ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 8206 ORDINANCE COUNCIL SERIES NO. 26-____

COUNCIL SPONSOR: MR. PHILLIPS PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5TH DAY OF NOVEMBER, 2026

ORDINANCE TO EXTEND FOR SIX (6) MONTHS THE MORATORIUM ON RECEIPT OF SUBMISSIONS BY THE PARISH PLANNING AND ZONING COMMISSION FOR THE RE-SUBDIVISION OR RE-ZONING OF PROPERTY AND/OR ON THE ISSUANCE OF CERTAIN PERMITS BY THE PARISH DEPARTMENT OF PLANNING AND DEVELOPMENT/PERMITS FOR THE CONSTRUCTION OR PLACEMENT OF CERTAIN BUILDING STRUCTURES ON PROPERTY IN THE AREA BOUNDED BY INTERSTATE 12, HIGHWAY 59, SHARP ROAD, AND HIGHWAY 190, BEING A PORTION OF THE LITTLE CREEK/PONCHITOLAWA CREEK, BAYOU TETE L'OURS, AND BAYOU CHINCHUBA DRAINAGE BASINS (WARD 4, DISTRICT 5).

WHEREAS, on December 03, 2020, the Parish Council adopted Ordinance C.S. No. 20-4445, imposing a six (6) month moratorium on the receipt of submissions by the Parish Planning and Zoning Commissions for the re-subdivision or re-zoning of property and/or on the issuance of permits for residential construction or placement of any residential building structures, excluding the development of property for which the issuance of permits has already been approved by the Parish Department of Planning & Development prior to adoption of this ordinance; the development of property that has received a PUD approval from the St. Tammany Parish Zoning Commission prior to October 1, 2020, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; commercially zoned construction; and single lot constructions, on property bounded by Interstate 12, Highway *59,* Sharp Road, and Highway 190 being a portion of the Little Creek/Ponchitolowa Creek, Bayou Tete L'Ours, and Bayou Chinchuba Drainage Basins, all as more particularly described herein and on the attached map, Ward 4, District 5*;* and,

WHEREAS, an area of unincorporated St. Tammany Parish bounded by Interstate 12, Highway 59, Sharp Road, and Highway 190 being a portion of the Little Creek/Ponchitolowa Creek, Bayou Tete L'Ours, and Bayou Chinchuba Drainage Basins, as more fully described below, has sustained flooding and is experiencing a lack of adequate infrastructure to support further development; and

WHEREAS, continued development of property within the defined area will intensify drainage problems and place an increasing burden on the drainage and already heavily impacted road infrastructure, adversely impacting the health, safety, and general welfare of parish citizens; and

WHEREAS, a study is necessary to determine what kinds of improvements are necessary to support long term growth and responsible development of the area; and

WHEREAS, it is necessary to extend for six (6) months the moratorium on the receipt of submissions by the Parish Planning and Zoning Commissions for the re-subdivision or re-zoning of property and/or on the issuance of permits for residential construction or placement of any residential building structures, excluding the development of property for which the issuance of permits has already been approved by the Parish Department of Planning & Development prior to adoption of this ordinance; the development of property that has received a PUD approval from the St. Tammany Parish Zoning Commission prior to October 1, 2020, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; commercially zoned construction; and single lot constructions, on property bounded by Interstate 12, Highway 59,

Sharp Road, and Highway 190 being a portion of the Little Creek/Ponchitolowa Creek, Bayou Tete L'Ours, and Bayou Chinchuba Drainage Basins, all as more particularly described herein and on the attached map, Ward 4, District *5* pending completion of the above referenced study; and

WHEREAS, this moratorium will not affect the development of property for which the issuance of permits has already been approved by the Parish Department of Planning & Development/Permits section prior to the adoption of this ordinance.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that in accordance with the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, the Parish Council extends a six (6) month Moratorium on receipt of submissions by the Parish Planning and Zoning Commissions for the re-subdivision or re-zoning of property and/or on the issuance of permits for residential construction or placement of any residential building structures, excluding the development of property for which the issuance of permits has already been approved by the Parish Department of Planning & Development prior to adoption of this ordinance; the development of property that has received a PUD approval from the St. Tammany Parish Zoning Commission prior to October 1, 2020, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; commercially zoned construction; and single lot constructions, on property bounded by Interstate 12, Highway 59, Sharp Road, and Highway 190 being a portion of the Little Creek/Ponchitolowa Creek, Bayou Tete L'Ours, and Bayou Chinchuba Drainage Basins, all as more particularly described herein and on the attached map, Ward 4, District 5:

> A CERTAIN AREA OF LAND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, WARD 4, DISTRICT *5,* DESCRIBED AS THE AREA BOUNDED BY INTERSTATE 12, HIGHWAY 59, SHARP ROAD, AND HIGHWAY 190, ALL AS INDICATED ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF.

BE IT FURTHER ORDAINED that this ordinance shall be effective immediately upon final adoption and shall remain in effect until June 04, 2027.

BE IT FURTHER ORDAINED that the moratorium imposed may be vacated, in whole or in part, by resolution of this governing body pursuant to Chapter 5*,* Article II, Section 5-056.00 of the Parish Code of Ordinances.

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 immediately 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 ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3RD DAY OF DECEMBER, 2026; AND BECOMES ORDINANCE COUNCIL SERIES NO. 25-_____.

_____
CHERYL TANNER, COUNCIL CHAIR

ATTEST:

_____
KATRINA L. BUCKLEY, COUNCIL CLERK

_____
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 28, 2026

Published Adoption on: _____, 2026

Delivered to Parish President: _____, 2026 @ _____

Returned to Council Clerk: _____, 2026 @ _____