



**Staff Report**  
**Re-Zoning**  
**Case #: Z-2023-05-00121**

**Attachments:** Staff Report, Application,  
Survey, Site Photos, Aerial Map,  
Zoning Map, UDC Allowed Uses

**Public Hearing:** Thursday, June 8, 2023  
**City Council Introduction:** Tuesday, June 27, 2023  
**City Council Final:** Tuesday, October 24, 2023

**City Council Request (Ordinance):** Introduction of an ordinance to approve a request by Mimi McKee Catherall (owner) to rezone 207 South Holly Street per survey by Clifford Webb dated 2/21/1962 from RM-2 to MX-C with the allowed use of light industrial prohibited. (District 2)

**Site Information:**

**Location (Address):** 207 South Holly Street  
**Council District:** City Council District 2  
**Existing Zoning:** RM-2  
**Future Land Use:** Low Density Residential  
**Existing Land Use:** Single Family Residence  
**Site Description:** 50.4 x 150 lot located in the Iowa Addition Overlay

**Adjacent Land Use and Zoning:**

| <b><u>Direction:</u></b> | <b><u>Land Use/Zoning:</u></b>  |
|--------------------------|---|
| <b>North</b>             | Single Family Residence (RM-2) and First Guaranty Bank parking lot (MX-C) |
| <b>South</b>             | Vacant Lot (RM-2) and First Guaranty Bank parking lot (MX-C)              |
| <b>West</b>              | MX-C and RM-2 Single Family Homes and Businesses                          |
| <b>East</b>              | First Guaranty Bank (MX-C)  |

**Additional Information:**

Located in the Iowa Addition Overlay.

**Public Hearing:**

**For:** Michael Shamsie, Engineer

**Against:** Donna Spiza, Barbara Roberts, Michelle Kendall, Carol Aikman

**Commission Recommendation:**

**Motion by:** Trey St. Romain to recommend approval of the rezoning request by Mimi McKee Catherall (owner) to rezone 207 South Holly Street per survey by Clifford Webb dated 2/21/1962 from RM-2 to MX-C with the allowed use of light industrial prohibited. (District 2)

**Seconded by:** Monica Perez

**For:** Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

**Against:** None

**Abstain:** None

**Absent:** Ron Matthews

**Ordinance to Read:**

**WHEREAS,** on June 8, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of the rezoning request by Mimi McKee Catherall (owner) to rezone 207 South Holly Street per survey by Clifford Webb dated 2/21/1962 from RM-2 to MX-C with the allowed use of light industrial prohibited. (District 2)

**NOW, THEREFORE BE IT ORDAINED,** the Hammond City Council approves a rezoning request by Mimi McKee Catherall (owner) to rezone 207 South Holly Street per survey by Clifford Webb dated 2/21/1962 from RM-2 to MX-C with the allowed use of light industrial prohibited. (District 2)

**APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING**  
**CITY OF HAMMOND**  
219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638  
FILING DATE: 4, 19, 23 PERMIT# 2-2023-04-00 121

The next Zoning Commission Meeting will be held on ~~the~~ 8<sup>th</sup> June, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for:  REZONING    CONDITIONAL USE:  EXPANDED --OR--  RESTRICTED  
 INITIAL ZONING/ANNEXATION

REZONING FEE:  Single Lot \$120.00     Block or Area \$250.00 (Fees are not refundable based on decisions)  
Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

**PARCEL#** \_\_\_\_\_  
**SITE ADDRESS:** 207 South Holly Street, HAMMOND, LA 70403  
STREET # & STREET NAME  
**Legal Description or Survey** 1/3 SW 1/4 Block 2 of IOWA ADDITION HAMMOND  
50.4 ft x 150 ft plat date Feb 21, 1962 (COB 313, pg 50) Tangipahoa Parish  
**PROPERTY OWNER NAME:** Mimi MCKEE CATHERALL  
First Name MI Last Name  
**Owner Address:** 207 South Holly Street HAMMOND, LA 70403  
Street Name/Street Number City State Zip  
**Telephone:** (770) 506 2925 or Cell #: (985) 363 6537

mike.shamsje@landgroup.biz PLEASE READ AND SIGN BELOW

**APPLICANT NAME:** MIMI MCKEE CATHERALL  
First Name MI Last Name  
**COMPANY NAME:** \_\_\_\_\_  Owner     Other  
**Applicant Mailing Address:** 207 South Holly Street Hammond LA 70403  
Street Name/Street Number City State Zip  
**Applicant Telephone:** (770) 506 2925 or Cell #: (985) 363 6537

**PERMIT INFO-ADDITIONAL INFO**  
**PRESENT ZONING:** MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L  
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC ~~RND~~  
**REQUESTED ZONING:**  
MX-N MX-C MX-CBD CX C-H C-R I-H I I-L  
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC  
**REASON FOR REZONING:** Alternative Business Uses  
**SPOT ZONING NOTE:** Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a RM-2 District to a MX-C District. I/We fully understand and agree to abide by the zoning restrictions for a MX-C District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

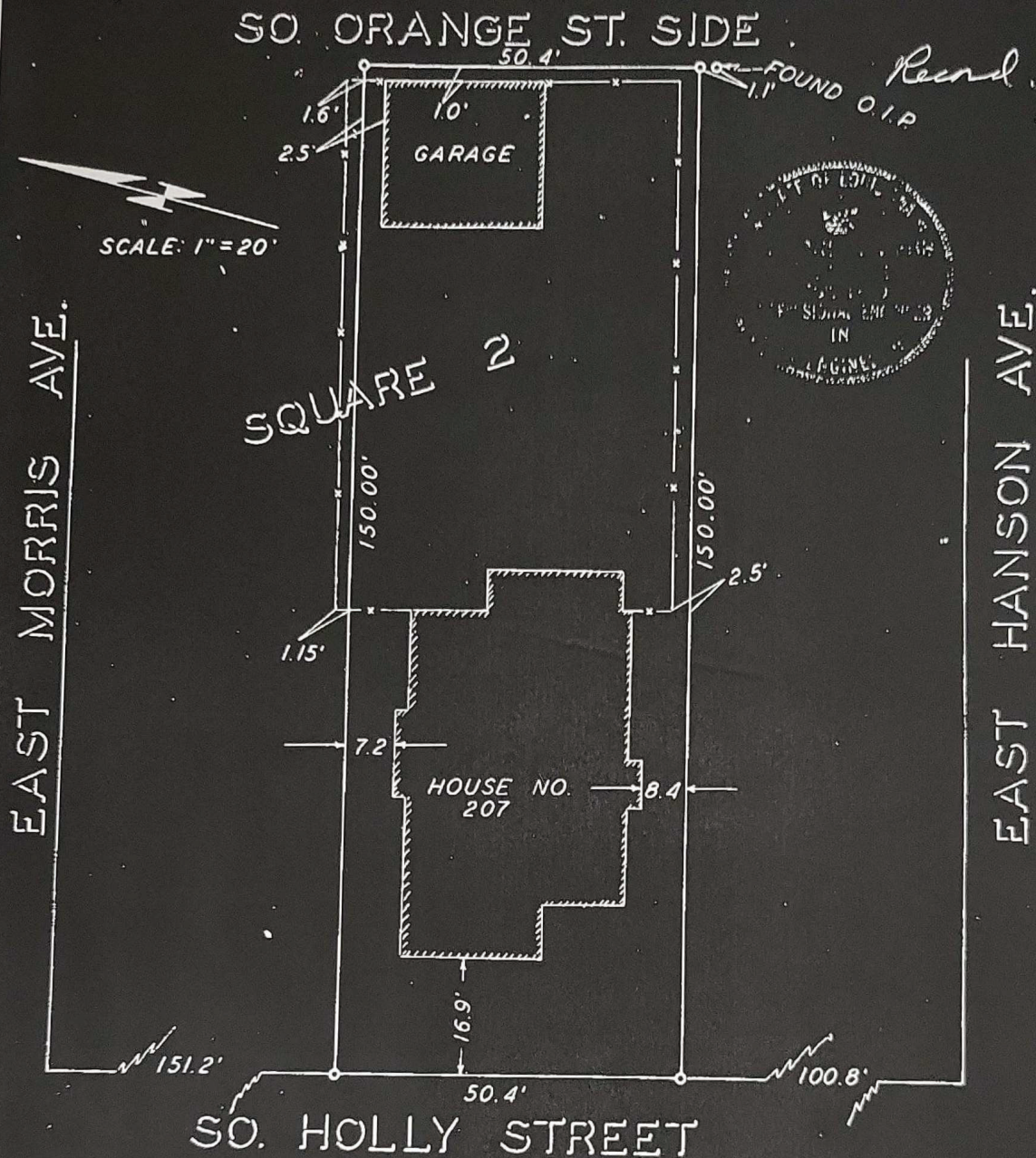
If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X Mimi McKee Catherall \_\_\_\_\_ 4-14-2023  
APPLICANT SIGNATURE DATE  
X Mimi McKee Catherall \_\_\_\_\_ 4-14-2023  
OWNER(S) SIGNATURE DATE  
X \_\_\_\_\_ \_\_\_\_\_  
CITY PLANNER DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# \_\_\_\_\_ CASH  DATE PAID 4, 18, 23  
\*\*\*\*\*





PLAN OF SURVEY OF THE NORTH 1/3 OF THE S.W. 1/4 OF BLOCK 2 OF THE IOWA ADDITION TO THE CITY OF HAMMOND, LOUISIANA.

CERTIFIED CORRECT

*Glynn J. Webb*  
CIVIL ENGINEER

FEBRUARY 21, 1962.

o = IRON PIPE

The mortgagor hereby declares that there are no mortgages, liens, or encumbrances of record against the property herein described.

The said mortgagor further declares that in favor of the mortgagee herein, and all future holders of the notes secured hereby, and as regards the property hereby mortgaged, he waives any and all homestead exemptions to which he is or may be entitled under the Constitution and laws of the State of Louisiana.

And now to these presents intervenes **MRS. MARJORIE ROLLING DAVENPORT** wife of the said mortgagor, who declares that she hereby joins her said husband in the waiver of homestead exemptions hereinabove stipulated.

Thus done and passed in my office at **HAMMOND, LA.**, on the day, month and year first above written and in the presence of **MICKEY L. HYMEL** and **FRANCES G. ARNONE**, witnesses of lawful age domiciled in this PARISH, and therein residing, who have signed their names with the said appearers, and me, Notary, after reading thereof.

*Salvatore Anthony Locascio*  
SALVATORE ANTHONY LOCASCIO

WITNESSES: *Mickey L. Hyemel*

TAMPS TO  
1430  
PART OF 3



North of Site



Photo of Site



South & East of Site



West of Site

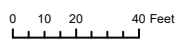


S HOLLY ST

E HANSON AVE

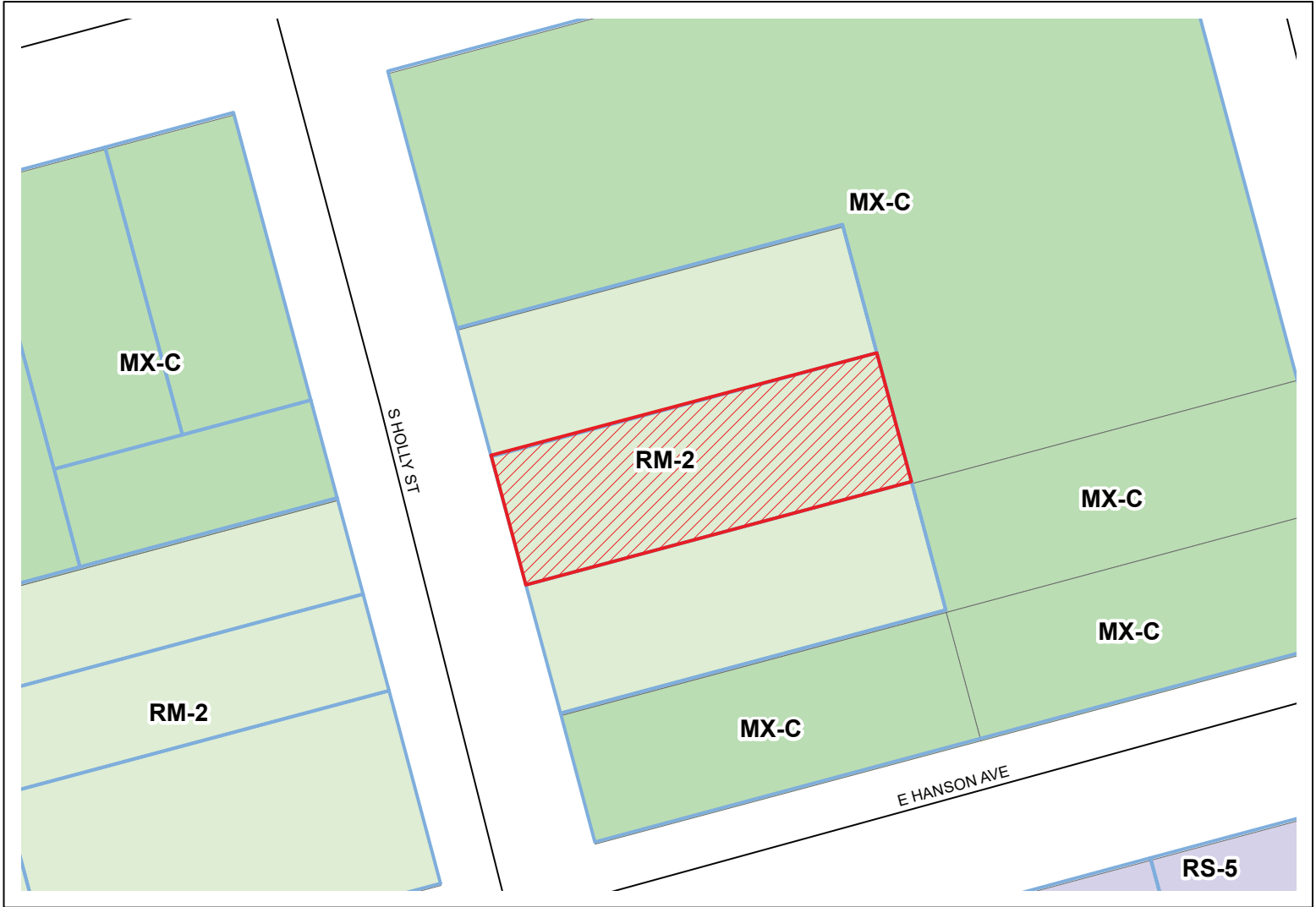


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207 South Holly St

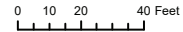


Legend






Z-2023-04-00121  
207 South Holly St



**Legend**

 Case Parcel

## 6.1.2 Residential Multi-Family

### RM-2

#### A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House
8. Cemeteries and/or Memorial Gardens

#### B. Conditional Uses

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

#### C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

## 6.1.3 Mixed Use

### MX-C Commercial Mixed Use

#### A. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House 6-8
3. Modular without chassis
4. Row Houses
5. Apartments (multi-family dwelling)
6. Group living
7. Social Services
8. Civic Uses
9. Parks and open space
10. Minor utilities
11. Day Care
12. Country Club
13. All indoor recreation except sexually oriented business
14. All medical
15. All office
16. All overnight lodging
  - a. Bed and Breakfast
17. Services
  - a. All personal services
  - b. Tanning bed facilities
  - c. Barber and beauty shops
  - d. Florists
  - e. Mortuary
  - f. Real Estate office
  - g. Banks, financial institutions
  - h. Dry Cleaning
18. Animal Care
  - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
19. All restaurant
20. All retail sales
21. Art Studio/gallery, no including tattoo parlors
22. Convenience store without gas
23. Convenience store with gas
24. All vehicle sales and rentals
25. All water oriented sales and services
26. All light industrial
  - a. Bottling plant
  - b. Publishing establishment, printing plant
  - c. Canning and preserving foods
  - d. Lumber yard as part of retail establishment
  - e. Contractor's storage yard
  - f. Carpentry shop
  - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
27. All research and development
28. All self-storage
29. All vehicle services
30. Off street parking
31. Reception/Banquet Hall
32. Cemeteries and/or Memorial Gardens

#### B. Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools 6-9
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations
7. Sale of alcohol in conjunction with a full-service restaurant

#### C. Conditional Uses

1. Tattoo parlor
2. Major utilities
3. Commercial parking lots and garages
4. All outdoor recreation
5. Sweet Shop