

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-7186

COUNCIL SPONSOR: MR. COUGLE

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE MORATORIUM ORIGINALLY ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 24-5360 ON THE RECEIPT OF SUBMISSIONS BY THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT AND/OR THE ISSUANCE OF PERMITS BY THE ST. TAMMANY PARISH DEPARTMENT OF PERMITS AND INSPECTIONS FOR THE REZONING AND/OR SUBDIVISION/RESUBDIVISION AND/OR ANY CONSTRUCTION OR PLACEMENT FOR ANY OF THE FOLLOWING: (1) ANY PARCEL OF LAND TEN (10) ACRES OR LARGER WHICH WOULD RESULT IN AN ALLOWABLE DENSITY OF ANY RESIDENTIALLY ZONED PARCEL GREATER THAN OR MORE DENSE THAN A-2 SUBURBAN DISTRICT (ONE [1] SINGLE FAMILY UNIT PER ACRE); OR (2) ANY PARCEL OF LAND LESS THAN OR SMALLER THAN TEN ACRES (10) WHICH WOULD RESULT IN AN ALLOWABLE DENSITY GREATER THAN OR MORE DENSE THAN A-3 SUBURBAN DISTRICT (TWO (2) SINGLE FAMILY UNITS PER ACRE); OR (3) ANY RESIDENTIAL PERMITTED USE IN A PLANNED UNIT DEVELOPMENT OVERLAY ("PUDS") OR; (4) ANY RESIDENTIAL PERMITTED USE IN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ("TNDS"); OR (5) ANY SINGLE FAMILY DWELLING AND/OR LODGING PERMITTED USE IN ANY HIGHWAY COMMERCIAL ZONING DISTRICT OR; (6) ANY RESIDENTIAL PERMITTED USE IN A PLANNED BUSINESS CAMPUS ("PBC") ZONING DISTRICT OR; (7) ANY RESIDENTIAL PROPERTIES ONE ACRE OR GREATER ON ALL ROADS WITHOUT A LAND CLEARING PERMIT, SPECIFICALLY LOT 156 OF PHASE 5, PONDEROSA RANCH SUBDIVISION, ALSO BEARING THE MUNICIPAL ADDRESS OF 185 MAVERICK RUN, PEARL RIVER, LA 70452.

WHEREAS, on February 08, 2024, the Parish Council adopted Ordinance Council Series No. 24-5360, establishing a moratorium on property in District 9, as established by Ordinance Council Series No. 22-5061, on the receipt of submissions by the St. Tammany Parish Department of Planning & Development and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections for the rezoning and/or subdivision/resubdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any residentially zoned parcel greater than or more dense than A-2 suburban district (one [1] single family unit per acre); or (2) any parcel of land less than or smaller than ten acres (10) which would result in an allowable density greater than or more dense than A-3 suburban district (two (2) single family units per acre); or (3) any residential permitted use in a Planned Unit Development Overlay ("PUDS") or; (4) any residential permitted use in a Traditional Neighborhood Development ("TNDS"); or (5) any single family dwelling and/or lodging permitted use in any Highway Commercial Zoning District or; (6) any residential permitted use in a Planned Business Campus ("PBC") Zoning District or; (7) any residential properties one acre or greater on all roads without a land clearing permit; and

WHEREAS, it has been requested that Lot 156, Phase 5, Ponderosa Ranches Subdivision, also bearing the municipal address of 185 Maverick Run, Pearl River, LA 70452 be removed from the moratorium; and

WHEREAS, said lots being more fully described as follows and on the attached exhibit:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon , and all rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, lying and being situated in the PONDEROSA RANCHES SUBDIVISION, PHASE 5, in

section 15, Township 8 South, Range 14 East, near Pearl River, St. Tammany Parish, Louisiana; and

WHEREAS, it has been determined that the lifting of the moratorium on the aforementioned property will not have adverse effects on the infrastructure.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, that pursuant to Chapter 2, Article XVI, Sec. 2-264 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance Council Series No. 24-5360, and any subsequent extension thereof, to remove therefrom the restriction Lot 156, Phase 5, Ponderosa Ranches Subdivision, also bearing the municipal address of 185 Maverick Run, Pearl River, LA 70452. (District 9)

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, AND THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 2ND DAY OF OCTOBER, 2025, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JOE IMPASTATO, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK