

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1536

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 5 ACRES OF LAND MORE OR LESS FROM PARISH SA- SUBURBAN AGRICULTURAL DISTRICT TO CITY OF COVINGTON C-1 COMMUNITY BUSINESS DISTRICT WHICH PROPERTY IS LOCATED AT 5 ACRES , OFF US HWY 190 BYPASS, SITUATED AT SECT 29, T6S, R11E IN S29, T6S, R11E, WARD 3, DISTRICT 3.

WHEREAS, the City of Covington is contemplating Annexation of 5 acres of land more or less owned by Jennifer & Ronald A. Gitz, Jr., located at 5 acres , off US Hwy 190 Bypass, situated at Sect 29, T6S, R11E, part of S29, T6S, R11E, Ward 3, District 3 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish SA- Suburban Agricultural District to City of Covington C-1 Community Business District which is an intensification of zoning, and

WHEREAS, the property is developed/ not 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 5 acres of land more or less, located in District 3 from Parish SA-Suburban Agricultural District to City of Covington C-1 Community 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 \_\_\_\_\_, 2005, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
STEVE SEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
DIANE HUESCHEN, CLERK OF COUNCIL  
(Ref.no.CO2005-01)



Candace Watkins  
Mayor

AUG 15 2005

*City of Covington  
Louisiana*

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

C02005-01

Patricia "Pat" Clanton  
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. Alexius  
Councilman, District "E"  
Office: 985-898-4722  
Fax: 985-898-4718  
Email: council@covla.com

August 4, 2005

St. Tammany Parish Planning & Zoning  
PO Box 628  
Covington, LA 70434

City Planner:

Ronald & Jennifer Gitz have petitioned the City for annexation of their property.

Please confirm the current zoning of the property.

This annexation case is on the August 15 Planning and Zoning Commission meeting. If you have any questions, please call Nahketah Bagby, City Planner, at 898-4725.

Best regards,

Karen Whiteside  
Planning & Zoning

Cc: St. Tammany Parish Council

CO2005-01

**Monthly Planning & Zoning Meeting  
Monday, August 15, 2005**

**Preliminary Staff Report**

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To: Planning & Zoning Commission  
Prepared: August 3, 2005

Prepared By: Nahketah Bagby  
District: A: Williams

**Case Number 05-43ZA**

**I. General Information**

**Petitioner/Owner: Jennifer and Ronald A. Gitz, Jr.**

**Proposal:** 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 as five (5) acres, off of US Hwy 190 Bypass, situated at Section 29, T6S, R11E, St. Tammany Parish, Louisiana. Said property is requesting a C-1 zoning.

**Zoning:** The property is currently zoned Suburban Agricultural in the Parish St. Tammany Parish. The petitioner is requesting C-1 Community Business as part of the annexation. The adjacent City zoning is C-3 Highway Commercial.

**II. Background**

The petitioned site is located in Area 1 (Growth Management Area) of intergovernmental agreement between the City of Covington and St. Tammany Parish. The growth management area is an area currently under the jurisdiction of the parish government, which surrounds the City and is an area expected to experience growth over the next 25 years. The growth management area includes within it an area that is expected to be annexed by the City over the next 10 years.

**III. Policy Considerations For Annexation**

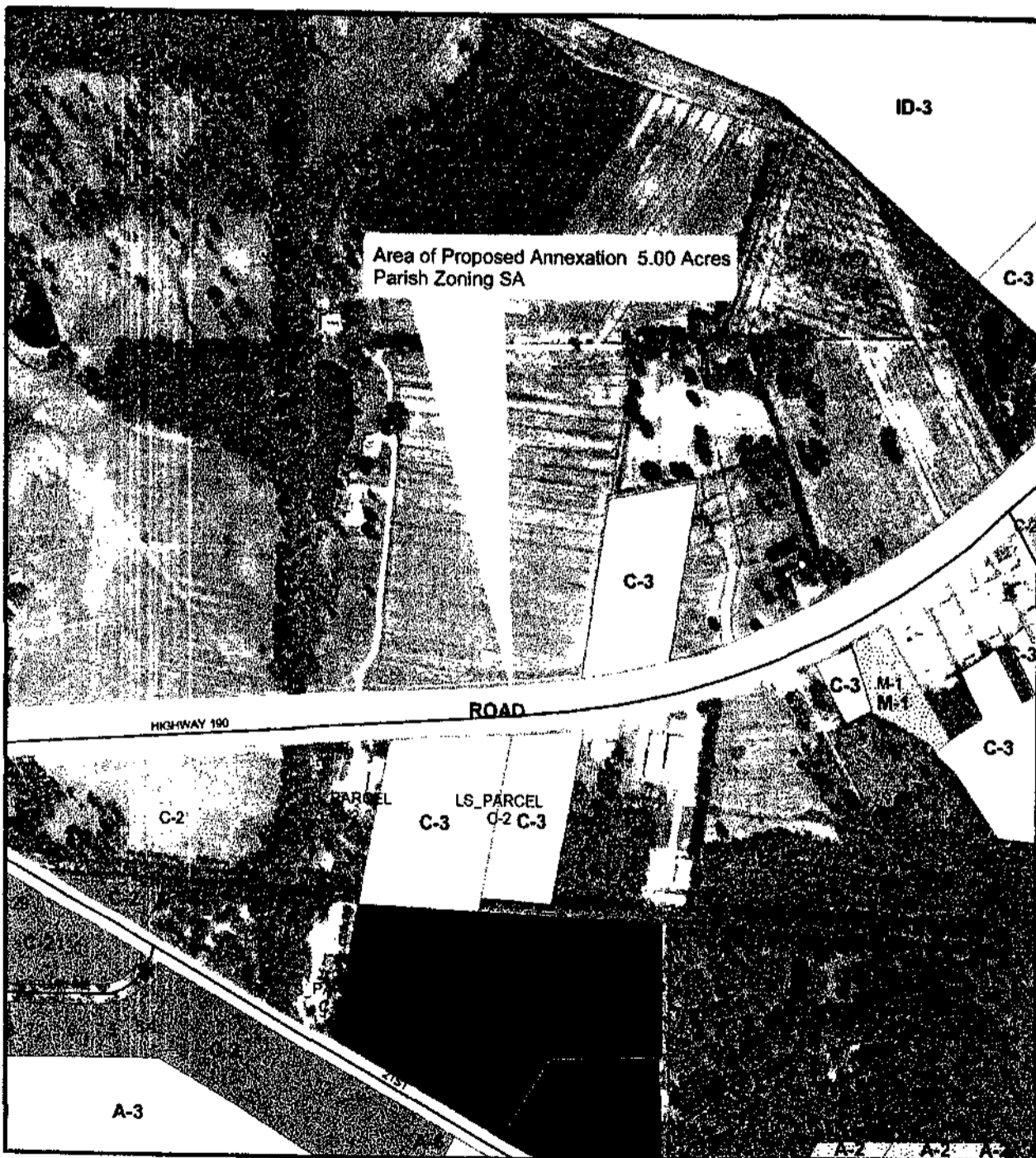
- The case complies with intergovernmental annexation agreement between the City of Covington and St. Tammany Parish.
- The petitioned site is adjacent to the current City limits.

C02005-01

- The City's 1998 Comprehensive Plan recognized the area as a future annexation area. The plan recommended Business Park/ Light Industrial Uses.
- The annexation would help promote orderly growth, provides for municipal services in the area, and preserve the city's fiscal position.

CG 2005-01

# City of Covington Jennifer and Ronald A Gitz, Jr Petition for Annexation



This map is for planning purposes only

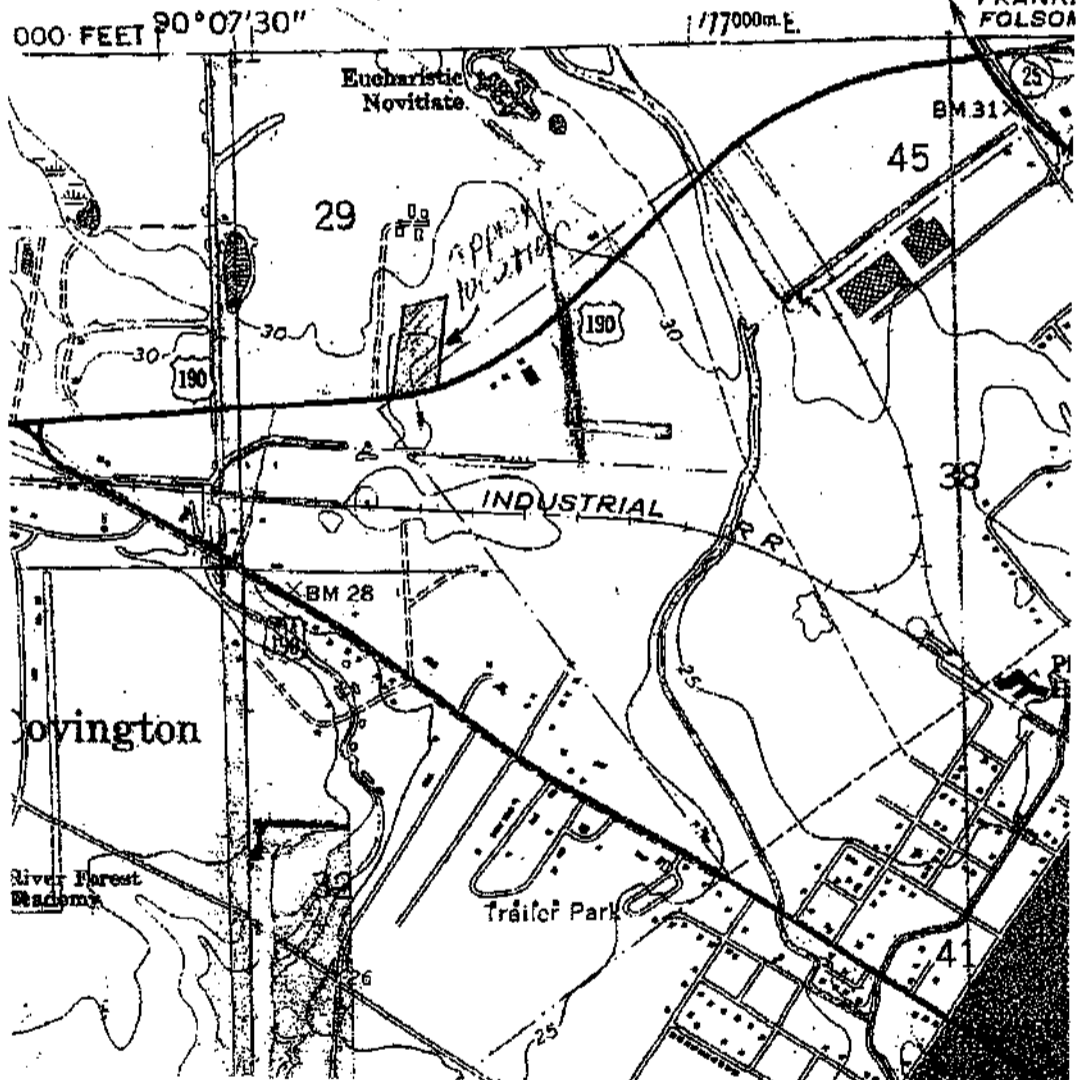
Co2005-01

1"=1000'

RANGLE

TOPOGRAPHIC  
MAP

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



RECEIVED

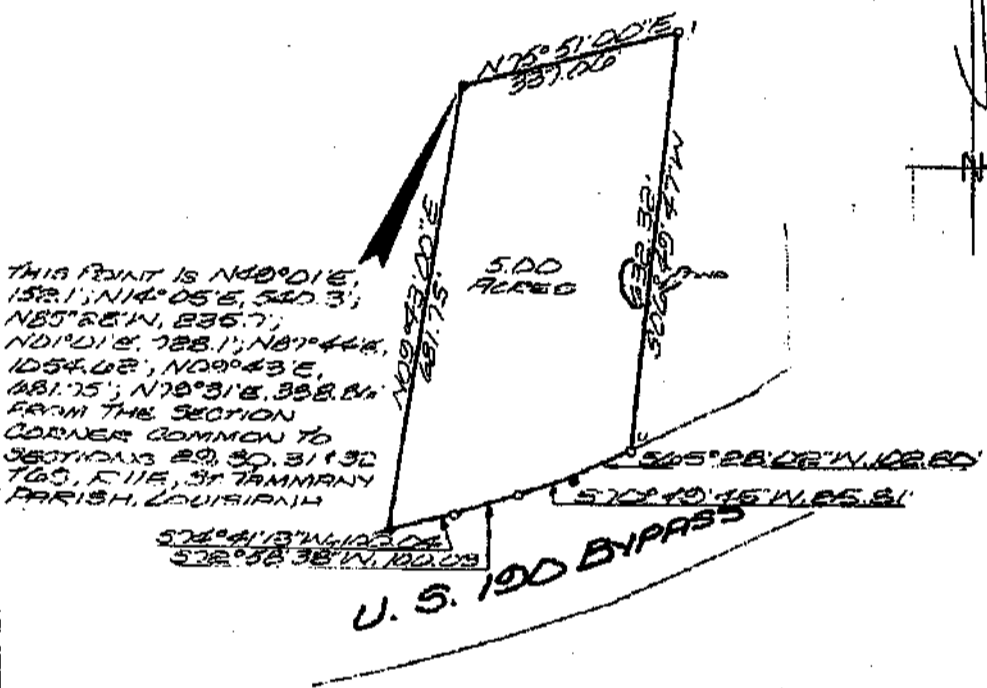
JUL 20 2005

PLANNING & ZONING

C02805-C1

2289

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMMUNITY PANEL NO 225805 0280 C, MAP DATED 10-17-1989.



- H.W. N.O.U. FOUND
- IRON SET
- IRON FOUND

MAP PREPARED FOR **BETTY JEAN NORRIS** WIFE OF AND **FLOYD V. NORRIS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 29 TOWNSHIP 0 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED ON THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

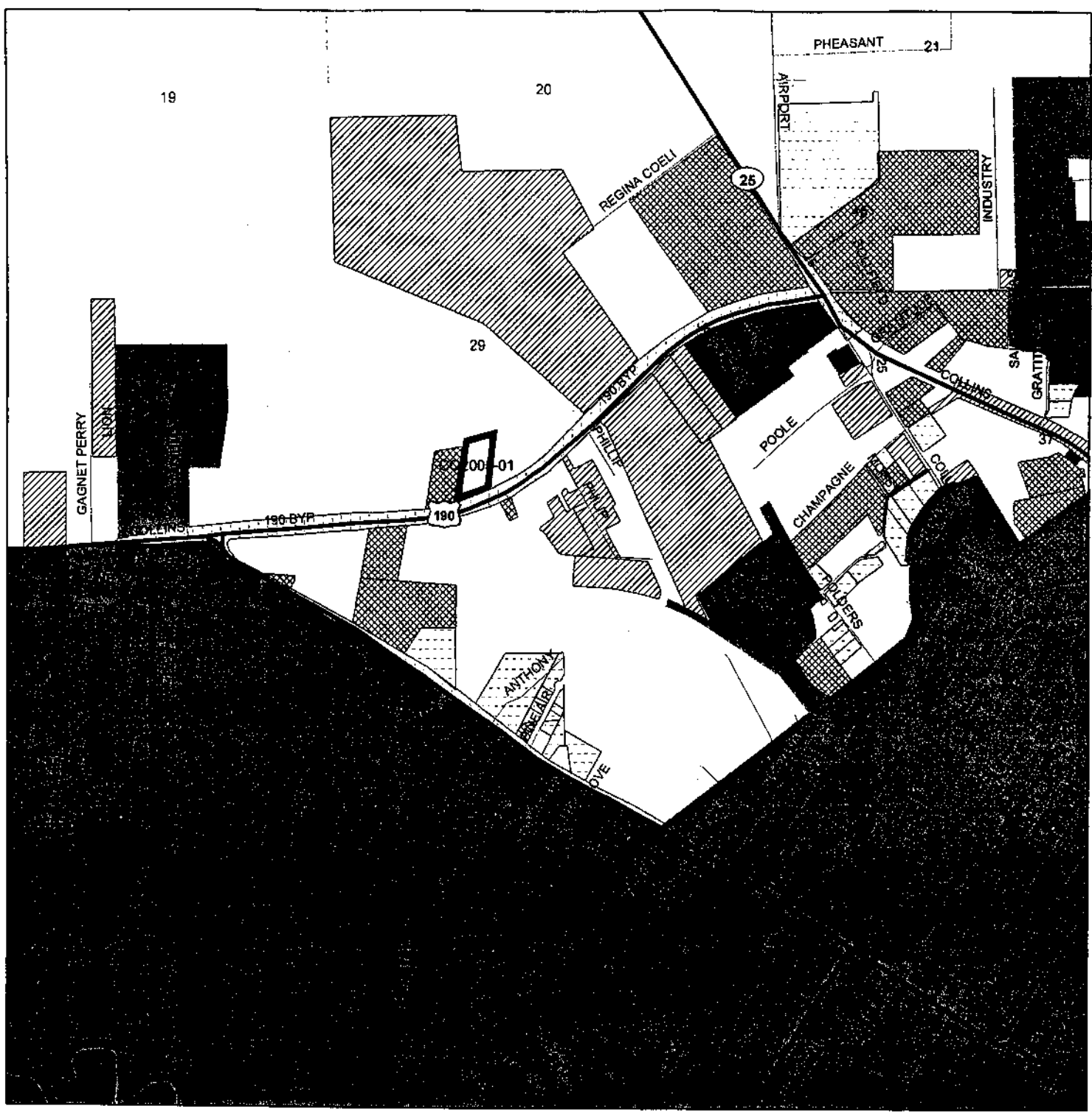
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'  
DATE: April 16, 1995  
NUMBER: 6772

CERTIFIED CORRECT

RECEIVED  
JUL 20 2005  
PLANNING & ZONING

CO2005-01

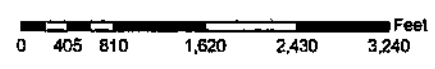


### Proposed Annexation

**Legend**

- CO2005-01 Covington-STD3 Covington\_UG\_Areas
- SALES\_TAX**
- City
- Parish
- Split
- MRO/NLP
- Residential
- ROW
- Enhancement Areas**
- Annexation Area 1
- Annexation Area 3
- Growth Management Area 2

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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CO2005-01

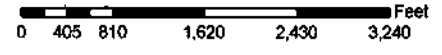


## Proposed Annexation

### Legend

- |                          |                               |                             |
|--------------------------|-------------------------------|-----------------------------|
| CO2005-01 Covington-STD3 | Rural                         | LC Light Commercial         |
| <b>SALES TAX</b>         | SA Suburban Agriculture       | C-1 Neighborhood Commercial |
| City                     | A-1 Suburban                  | C-2 Highway Commercial      |
| Parish                   | A-2 Suburban                  | C-3 Planned Commercial      |
| Split                    | A-3 Suburban                  | M-1 Light Industrial        |
| MRO/NLP                  | A-4 Single Family Residential | M-2 Intermediate Industrial |
| Residential              | MH Mobile Home                | M-3 Heavy Industrial        |
| ROW                      | A-5 Two Family Residential    | GMA                         |
|                          | A-6 General Multiple Family   | MIO                         |
|                          | SD Special District           | PCO                         |
|                          | RC Recreation/Conservation    | SRO                         |
|                          | ID Institutional              | SSO                         |
|                          | PUD Planned Unit Development  |                             |

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CO2005-01

CO2005-01: Departmental reviews and comments

Planning Department – Sidney Fontenot:

Complies with Louisiana Revised Statutes relative to annexations.

Complies with Growth Management Agreement.