

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4859

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

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

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

ON THE 2 DAY OF AUGUST , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF LA HIGHWAY 21 & LA HIGHWAY 1083 AND WHICH PROPERTY COMPRISES A TOTAL 7.50 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL) DISTRICT. (WARD 10, DISTRICT 6) (ZC12-07-063)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-063, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban District), to an HC-2 (Highway Commercial) District; 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 HC-2 (Highway Commercial) District (see Exhibit "A" ) for complete boundaries.

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-2 (Suburban District) to an HC-2 (Highway Commercial) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: AUGUST 16 , 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**Exhibit "A"**

**ZC12-07-063**

*Located in Section 5 Township 6 South, Range 12 East, St. Tammany Parish, Louisiana.*

*From the Section Corner common to Sections 32 & 33 Township 5 South Range 12 East and Section 5 Township 6 South Range 12 East, St. Tammany Parish, Louisiana run South 50 degrees 50 minutes 49 seconds West, 1029.85 feet; thence South 00 degrees 45 minutes 58 seconds East, 581.58 feet to the Point of Beginning.*

*From the Point of Beginning run North 73 degrees 51 minutes 28 seconds East, 322.69 feet to a point; thence South 00 degrees 45 minutes 58 seconds East, 428.535 feet to a point; thence South 69 degrees 25 minutes 07 seconds West, 24.03 feet to a point; thence South 64 degrees 15 minutes 26 seconds West, 90.01 feet to a point; thence South 59 degrees 44 minutes 37 seconds West, 89.96 feet to a point; thence South 77 degrees 26 minutes 52 seconds West, 59.30 feet to a point; thence North 65 degrees 44 minutes 00 seconds West, 77.91 feet to a point; thence North 00 degrees 45 minutes 58 seconds West, 412.56 feet back to the Point of Beginning.*

*This tract contains 3.20 Acres.*

*Located in Sections 4 and 5 Township 6 South, Range 12 East, St. Tammany Parish, Louisiana.*

*From the Section Corner common to Sections 32 & 33 Township 5 South Range 12 East and Section 5 Township 6 South Range 12 East, St. Tammany Parish, Louisiana run South 50 degrees 50 minutes 49 seconds West, 1029.85 feet; thence South 00 degrees 45 minutes 58 seconds East, 581.58 feet; thence North 73 degrees 51 minutes 28 seconds East, 322.69 feet to a point; thence continue North 73 degrees 51 minutes 28 seconds East, 656.58 feet to the Point of Beginning.*

*From the Point of Beginning run South 76 degrees 43 minutes 53 seconds East, 384.25 feet to a point; thence South 20 degrees 54 minutes 35 seconds West, 201.53 feet to a point; thence South 47 degrees 14 minutes 49 seconds West, 112.65 feet to a point; thence South 73 degrees 51 minutes 28 seconds West, 228.35 feet to a point; thence North, 416.41 feet back to the Point of Beginning.*

*This tract contains 2.46 Acres.*

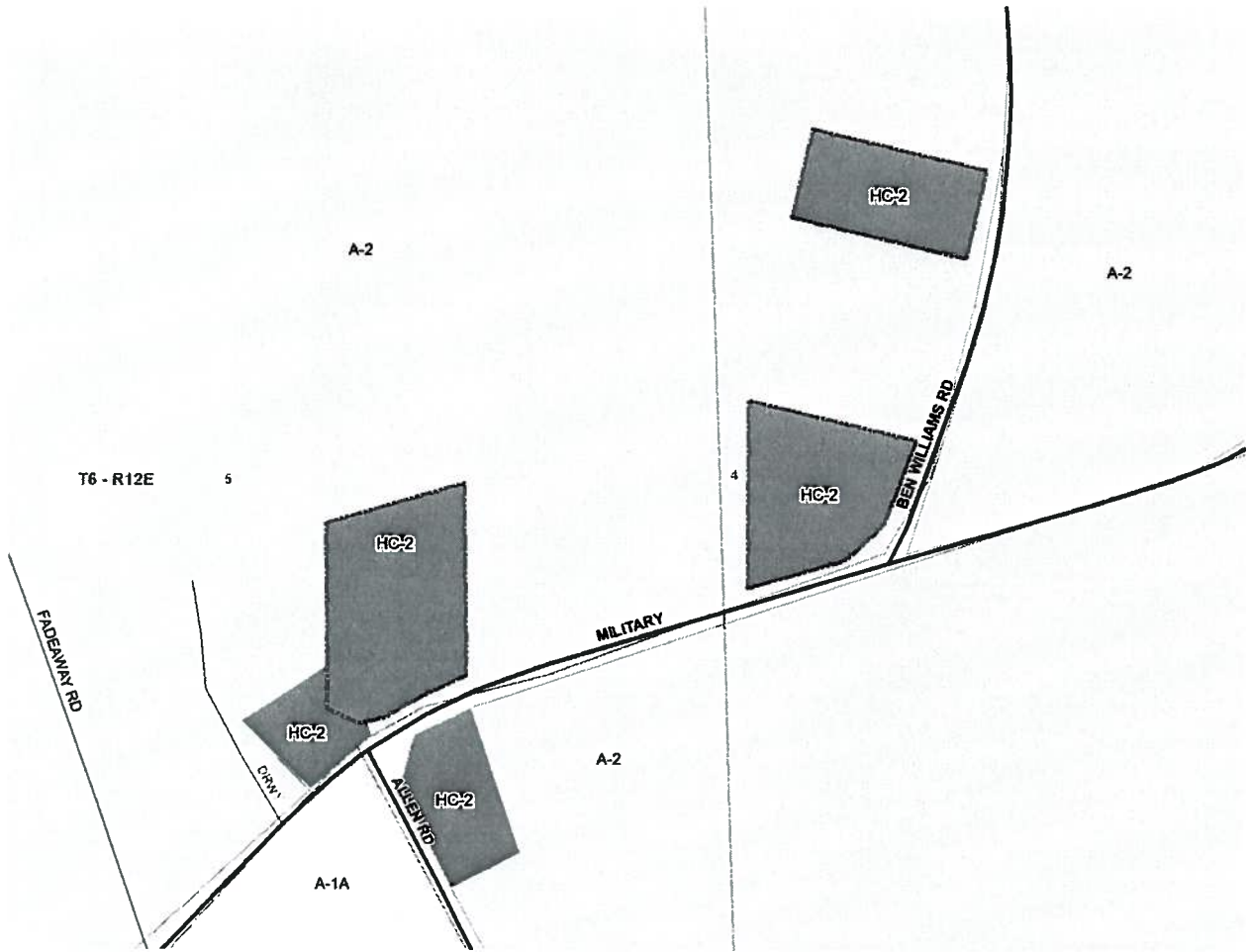
*Located in Section 4 Township 6 South, Range 12 East, St. Tammany Parish, Louisiana.*

*From the Section Corner common to Sections 32 & 33 Township 5 South Range 12 East and Section 5 Township 6 South Range 12 East, St. Tammany Parish, Louisiana run South 50 degrees 50 minutes 49 seconds West, 1029.85 feet; thence South 00 degrees 45 minutes 58 seconds East, 581.58 feet; thence North 73 degrees 51 minutes 28 seconds East, 322.69 feet to a point; thence continue North 73 degrees 51 minutes 28 seconds East, 656.58 feet; thence North 13 degrees 16 minutes 07 seconds East, 415.57 feet to the Point of Beginning.*

*From the Point of Beginning continue North 13 degrees 16 minutes 07 seconds East, 200.00 feet to a point; thence South 76 degrees 43 minutes 53 seconds East, 400.00 feet to a point; thence South 13 degrees 16 minutes 07 seconds West, 200.00 feet to a point; thence North 76 degrees 43 minutes 53 seconds West, 400.00 feet back to the Point of Beginning.*

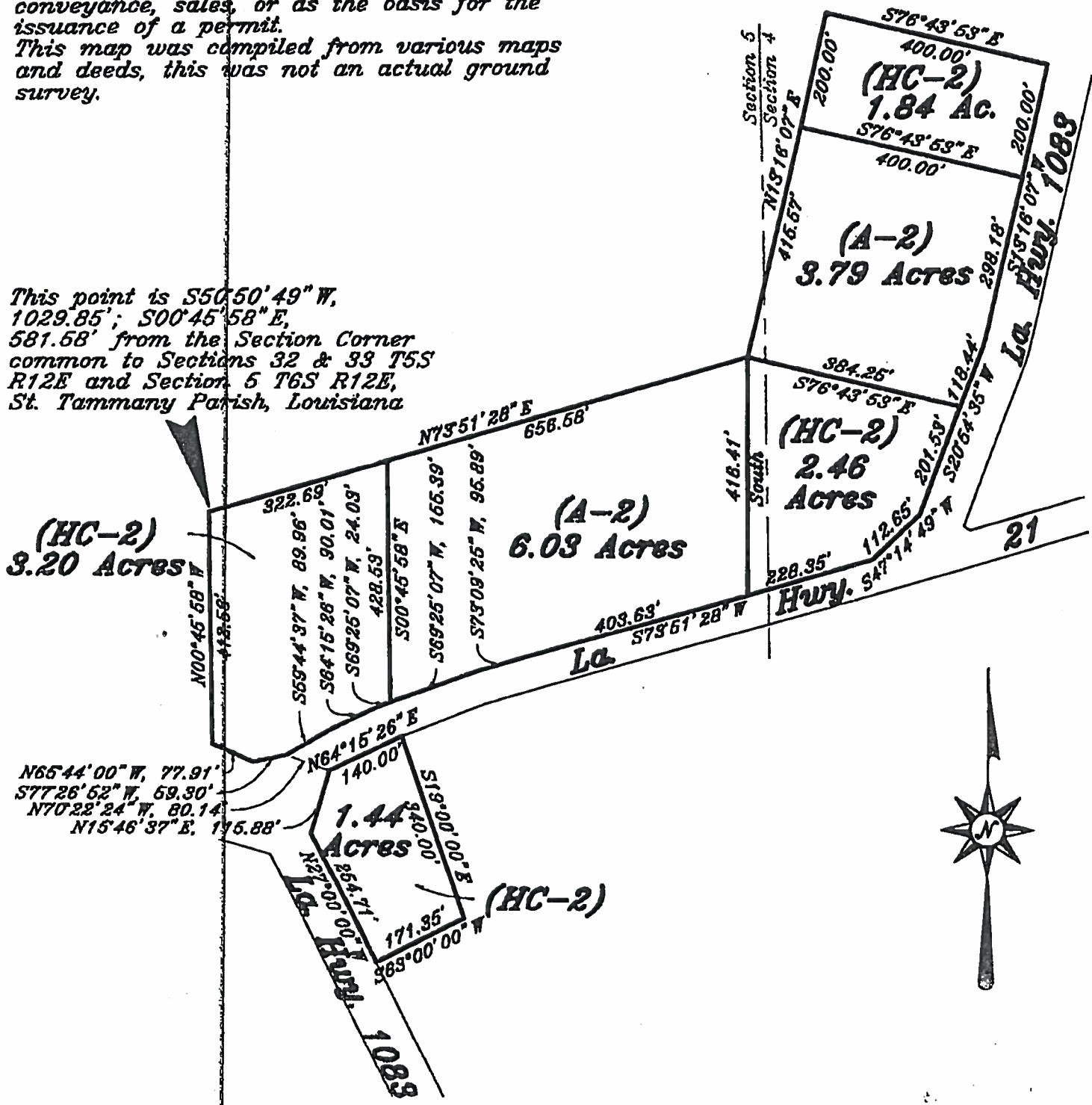
*This tract contains 1.84 Acres.*

**CASE NO.:** ZC12-07-063  
**PETITIONER:** Jeff Schoen  
**OWNER:** Joy D. Hobart  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the northwest corner of LA Highway 21 & LA Highway 1083; S4 & 5, T6S, R12E; Ward 10, District 6  
**SIZE:** 7.5 acres



This is not a property boundary survey. The sole purpose of this map is for zoning purposes only and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit. This map was compiled from various maps and deeds, this was not an actual ground survey.

This point is S50°50'49" W, 1029.85'; S00°45'58" E, 581.58' from the Section Corner common to Sections 32 & 33 T5S R12E and Section 5 T6S R12E, St. Tammany Parish, Louisiana



BUILDING SETBACK LINES SHOULD BE DETERMINED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. 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.

MAP PREPARED FOR

**Joy Hobart**

SHOWN PROPERTY LOCATED IN

Sections 4 and 5 Township 6 South  
Range 12 East, St. Tammany Parish, Louisiana

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax

Revised: July 23, 2012, July 27, 2012

SCALE: 1" = 250'

DATE: April 19, 2012

NUMBER: 15554