

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 8046

ORDINANCE COUNCIL SERIES NO. 26-_____

COUNCIL SPONSOR: MR. COUGLE

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. COUGLE

SECONDED BY: MS. O'BRIEN

ON THE 5TH DAY OF FEBRUARY, 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 CERTAIN 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 S. MILITARY ROAD, GAUSE BLVD E., AMBER ST., LAKE VILLAGE BLVD., CROSS GATES BLVD., HWY 1090, E. PORTERS RIVER RD., PORTERS RIVER, WEST PEARL RIVER, DOUBLOON BRANCH, YORKTOWN DR., STARLING DR., EAGLE DR., AND OLD RIVER RD. (WARD 8, DISTRICT 9)

WHEREAS, on March 03, 2022, the Parish Council adopted Ordinance C. S. No. 22-4800, imposing a six (6) month moratorium which was subsequently extended on September 02, 2022, March 02, 2023, September 07, 2023, March 07, 2024, September 05, 2024, March 06, 2025, and September 04, 2025 on receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of certain 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 S. Military Road, Gause Blvd E., Amber St., Lake Village Blvd., Cross Gates Blvd., Hwy. 1090, E. Porters River Rd., Porters River, West Pearl River, and Doubloon Branch to protect and preserve the health, safety and property interests of residents from the adverse effects of a lack of adequate water and sewerage infrastructure to support further development of large-scale residential and commercial properties within a certain portion of unincorporated Ward 8, District 9 of St. Tammany Parish, a moratorium is necessary to allow sufficient time for review of existing land uses and to formulate measures to protect residents in and near the area; and

WHEREAS, on December 08, 2022, the Parish Council adopted Ordinance Council Series No. 22-5061, a redistricting plan which changed some of the Parish Council District boundary lines; and

WHEREAS, on March 07, 2024, the Parish Council adopted Ordinance Council Series No. 24-5401 which amended the moratorium to include portions of District 13 as a result of the redistricting plan and extended it for six (6) months; and

WHEREAS, on September 05, 2024, it has been deemed no longer necessary to include the portions of District 13 in this moratorium; and

WHEREAS, to protect and preserve the health, safety and property interests of residents from the adverse effects of the lack of adequate water and sewerage infrastructure in the area, it is necessary to extend the moratorium on the receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of certain 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 those identified areas of Council District 9.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it extends the six (6) month moratorium on the receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of certain 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 located in District 9 bounded by S. Military Rd., Gause Blvd E., Amber St., Lake Village Blvd., Cross Gates Blvd., Hwy. 1090, E. Porters River Rd., Porters River, West Pearl River, Doubloon Branch, Yorktown Dr., Starling Dr., Eagle Dr., and Old River Rd. The property subject to this moratorium shall be any property that is located inside the boundaries described herein below:

PROPERTY BOUNDED BY S. MILITARY RD., GAUSE BLVD E., AMBER ST., LAKE VILLAGE BLVD., CROSS GATES BLVD., HWY. 1090, E PORTERS RIVER RD., PORTERS RIVER, WEST PEARL RIVER, DOUBLOON BRANCH, YORKTOWN DR., STARLING DR., EAGLE DR., AND OLD RIVER RD. (WARD 8, DISTRICT 9)

Commencing at the Point of Beginning, located at the intersection of South Military Road and East Gause Boulevard, proceed in a southwesterly direction along the centerline of East Gause Boulevard for a distance of approximately 4,539 feet to the intersection of East Gause Boulevard and Amber Street; Thence proceed in a northerly direction along the centerline of Amber Street for a distance of approximately 4,836 feet to a point at the intersection of Amber Street and Lake Village Boulevard; Thence proceed in a southeasterly direction along the centerline of Lake Village Boulevard for a distance of approximately 4,070 feet to the intersection of Lake Village Boulevard and Cross Gates Boulevard; Thence proceed in a northeasterly direction along the centerline of Cross Gates Boulevard for a distance of approximately 416 feet to the intersection of Cross Gates Boulevard and Highway 1090; Thence proceed in a northerly direction along the centerline of Highway 1090 for a distance of approximately 21,313 feet to the intersection of Highway 1090 and East Porters River Road; Thence proceed in a northeasterly direction along the centerline of East Porters River Road for a distance of approximately 5,119 feet to the intersection of East Porters River Road and Stevens Road; Thence run North 77 Degrees 18 Minutes 47 Seconds East for a distance of 294 feet to a point located in the center of Porters River; Thence proceed in a southeasterly direction along the center of Porters River for a distance of approximately of 15,832 feet to the point where Porters River intersects with the West Pearl River; Thence continue to proceed in a southeasterly direction along the center of the West Pearl River for a distance of approximately 37,153 feet to the point where the West Pearl River intersects with Doubloon Branch; Thence proceed in a westerly direction along the center of Doubloon Branch for a distance of approximately 16,922 feet to a point located at the intersection of Doubloon Branch and South Military Road; Thence proceed in a westerly direction along the center of Doubloon Branch for a distance of approximately 9,768 feet to a point at the intersection of Doubloon Branch and the projection of a drainage ditch that is approximately perpendicular to and crosses the north-south portion of Yorktown Drive south of the east-west portion of Yorktown Drive; Thence proceed in a northeasterly direction for a distance of 731 feet to a point on the centerline of Yorktown Drive; Thence proceed along the centerline of Yorktown Drive in a north and northeast direction for a distance of 1,608 feet to a point at the intersection of said centerline and the centerline of Starling Drive; Thence proceed in a northwesterly direction along the centerline of Starling Drive for a distance of 3,502 feet to a point at the intersection of said centerline and the centerline of Eagle Drive; Thence proceed in a southwest and northwest direction along the centerline of Eagle Drive for a distance of 2,227 feet to a point at the intersection of said centerline and the centerline of Old River Road; Thence proceed in a southwesterly direction along the centerline of Old River Road for a distance of 4,759 feet to a point at the intersection of said centerline and the centerline of Hwy 1090 (Military Road); Thence proceed in a northerly direction along the centerline of South Military Road for a distance of 9,409 feet to a point located at the intersection of South Military Road and East Gause Boulevard, said Point being the Point of Beginning.

BE IT FURTHER ORDAINED that this moratorium will not affect the development of property for which issuance of permits for construction or placement of any building structures has already been approved prior to the adoption of this ordinance, accessory structure building permits, or building permits for single lot residential construction in subdivisions approved prior to the adoption of this ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall be effective upon adoption and remain in effect through March 05, 2026.

BE IT FURTHER ORDAINED that the moratorium herein imposed may be vacated, in whole or in part, by Resolution of this governing body pursuant to Chapter 2, Article XVI, Section 2-264 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 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 12TH DAY OF MARCH, 2026; AND BECOMES ORDINANCE COUNCIL SERIES NO. 26-_____.

CHERYL TANNER, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 28, 2026

Published Adoption: _____, 2026

Delivered to Parish President: _____, 2026 at _____

Returned to Council Clerk: _____, 2026 at _____