

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5856 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TANNER SECONDED BY: MS. BLANCHARD

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF MILLION DOLLAR ROAD, EAST OF HONEYSUCKLE ESTATE LOOP AND WHICH PROPERTY COMPRISES A TOTAL OF 9.84 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT), (WARD 2, DISTRICT 6). (2017-679-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-679-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-1A (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-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF SEPTEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JULY 26 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

## Exhibit "A"

### 2017-679-ZC

A parcel of land being designated as PARCEL B-1, located in Section 30, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 30 & 31, in said township and range, Thence North 00 degrees 15 minutes East 85.20 feet to a 1/2 inch iron rod found, being the POINT OF BEGINNING. Thence North 00 degrees 15 minutes East 1242.29 feet to a 2 inch iron pipe found, Thence North 89 degrees 56 minutes 22 seconds East 331.46 feet to a 1/2 inch iron rod set,

Thence South 00 degrees 15 minutes West 1291.36 feet to a 1/2 inch iron rod set, Thence North 89 degrees 31 minutes 21 seconds West 116.95 feet to a 1/2 inch rod set, Thence South 82 degrees 28 minutes 56 seconds West 86.01 feet (curved) to a 1/2 inch rod set, Thence South 64 degrees 9 minutes 38 seconds West 51.64 feet (curved) to a 1/2 rod set, Thence North 45 degrees 22 minutes West 116.01 feet to the POINT OF BEGINNING, containing 9.840 acres

Case No.: 2017-679-ZC

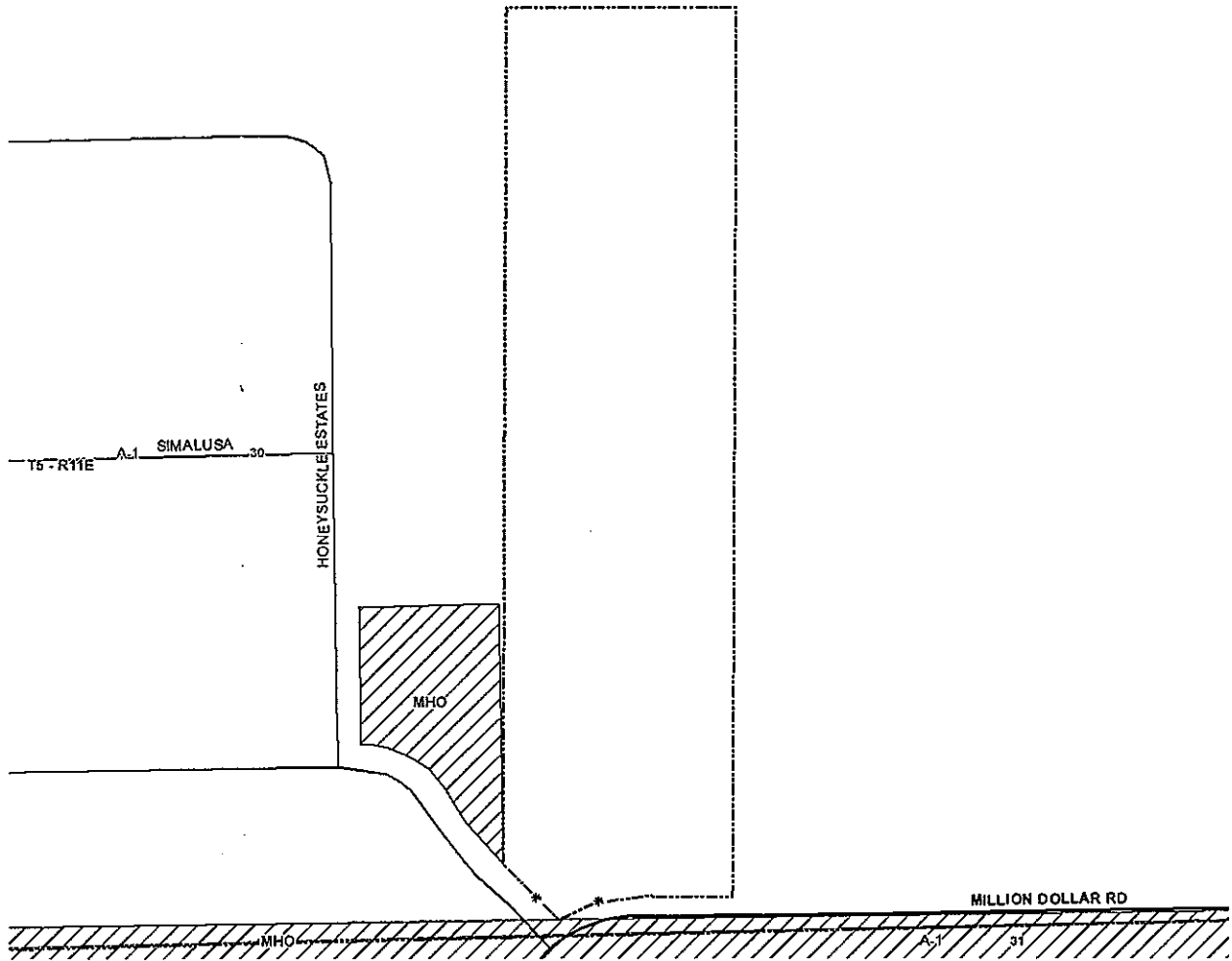
PETITIONER: Mary Beth Sessions & Dorothy Collins

OWNER: Mary Beth Sessions & Dorothy Collins

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

LOCATION: Parcel located on the north side of Million Dollar Road, east of Honeysuckle Estate Loop; S30, T5S, R11E; Ward 2, District 6

SIZE: 9.84 acres

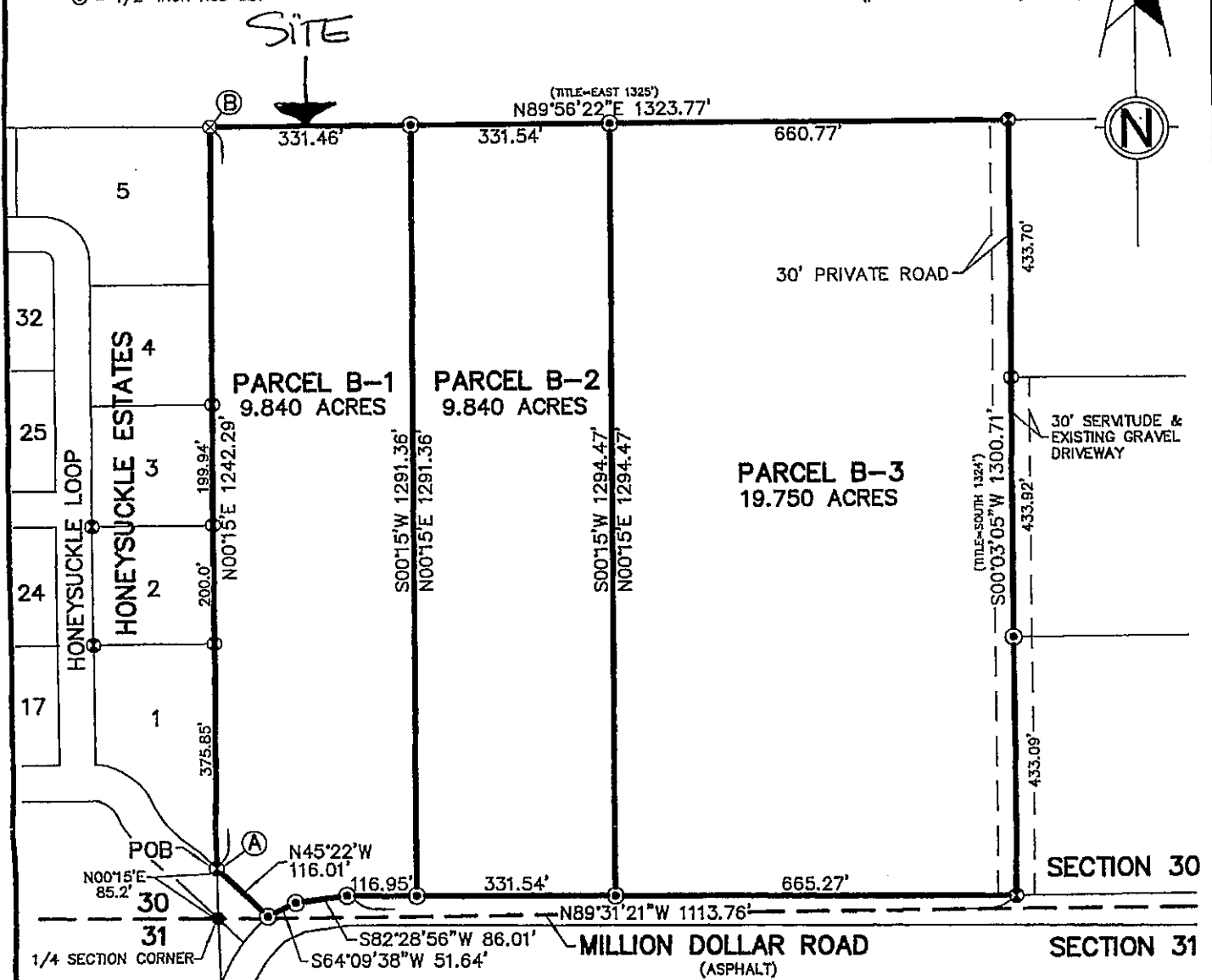


2017-679-ZC

**LEGEND**

- ⊗ = 2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCE BEARING:  
Iron Rod A to Iron Pipe B  
N00°15'E  
(per Reference Survey No. 2)



NOTE:  
This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.

REFERENCE SURVEYS:

1. Survey for Barney Core by Jeron R. Fitzmorris, Surveyor, dated April 28, 1980.
2. Plat of Honeysuckle Estates, Phase One by Jeron R. Fitzmorris, Surveyor, dated May 29, 1980, filed St. Tammany Parish Clerk of Court Map File No. 683-B.
3. Survey for Kelly R. Gasslot, Darren P. Reeves, & John P. Reeves by Jeron R. Fitzmorris, Surveyor, dated November 2, 1992.

APPROVAL:

A MINOR SUBDIVISION OF 39.430 ACRES INTO PARCELS B-1, B-2, & B-3, LOCATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

*[Signature]*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*[Signature: Ron Keller]*  
SECRETARY/PARISH PLANNING COMMISSION

*[Signature: Dg. Shana Hess]*  
CLERK OF COURT

10-15-2015      5445A  
DATE FILED      FILE NO.

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549  
FAX (985) 892-9250

PLAT PREPARED FOR: **Margaret Ingle & E. Garland Walls**  
**Family Limited Partnership**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 34.430 ACRES INTO PARCELS B-1, B-2 & B-3, LOCATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*[Signature: John G. Cummings]*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'	JOB NO. 15307-A	DATE: 9-25-2015	REVISED:
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2017-679-ZC



A-1

SIMALUSA

T5-R11E

HONEYBUCKLE ESTATES

30

MILLION DOLLAR

31

0 400 Feet





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 6/26/2017  
Case No.: 2017-679-ZC  
Posted: 06/20/17

Meeting Date: 7/5/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Mary Beth Sessions & Dorothy Collins

**OWNER:** Mary Beth Sessions & Dorothy Collins

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

**LOCATION:** Parcel located on the north side of Million Dollar Road, east of Honeysuckle Estate Loop; S30, T5S, R11E; Ward 2, District 6

**SIZE:** 9.84 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	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

**EXISTING LAND USE:**

Existing development: No

Multi occupancy development: Yes

**COMPREHENSIVE PLAN:**

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1A Suburban District. This site is located on the north side of Million Dollar Road, east of Honeysuckle Estate Loop. The 2025 future land use plan designates the site as a conservation area, for preservation of the natural landscape and natural systems of the site. Staff feels that there is no compelling reason to recommend approval, considering that the site is surrounded by large parcels of land zoned A-1.

The objective of the request is to allow for parcel B-1 (see attached survey) to be subdivided into 2 lots.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-1A Suburban District designation be denied.