

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1271

COUNCIL SPONSOR: BRISTER/PRESIDENT PROVIDED BY: PLANNING

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 2.38 ACRES OF LAND MORE OR LESS FROM PARISH C-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON C-3 HIGHWAY BUSINESS DISTRICT WHICH PROPERTY IS 2501 HWY 190, BEING SQUARE 17 AND A PORTION OF SQUARE 22 IN THE TOWN OF MAILLEVILLE INCLUDING THE REVOKED THELMA STREET IN SEC. 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, WARD 3, DISTRICT 1.

WHEREAS, the City of Covington is contemplating Annexation of 2.38 acres of land more or less owned by Northshore Service Center, Inc., located in 2501 Hwy 190, being Square 17 and a portion of Square 22 in the Town of Mailleville including the revoked Thelma Street, being part of Mailleville, Sq 17 & 22, Sec. 42, Township 7 South, Range 11 East, Ward 3, District 1 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish C-2 Highway Commercial District to City of Covington C-3 Highway Business District which is not an intensification of zoning, and

WHEREAS, the property is developed and the proposed annexation would/would not not result in a split of the sales tax revenues as per the Sales Tax Enhancement Plan, Resolution P. J. S. No. 88-3636 As Amended and Adopted by the Police Jury on July 21, 1988 providing for the annexation of property in Sales Tax District # 3.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that it does/does not concur with the City of Covington to annex and rezone 2.38 acres of land more or less, located in District 1 from Parish C-2 Highway Commercial District to City of Covington C-3 Highway Business District in accordance with Resolution P. J. Series No. 88-3636 As Amended.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Covington require review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations, AND:

THE ST. TAMMANY PARISH COUNCIL FURTHER request that the City of Covington require that a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_

YEAS:

NAYS:

ABSTAIN:

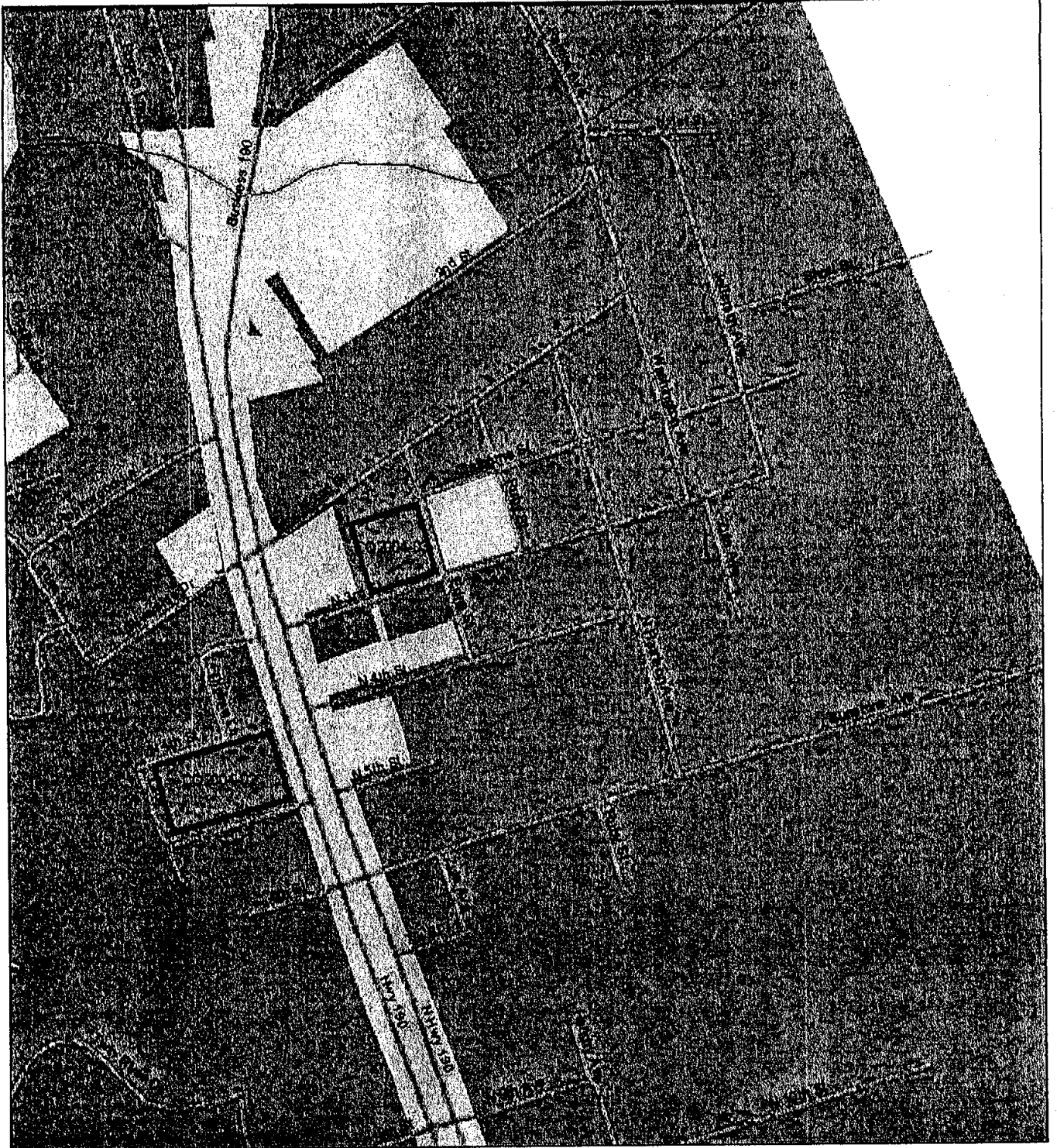
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

PATRICIA BRISTER, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL  
(Ref. no. CO2004-02)



CO2004-02 & CO2004-03

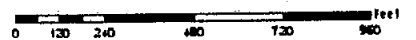


St. Tammany Parish Government  
 P.O. Box 628  
 Covington, LA 70433  
 Kevin Davis, President

Legend

- sp-co2004-03
- sp-co2004-02
- covington-OT LDCs
- city-ugb-union2
- UGB Areas
- city
- Growth Management
- Priority 1
- Priority 2

This map was produced by St. Tammany Parish  
 Information Services with the assistance of  
 Depa. Inv. of Planning.  
 This map is for planning purposes only.  
 © 2004 St. Tammany Parish Government





Candace Watkins  
Mayor

City of Covington  
Louisiana

609 N. Columbia St.  
P.O. Box 778  
Covington, Louisiana 70434  
985-892-1811  
Fax 985-898-4723

C-171  
Patricia "Pat" Anton  
Councilwoman-at-Large  
Matthew "Matt" T. Faust  
Councilman-at-Large  
Guy Williams  
Councilman, District "A"  
Clarence Romage  
Councilman, District "B"  
W. T. "Trey" Blackall III  
Councilman, District "C"  
Jan Robert  
Councilwoman, District "D"  
Lee S. Alexis  
Councilman, District "E"  
Office: 985-898-4722  
Fax: 985-898-4718  
Email: council@covla.com

August 31, 2004

RETURN RECEIPT REQUESTED

Sidney Fontenot, Director  
Department of Planning  
21490 Coop Drive  
Mandeville, LA 70471


RE: Receipt of Annexation Petition  
Square 17 and a portion of Square 22 in the Town of Mailleville

Dear Mr. Fontenot:

Attached please find a copy of the application, survey, tax bill, and draft ordinance (with full legal description) to annex the referenced property into the City of Covington. The Planning & Zoning Commission is scheduled to hear the request at the regular meeting on September 20 at 6:30 pm. The requested zoning classification is indicated in the attached ordinance.

If you have any questions or need further information, please call me at 898-4725.

Sincerely,

  
Karen Whiteside  
Planning & Zoning

Cc: Rusty Waldrop  
Patrick Moore  
Lynn Moore



C02004-02

Recycled Paper

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**CITY OF COVINGTON**

**ORDINANCE NUMBER 2004 - \_\_\_\_**

**AN ORDINANCE ENLARGING THE BOUNDARIES OF THE CITY OF COVINGTON, LOUISIANA, DESCRIBING THE AREA TO BE ANNEXED AND ADDED THERETO, AND DESCRIBING THE NEW BOUNDARIES OF SAID MUNICIPALITY AND ALSO CLASSIFYING THESE PROPERTIES AS C-3 HIGHWAY BUSINESS DISTRICT UNDER THE ZONING LAWS OF THE CITY OF COVINGTON ZONING CASE NO. 04-73ZA**

**WHEREAS**, the City of Covington has received on file a petition by Northshore Service Center requesting the annexation of the following described properties into the corporate limits of the City of Covington:

All that certain tract or portion of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana in that portion known as Mailleville Subdivision, said property being more fully described as follows, to-wit:

A portion of Square 22 and all of Square 17 of Mailleville Subdivision, including the revoked Thelma Street situated between Squares 22 and 17, said property being more fully described as follows, to wit:

Subject property fronts 240.07 feet on the western boundary of US Highway 190 between 4th Street and 5th Street, having a depth of 417.47 feet on its northern boundary (being the southern boundary of 4th Street); having a width of 240.0 feet along its western boundary (eastern boundary of Vivian Street); and having a southern boundary of 423.10 feet (northern boundary of 5th Street).

This property bears the address of 2501 Highway 190, Covington, Louisiana.

**WHEREAS**, the Planning and Zoning commission of the City of Covington has recommended that the zoning classification of the hereinabove described be designated as C-3 Highway Business District; and

**WHEREAS**, the City of Covington has been submitted a certificate by the duly appointed Registrar of Voters for the Parish of St. Tammany, State of Louisiana, showing that there are no registered voters residing within the properties described above as of the date of the certificate; and

**WHEREAS**, the City of Covington has been submitted a certificate of the duly elected and qualified assessor for the Parish of St. Tammany, State of Louisiana, showing the above described properties' owners to be the current and sole owners of these properties and further certifying to the estimated assessed valuation of said property for the year 2003; and

**WHEREAS**, notice of the filing of this petition by the above described property owners and opportunity for a public hearing was given by publication in

1 the St. Tammany Farmer, the official journal for the City of Covington, St.  
2 Tammany Parish, Louisiana; and  
3

4 **WHEREAS**, no written objection and/or opposition to the proposed  
5 annexation has been received; and  
6

7 **WHEREAS**, the City Council has found that it is necessary for the purpose  
8 of protecting the health, safety and general welfare of the City of Covington, as  
9 well as to maintain the character of the use of this property that will be annexed  
10 into the corporate limits of the City of Covington, that the property above  
11 described be designated in accordance with the zoning classifications  
12 recommended by the Planning and Zoning Commission as described hereinabove;  
13 and  
14

15 **WHEREAS**, the Charter of the City of Covington requires that any property  
16 annexed into the corporate limits be designated a specific voting district; and  
17

18 **WHEREAS**, although there are no registered voters in the district, it is  
19 deemed appropriate to comply with said requirement;  
20

21 **NOW, THEREFORE**, be it ordained by the City Council of the City of  
22 Covington, at its regular session convened, that the following described property,  
23 to-wit:  
24

25 All that certain tract or portion of land, together with all the buildings and  
26 improvements thereon, and all the rights, ways, privileges, servitudes,  
27 appurtenances and advantages thereunto belonging or in anywise appertaining,  
28 situated in Section 42, Township 7 South, Range 11 East, St. Tammany Parish,  
29 Louisiana in that portion known as Mailleville Subdivision, said property being  
30 more fully described as follows, to-wit:

31 A portion of Square 22 and all of Square 17 of Mailleville Subdivision,  
32 including the revoked Thelma Street situated between Squares 22 and 17, said  
33 property being more fully described as follows, to wit:

34 Subject property fronts 240.07 feet on the western boundary of US Highway  
35 190 between 4th Street and 5th Street, having a depth of 417.47 feet on its northern  
36 boundary (being the southern boundary of 4th Street); having a width of 240.0 feet  
37 along its western boundary (eastern boundary of Vivian Street); and having a  
38 southern boundary of 423.10 feet (northern boundary of 5th Street).

39 This property bears the address of 2501 Highway 190, Covington,  
40 Louisiana.  
41

42 is hereby incorporated into the municipal and corporate limits and boundaries of  
43 the City of Covington, Louisiana.  
44

45 **BE IT FURTHER ORDAINED** by the Mayor and City Council of the City of  
46 Covington, Louisiana, that:  
47

48 **SECTION 1:** The zoning classification of the hereinabove described property is  
49 hereby designated as C-3 Highway Business District.  
50

51 **SECTION 2:** The official zoning map of the City of Covington shall incorporate  
52 the zoning classification specified in Section 1 hereof.  
53

C-1271

1 SECTION 3: The voting district of the hereinabove described property shall be a  
2 part of District E of the City of Covington.

3  
4 SECTION 4: All state and parish roads and/or right-of-ways within the above  
5 described property shall be a part of, and included within, the municipal and  
6 corporate limits and boundaries of the City of Covington.

7  
8 **BE IT FURTHER ORDAINED** by the Mayor and City Council of the City of  
9 Covington, Louisiana, that the boundaries of the City of Covington, Louisiana, are  
10 and shall henceforth be as follows, to-wit:

11  
12 **EXHIBIT A**

13  
14 This ordinance shall become effective thirty (30) days after publication of same in  
15 the St. Tammany Farmer, the official journal of the municipality.

16  
17 This Ordinance shall become effective \_\_\_\_\_.

18  
19 This ordinance having been submitted in writing, having been read by title and  
20 adopted at a public meeting of the City Council of the City of Covington, State of  
21 Louisiana, was then submitted to an official vote as a whole, the vote thereon being  
22 as follows:

23  
24 **YEAS:** **NAYS:**  
25 **ABSENT:** **ABSTAIN:**

26 And the Ordinance was declared adopted on this, the \_\_\_\_ day of May 2004.

27  
28  
29 \_\_\_\_\_  
30 Matt Faust  
31 Council President

\_\_\_\_\_

Lynne H. Moore  
Clerk to the Council

32  
33 Presented to the Mayor this \_\_\_\_\_ day of May 2004, at \_\_\_\_\_ o'clock \_\_. M.

34  
35  
36  
37 \_\_\_\_\_  
38 Lynne H. Moore  
39 Clerk To The Council

40  
41 Approved \_\_\_ or Vetoed \_\_\_ by the Mayor on this \_\_\_\_\_ day of May 2004.

42  
43  
44  
45 \_\_\_\_\_  
46 Candace Watkins, Mayor

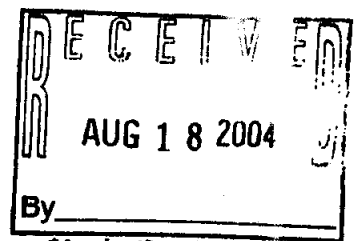
47 Received from the Mayor this \_\_\_\_\_ day of May 2004, at \_\_ o'clock \_\_. M.

48  
49  
50  
51 \_\_\_\_\_  
52 Lynne H. Moore  
Clerk To The Council

Co2004-02



**ST. TAMMANY PARISH**  
DEPARTMENT OF PLANNING  
P. O. Box 628  
COVINGTON, LA 70434  
PHONE: (504) 898-2529 OR (504) 646-4085  
FAX: (504) 898-2785  
e-mail: [planning@stp.pa.st-tammany.la.us](mailto:planning@stp.pa.st-tammany.la.us)



By *Kevin Davis*  
*Parish President*

*C-1271*

August 10, 2004

Mr. Mark Boudreaux  
fax: 985-871-1780

Dear Mr. Boudreaux:

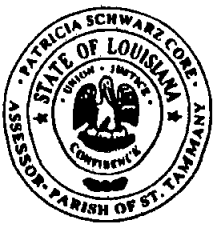
In response to your inquiry, the parcel that lies between 4<sup>th</sup> and 5<sup>th</sup> Streets and west of US Highway 190 and that includes squares 22 and 17 of Mailleville Subdivision as well as the revoked Thelma Street right of way is zoned C-2 (Highway Commercial).

Should you have any questions, please call me at (985) 898-2529.

Sincerely,

*Raphaël Rabalais*  
Raphaël Rabalais  
Planner

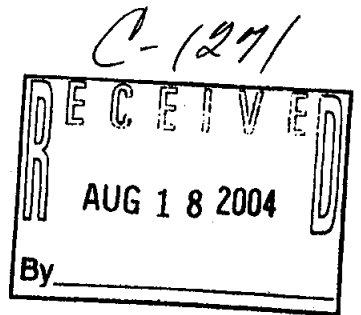
*Co 2004-02*



*Patricia Schwarz Core*

*Certified Louisiana Assessor*

*St. Tammany Parish Justice Center  
701 North Columbia Street  
Covington, Louisiana 70433*



**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2003 Tax Roll - Assessment Number 1070112828

**OWNERS:** Northshore Service Center Inc.  
2501 N. Hwy. 190  
Covington, Louisiana 70433

**PROPERTY DESCRIPTION:**

1 ac m/l meas. 240 ft on Mandeville Road, Thelma St, Fourth and Fifth Sts. Sq. 22 and Parcel meas. 120 ft on Fourth St by 240 ft dep. Sq. 17 all in Sec 42 7 11 Mailleville and Strip meas. 60 ft by 240 ft between Sqs. 17 and 22 less pt to Hwy CB 546 274 CB 542 424 CB 621 362 Inst No 1046992

I do further certify that the assessed valuation of the above described tract is as follows:

2003 VALUATION:	Land	- \$ 12,200
	Improvements	- <u>68,600</u>
	<b>TOTAL ASSESSED VALUATION</b>	<b>\$ 80,800</b>

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 10<sup>th</sup> day of August, 2004.

**PATRICIA SCHWARZ CORE, CLA,CRB,CRS,GRI**  
Certified Louisiana Assessor

\_\_\_\_\_  
**DEBRA M. FENDLASON, Certified Deputy Assessor**

Covington (985) 809-8180  
Fax (985) 809-8190

E-mail: pcore@stpgov.org  
Member International Association of Assessing Officers

Stidell (985) 646-1990  
Fax (985) 646-1920

C02004-02



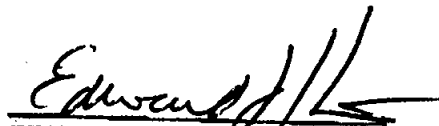
RESOLUTION  
OF  
NORTHSHORE SERVICE CENTER, INC.

C-1271

WHEREAS, Northshore Service Center, Inc. is the owner of the property designated as 2501 Highway 190, Covington, LA 70433; and Whereas, said corporation desires that it's property designated as 2501 Highway 190 be annexed and made part of the city limits of the City of Covington, State of Louisiana;

RESOLVED, that Edward H. Hartson or Mark Warren Boudreaux, the sole and only share holders of this corporation, are authorized and directed to take all action necessary to effect the foregoing annexation into the city limits of the City of Covington.

FURTHER RESOLVED, that Edward H. Hartson, 78261 Booth Road, Folsom, LA 70437 is authorized to act as agent for service of process for this corporation.

  
EDWARD H. HARTSON

DATED: 8-11-04

  
MARK WARREN BOUDREAUX

DATED: 8-11-04

C0200402

Property Description: Ward: 03R  
1 AC MEAS 240 FT ON MANDEVILLE ROAD THELMA ST. FOURTH AND FIFTH STS SQ  
21 AND PARCEL MEAS 120 FT ON FOURTH ST BY 240 FT DEP SQ 17 ALL IN SEC 42  
7 11 MAILLEVILLE AND STRIP MEAS 60 FT BY 240 FT BETWEEN SQS 17 AND 22 LESS  
1 FT TO HWY CB 546 274 CB 542 424 CB 621 362 INST NO 1046992  
2501 N HWY 190

Assessment #: 1070112828	
Total Assessed Value	80,800.00
Less: Homestead Value	0.00
Taxable Assessed Value	80,800.00
Tax on Millage (155.21)	12,540.97
Gravity Drainage Dist. #5	404.00

C-1271

1/15 #4987

\*\*\*\*\*AUTO\*\*6-DIGIT 70433  
NORTHSHORE SERVICE CENTER INC 19 24  
2501 N HWY 190 5577  
COVINGTON LA 70433-9044

Please Pay This Amount \$12,944.97

WE CAN NO LONGER MAIL PAID RECEIPTS.

THIS DOCUMENT AND YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT. PLEASE ALLOW UNTIL FEBRUARY 27TH 2004 FOR CHECKS TO CLEAR DUE TO VOLUME OF MAIL THAT HAS TO BE PROCESSED IN OUR FAX NOTICE TO THE PROPERTY OWNER: You are requested to return the bottom portion of this bill with remittance in the enclosed return envelope. PARTIAL PAYMENTS CANNOT BE ACCEPTED. Taxes for the year 2003 become delinquent after January 15, 2004 except in the cases of supplemental assessment notices which become delinquent fifteen (15) days following issuance of such supplemental notices. Interest will accrue on the taxes from and after the date the taxes become delinquent and bear interest from January fifteenth of such year until paid, at the rate of one percent per month or any part thereof. If your mortgage company pays this bill for you, you must forward this bill to them as soon as possible for their payment. IF YOU NO LONGER OWN THE PROPERTY, PLEASE FORWARD THIS BILL TO THE NEW OWNER OR USE THE RETURN ENVELOPE TO NOTIFY US OF THE NEW OWNER'S NAME AND ADDRESS. If you still own the property and your mailing address has changed, please complete the section below.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

CHANGE OF ADDRESS NOTIFICATION: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433.

Assessment #: 1070112828

My Correct Address is: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

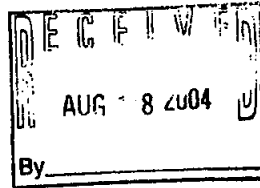
The physical address of my property is: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Colorado

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA  
PARISH OF ST. TAMMANY



C-1271

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Northshore Service Center Inc. as owner for the tax year 2003 and whose address is 2501 N Hwy 190 Covington, Louisiana 70433 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Covington:

PROPERTY DESCRIPTION

2000 Tax Roll - Assessment Number 1070112828


1 ac. m/l meas. 240 ft. on Mandeville Road, Thelma St., Fourth and Fifth Sts. Sq. 22 and Parcel meas. 120 ft on Fourth St. by 240 ft. dep. Sq. 17 all in Sec. 42 7 11 Mailleville and strip meas. 60 ft. by 240 ft. between Sqs. 17 and 22 Less pt. To Hwy. CB 546 274  
CB 621 362 Inst No. 1046992

- I. The total assessed value of all property within the above described area is \$ 80,800.
- II. The total assessed value of the resident property owners within the above described area is \$ \_\_\_\_\_ and the total assessed value of the property of non-resident property owners is \$ 80,800.
- III. I do further certify that the assessed valuation of the above described tract is as follows:  
2003 Tax Roll

VALUATION:	Land	- \$ 12,200
	Improvements	- 68,600
	<b>TOTAL ASSESSMENT</b>	<b>- \$ <u>80,800</u></b>

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 10 th day of August, 2004.

PATRICIA SCHWARZ CORE, Assessor  
ST. TAMMANY PARISH ASSESSOR

  
Debra M. Fendlason, Certified Deputy Assessor

C02004-02

AUG 18 2004

4TH STREET

417.47'

SQUARE "2" *C-1271*

VIVIAN STREET

240.00'

SQUARE "17"

2.316 ACRES  
100,869 SQ. FT.

THELMA STREET  
(NOW CLOSED PER ORDINANCE  
DATED MAY 22, 1936.)

A PORTION OF  
SQUARE "22"

240.07'

2501 HIGHWAY 190

5TH STREET

423.10'

240'

60'

123.10'

88.39'

1-1/4" IRON  
PIPE FND

1-1/4" IRON  
PIPE FND

NOTE: IMPROVEMENTS NOT LOCATED  
AT OWNERS RISK

EXISTING  
METAL  
WELL



RECEIVED  
AUG 16 2004  
By \_\_\_\_\_

DENOTES HIGHWAY R/V MARKER FND  
 DENOTES 1/2" IRON ROD SET  
UNLESS OTHERWISE NOTED.

THE BOUNDARIES AND INTERESTS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
FORWARD IN THE INSTRUMENTS AND RECORDS ON FILE IN THE PUBLIC RECORDS OF THE  
PARISH OF TANGIPAHOLA, LOUISIANA. THIS SURVEY IS NOT TO BE CONSIDERED AS A  
WARRANTY OF TITLE OR AS A GUARANTEE OF THE ACCURACY OF THE DATA ON WHICH IT IS  
BASED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

Survey Certified True  
and Correct By  
*Randall W. Brown*  
Randall W. Brown & Associates, Inc.  
Professional Land Surveyors  
Planners • Consultants  
228 W. Causeway App. Mandeville, LA 70448  
Date: 4-7-97  
Survey No. 97286  
Scale: 1"=40'  
Drawn By: LAK

SQUARE 17 & A PORTION OF SQUARE 22  
MAILEVILLE SUBDIVISION  
SECTION 42 • TOWNSHIP 7 SOUTH • RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FDR  
NORTHSHORE SERVICE CENTER, INC.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
FIRST NATIONAL BANK OF COMMERCE

*C02004-02*