

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4868

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

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

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

ON THE 6 DAY OF SEPTEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF THOMPSON ROAD, WEST OF LA HIGHWAY 25, BEING 15086 THOMPSON ROAD, FOLSOM, AND WHICH PROPERTY COMPRISES A TOTAL 7.44 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT). (WARD 2, DISTRICT 3) (ZC12-08-079)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-079, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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 30 , 2012

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

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

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

**EXHIBIT "A"**

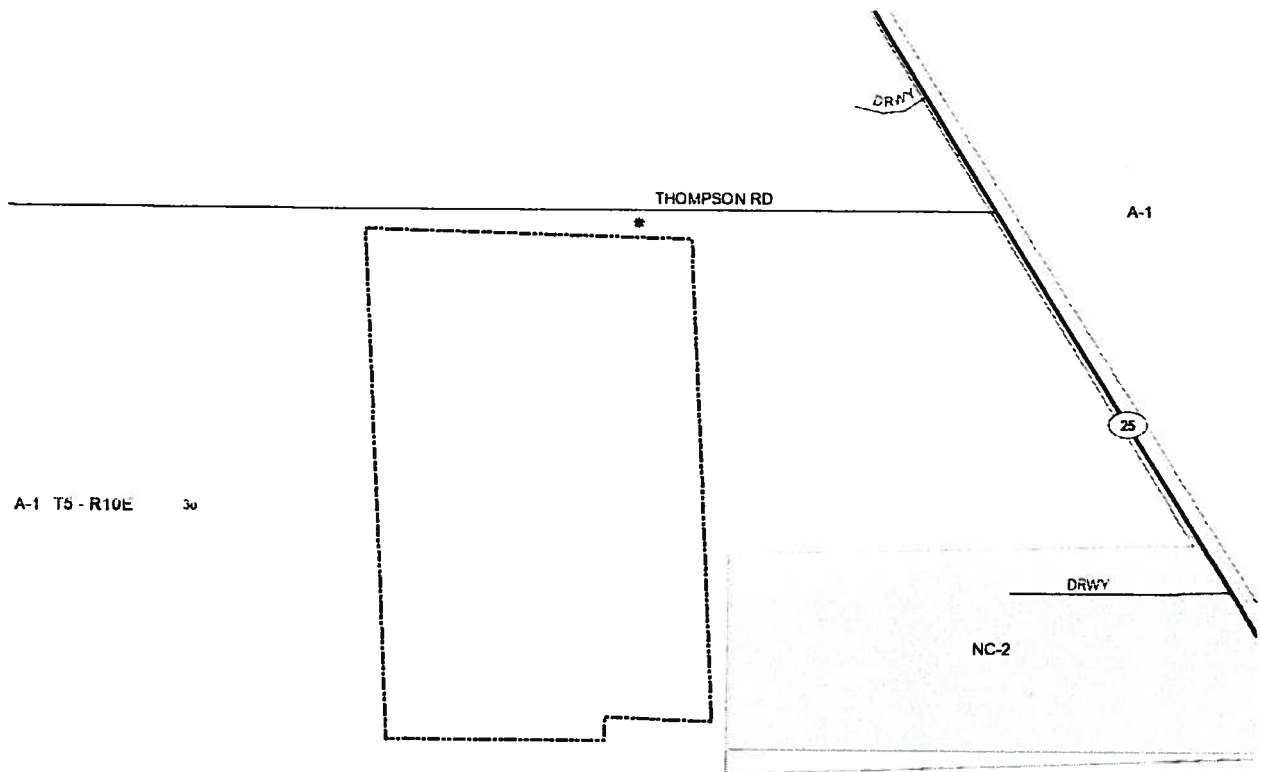
ZC12-08-079

**THAT CERTAIN PART OR PARCEL OF GROUND together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto situated in the Parish of St. Tammany, State of Louisiana and being more fully described as follows, to wit:**

Being a part of Section 36, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana. From the southeast corner of the southwest quarter of Section 36, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, measure north 89 degrees, 26 minutes West 1928.7 feet to an iron post; thence north 3 degrees 00 minutes West 616.9 feet to an iron post, the Point of Beginning.

From the Point of Beginning measure north 3 degrees 00 minutes West 719.2 feet to an iron post on the south right-of-way of a parish gravel road; thence along said right of way south 88 degrees 30 minutes East 460.0 feet to an iron post; thence south 3 degrees 00 minutes East 679.3 feet to an iron post; thence west 153.4 feet to an iron post, thence south 3 degrees 00 minutes east 33.0 feet to an iron post; thence west 306.6 feet to the Point of Beginning. This tract contains 7.44 acres.

**CASE NO.:** ZC12-08-079  
**PETITIONER:** Gene D. Booth  
**OWNER:** Gene D. Booth  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1A (Suburban District)  
**LOCATION:** Parcel located on the south side of Thompson Road, west of LA Highway 25, being 15086 Thompson Road, Folsom ; S36,T5S,R10E; Ward 2, District 3  
**SIZE:** 7.44 acres

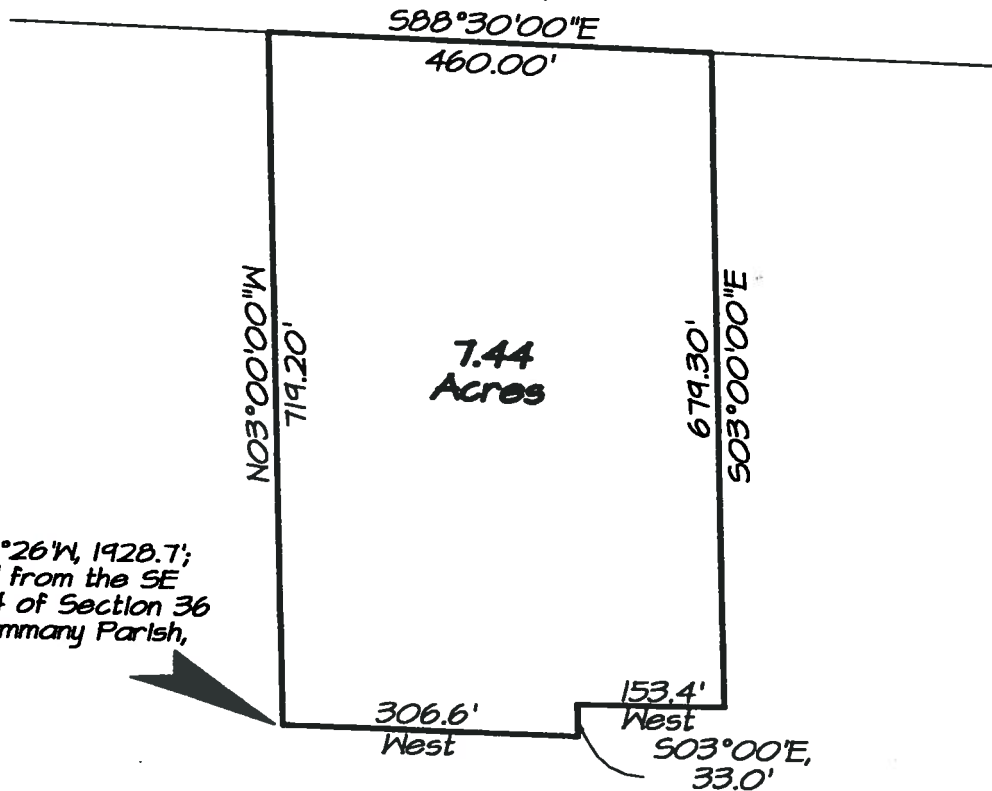


2012-08-079



### Thompson Road (Parish Blacktop Road)

Reference:  
1. Map prepared by Land Surveying, Inc. dated June 7, 2006 Map No. 11940  
2. Survey prepared by Land Engineering Services, Inc. dated Jan. 4, 1960



This point is N89°26'W, 1928.7';  
N03°00'W, 616.9' from the SE  
Corner of SW 1/4 of Section 36  
T5S, R10E, St. Tammany Parish,  
Louisiana

This property is located in Flood  
Zone C, as per FEMA FIRM,  
Comm. Panel No. 225205 0125 C,  
map dated 10-17-1989

Note: Improvements on property  
are not shown

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.

Note: This is not a property boundary  
survey map. The sole purpose of this  
map is for zoning changes only and  
should not be used for construction,  
bidding, recordation, conveyance,  
sales, or as the basis for the  
issuance of a permit.

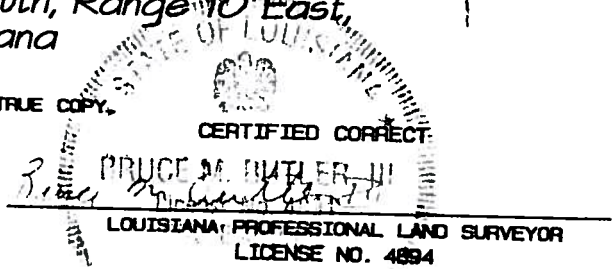
MAP PREPARED FOR **Gene D. Booth**

SHOWN PROPERTY LOCATED IN **Section 36 Township 5 South, Range 10 East,  
St. Tammany Parish, Louisiana**

SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

### LAND SURVEYING LLC

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



SCALE: 1" = 200'

DATE: June 15, 2012

NUMBER: 15608

# ADMINISTRATIVE COMMENTS

## ZONING STAFF REPORT

**Date:** July 23, 2012  
**Case No.:** ZC12-08-079  
**Posted:** 07/12/12

**Meeting Date:** August 7, 2012  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Gene D. Booth  
**OWNER:** Gene D. Booth  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1A (Suburban District)  
**LOCATION:** Parcel located on the south side of Thompson Road, west of LA Highway 25, being 15086 Thompson Road, Folsom ; S36,T5S,R10E; Ward 2, District 3  
**SIZE:** 7.44 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

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

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped & Commercial	A-1 (Suburban District) & NC-2 (Indoor Retail & Service District)
West	Undeveloped	A-1 (Suburban District)

#### EXISTING LAND USE:

**Existing development?** Yes **Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1A (Suburban District). The site is located on the south side of Thompson Road, west of LA Highway 25, being 15086 Thompson Road, Folsom. The 2025 future land use plan calls for the area to be developed with a mix of agricultural and residential uses. The site is surrounded by single family residences on large parcels and undeveloped land. Staff feels that there is no compelling reason to recommend approval.

#### STAFF RECOMMENDATION:

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