SWM-1 Solid Waste Management District designation be approved.