

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1405

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: GIS

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 0.08 ACRE OF LAND MORE OR LESS FROM PARISH SA SUBURBAN AGRICULTURE DISTRICT TO CITY OF SLIDELL A-6 SINGLE FAMILY RESIDENTIAL DISTRICT WHICH PROPERTY IS GENERALLY WEST OF ALMONASTER ROAD AND NORTH OF OF LOPEZ STREET, BEING LOT 1, SQUARE 20 SPANISH TRAIL HIGHLANDS SUBDIVISION IN S44, T9S, R14E, WARD 9, DISTRICT 12.

WHEREAS, the City of Slidell is contemplating Annexation of 0.08 acre of land more or less owned by Calvary Baptist Church, located generally west of Almonaster Road and north of of Lopez Street, being Lot 1, Square 20 Spanish Trail Highlands Subdivision, being part of Spanish Trail Highlands, Sq 20, Lot 1, S44, T9S, R14E, Ward 9, District 12 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish SA Suburban Agriculture District to City of Slidell A-6 Single Family Residential District which is not an intensification of zoning, and

WHEREAS, the property is not developed and the proposed annexation would/would 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 Slidell to annex and rezone 0.08 acre of land more or less, located in District 12 from Parish SA Suburban Agriculture District to City of Slidell A-6 Single Family Residential 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 Slidell 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 Slidell 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:

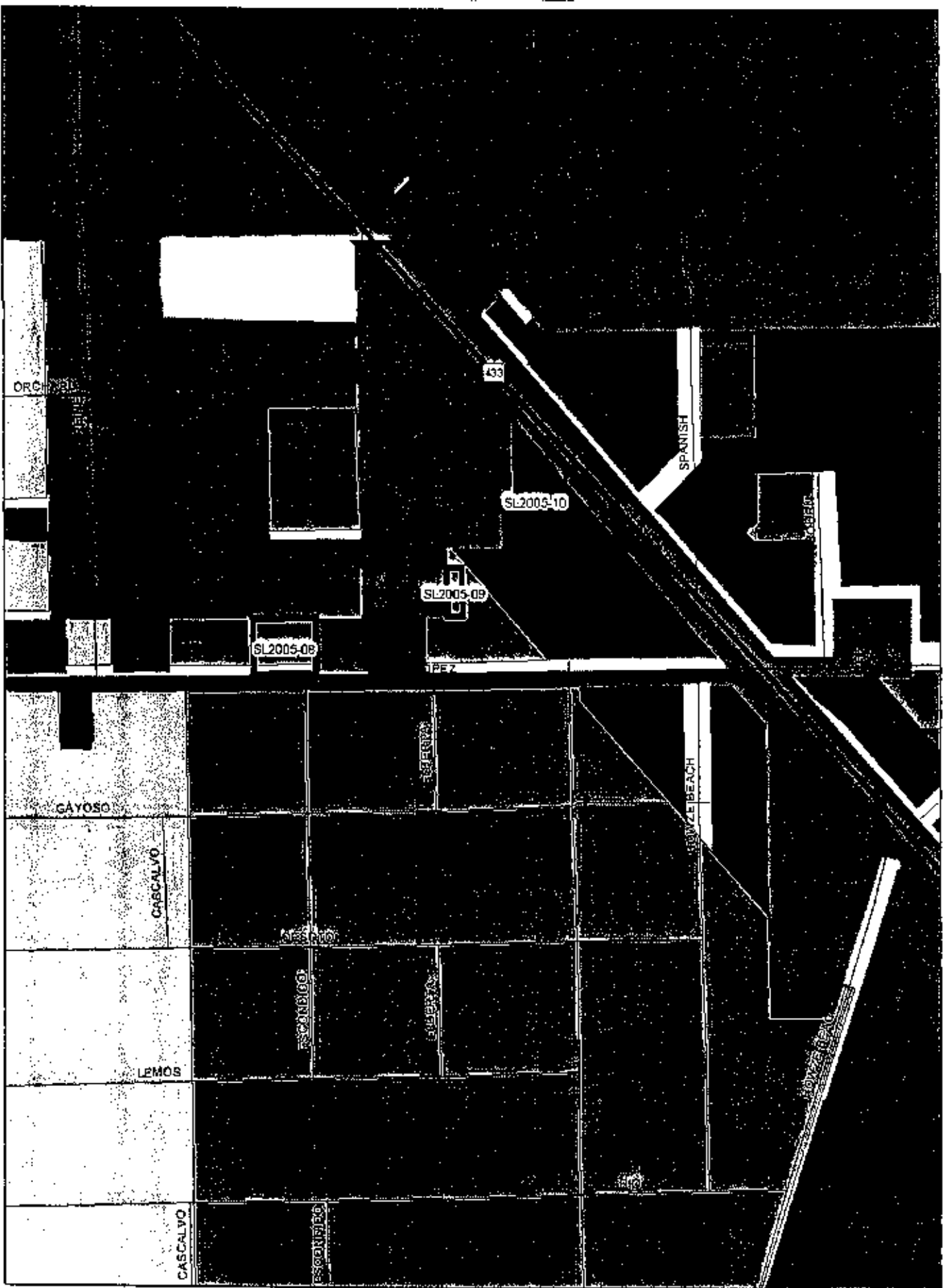
THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
DIANE HUESCHEN, CLERK OF COUNCIL

(Ref. no. SL2005-09)

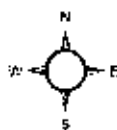


## Slidell Annexation



### Legend

Rural	PUD Planned Unit Development
SA Suburban Agriculture	LC Light Commercial
A-1 Suburban	C-1 Neighborhood Commercial
A-2 Suburban	C-2 Highway Commercial
A-3 Suburban	C-3 Planned Commercial
A-4 Single Family Residential	M-1 Light Industrial
MH Mobile Home	M-2 Intermediate Industrial
A-5 Two Family Residential	M-3 Heavy Industrial
A-6 General Multiple Family	major_roads
SD Special District	sp-rs-in-4011-12004-415
RC Recreation/Conservation	Boundary Trace
ID Institutional	sp-st-aime
	sp-hyde
	Slidell
	sl-2005-10
	sl-2005-09
	sl-2005-08



This map was produced by St. Tammany Parish Information Services.  
 Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.  
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## ST. TAMMANY PARISH

SPECIAL REVENUE MANGER

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2865

FAX: (985) 898-6238

EMAIL: RTHOMPSON@STPGOV.ORG

*Kevin Davis*

*Parish President*

### Memo

TO: Bill Oiler  
FROM: Robert Thompson  
DATE: April 14, 2005  
RE: Ework Comments

Summary of Ework "notes:

#### SL2005-08

Date Submitted	User	Comment
4/8/2005	Rusty Waldrup	This should be no problem. It is a parish island in the city. The requestor is a church. I suspect they are seeking to expand the existing church.
3/21/2005	Sidney Fontenot	Complies with Louisiana Revised Statutes relative to annexation. Proposal from parish SA to City A-6 intensifies the zoning classification.

#### SL2005-09

Date Submitted	User	Comment
4/8/2005	Rusty Waldrup	This should be no problem. It is a parish island in the city. The requestor is a church. I suspect they are seeking to expand the existing church.
3/21/2005	Sidney Fontenot	Complies with Louisiana Revised Statutes relative to annexation. Proposal from parish SA to City A-6 intensifies the zoning classification.

**SL2005-10**

<b>Date Submitted</b>	<b>User</b>	<b>Comment</b>
4/8/2005	Rusty Waldrup	This is another island in the city. The building in 2001 was being used as an activity center. I am not sure what the current use is. The city zoning would not allow general commercial usage of the property
3/21/2005	Sidney Fontenot	Complies with Louisiana Revised Statutes relative to annexation. Complies with annexation agreements as the proposal to change the zoning from Parish A-6 to City C-2 does not intensify the zoning classification.

SL2005-09

4-7-05

# THE CITY OF SLIDELL

*Planning and Zoning Commission*

April 5, 2005

**CERTIFIED MAIL 7003 3110 0004 6993 2945**

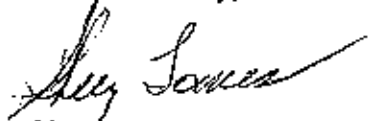
Councilman Jerry Binder  
District 12  
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- Re: (1) A05-08/Z05-12: A request by Calvary Baptist Church to annex and zone Lots 7, 8, 9 & 10, Sq. 1, Spanish Trail Highlands Subdivision from Parish Suburban Agriculture to City A-6 Single Family Residential**
- (2) A05-09/Z05-13: A request by Calvary Baptist Church to annex and zone Lot 1, Sq. 20, Spanish Trail Highlands Subdivision from Parish Suburban Agriculture to City A-6 Single Family Residential.**
- (3) A05-10/Z05-14: A request by Calvary Baptist Church to annex and zone Lots 7-12, Sq. 19, Spanish Trail Highlands from Parish C-2 Highway Commercial to City A-6 Single Family Residential.**

Dear Councilman Binder:

This is to advise you that the Slidell Planning and Zoning Commission will introduce a request to consider the annexation and zoning of the above referenced. The introduction will be held on Monday, April 18, 2005, at 7:00 p.m. in the City Council Chambers, 2<sup>nd</sup> floor of City Hall, 2055 Second Street, Slidell, LA. The public hearing will be held the following month on Monday, May 16, 2005. Final action will not take place by the City Council until after the May 16, 2005, meeting of the Planning and Zoning Commission.

Sincerely,



Sherry Tomes, Secretary  
Slidell Planning & Zoning  
Commission

Enclosures- Applications (Annexation & Zoning),  
Survey

cc: Mayor Ben Morris  
Martin Bruno, Jr., FAICP, Director of Planning  
Bill Oiler, CAO, St. Tammany Parish  
Rusty Waldrup, St. Tammany Parish Department of Development/w enclosures  
Michael Savante, Parish Council Administrator  
Robert Thompson, Special Revenue Manager w/ enclosures

CITY OF SLIDELL  
PETITION FOR ANNEXATION

SL2005-07

City of Slidell  
Parish of St. Tammany  
State of Louisiana

Date: March 16, 2005

1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are 0 registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.

2) The property owners of this area are: (please print clearly)

NAME	MAILING ADDRESS	PHONE NUMBER
CALVARY BAPTIST CHURCH	1615 Old Spanish Trail Slidell LA 70458	(985) 643-6957

There are:        Resident property owners

  #   Non-resident property owners

3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.

4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.

5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.

6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.

7) A copy of the last paid tax statement must be submitted with this petition for annexation.

8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 892-6150 if you have any questions.

The undersigned petitioner(s), after being duly sworn, deposed and said that all of the allegations and statements of fact are true and correct.

CALVARY BAPTIST CHURCH

BY: Charles Starnes

CHARLES STARNES, Pastor

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this 16 day of March, 2005.

Merin D. [Signature]  
Notary Public

La. Bar No. 12099

CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

Planning and Zoning Commission  
City of Slidell, Parish of St. Tammany  
State of Louisiana

Date: March 16, 2005

Petition is hereby made to the City of Slidell, Louisiana to change the zoning classification of hereinafter described property.

(Instructions: Please print all information so that it can be easily read.)

1) Location of Property. The property petitioned for zoning/rezoning is bounded by the following streets:

On the west by Faith Street, on the north by Guam Street, to the east by Almonaster, and to the south by Lopez Street

and identified by Lot, Square/Block, and Subdivision Name as follows:

Lot 1, Square 20, Spanish Trail Highlands Subdivision

Note: If the property does not have Lot, Square/Block, and Subdivision Name, attach separate sheet giving description by metes and bounds.

2) Total number of acres or part thereof: \_\_\_\_\_

3) The reasons for requesting the zoning change are as follows:

A-6 is a more appropriate zoning classification.

4) A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.

5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for zoning. If a couple, both husband and wife must sign the petition.

6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the aforescribed property be changed

FROM SA TO A-6  
(existing classification) (proposed classification)

Signature	Mailing Address	Phone #	% Land Owned
BY: <u>Charles Starnes</u> CHARLES STARNES, Pastor	1615 Old Spanish Trail Slidell LA 70458	(985) 643-6957	100%

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 16 day of March, 2005.

Alvin D. [Signature]  
Notary Public  
La. Bar No. 12099

SQ. 19

FAITH STREET side

GUAM STREET

ALMONASTER RD. side



1/2" Iron Rod (Set)

East Plan  
N89°56'35"E Actual 1/2" Iron Rod (Set)

33.60' Plan & Actual

1

SUBDIVISION BOUNDARY

Base Bearing NORTH

104.49' Actual

110.00' Plan

110.00' Plan

104.94' Actual

SOUTH Plan

S00°00'37"E Actual



2

3

1 1/2" Iron Pipe (Fnd)

Plan & Actual

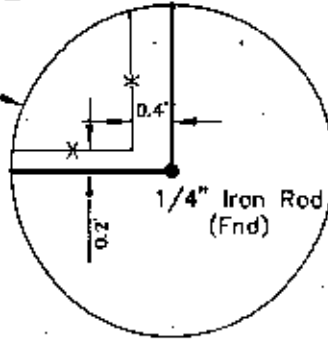
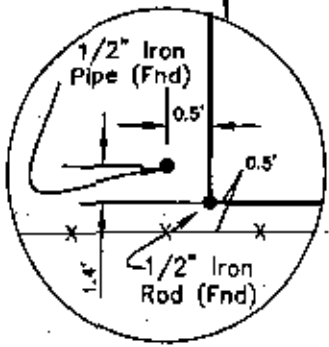
33.60'

N89°17'27"W

1/2" Iron Rod (Fnd)

1/4" Iron Rod (Fnd)

SQ. 20



LOPEZ ST. side

GRAPHIC SCALE



( IN FEET )  
1 INCH = 30 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....  
Side Setback.....  
Rear Setback.....

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊗ Cross

ADDRESS: \_\_\_\_\_

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205-0270 E  
F.A.R.M. Date 4/21/1999  
ZM: AS C.F.E. 490  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
1044273

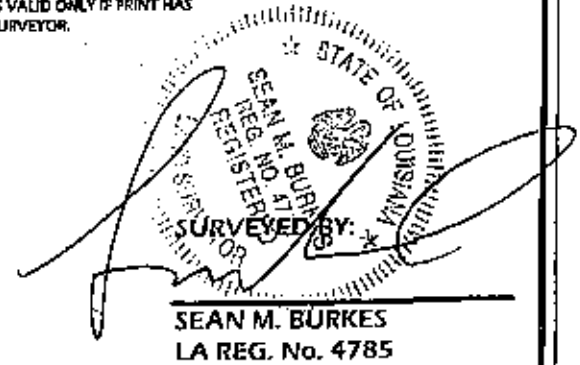
DATE:  
11/30/2004

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
2990 East Gause Blvd., Suite B  
Slidell, Louisiana 70461  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: BC  
CHECKED BY: MD  
SCALE: 1" = 30'

LOT 1, SQUARE 20,  
SPANISH TRAIL HIGHLANDS SD.,  
LOCATED NEAR THE CITY OF SLIDELL,  
IN SECTION 44, T-9-S, R-14-E,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CALVARY BAPTIST CHURCH



SEAN M. BURKES  
LA REG. No. 4785



**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**THAT CERTAIN LOTS OF GROUND**, together with all improvements thereon, and all rights, ways, privileges, servitudes, and advantages thereunto belonging and to any way appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part of thereof known as **SPANISH TRAIL HIGHLANDS SUBDIVISION**, located in Section 44, Township 9 South, Range 14 East. Said lot is more fully described as follows:

**SQUARE - 20 - LOT 1 - SPANISH TRIAL HIGHLANDS SUBDIVISION - ST. TAMMANY PARISH, STATE OF LOUISIANA.**

Being the same property that **GARRETT-WOOD, INC.**, acquired by act passed before Thomas R. Caruso from Future Homes, inc. dated 6/13/85, **COB 1211, FOLIO 409**, and Act of Correction dated 12/19/86, **COB 1288 FOLIO 464**, all filed in the official records of St. Tammany Parish, State of Louisiana.

**RESOLUTION**

**OF**

**CALVARY BAPTIST CHURCH**

**BE IT RESOLVED THAT CHARLES STARNES**, the Pastor of **CALVARY BAPTIST CHURCH**, a Louisiana non-profit corporation, domiciled in the City of Slidell, Parish of St. Tammany, State of Louisiana, be and he is hereby authorized and empowered for and on behalf of this corporation to petition the City of Slidell for annexation and for a change of zoning of the property more fully described below. And in order to accomplish such purposes, the said pastor of **CALVARY BAPTIST CHURCH** is hereby authorized and empowered to execute any and all documents as in his absolute discretion may deem necessary and advisable.

**PROPERTY DESCRIPTION**

**THAT CERTAIN LOTS OF GROUND**, together with all improvements thereon, and all rights, ways, privileges, servitudes, and advantages thereunto belonging and to any way appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part of thereof known as **SPANISH TRAIL HIGHLANDS SUBDIVISION**, located in Section 44, Township 9 South, Range 14 East. Said lot is more fully described as follows:

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**CERTIFICATE**

I, the undersigned Secretary of **CALVARY BAPTIST CHURCH**, do certify that the above and foregoing to be a true and correct copy of the minutes of the meeting of the membership of **CALVARY BAPTIST CHURCH**, duly and legally called, convened, and held after notice of the purpose at Slidell, Louisiana on November 21, 2004, whereat a quorum was present and voting and that the same has not been revoked or rescinded.

Witness my signature at Slidell, Louisiana, this 22nd day of November, 2004.

*Kathryn A. McKean*  
**KATHRYN A. McKEAN**  
Secretary of  
**CALVARY BAPTIST CHURCH**

**ATTEST:**

*Charles Starnes*  
**CHARLES STARNES, PASTOR**