

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1678

COUNCIL SPONSOR STEFANCIK/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 2.5 ACRES OF LAND MORE OR LESS FROM PARISH RURAL DISTRICT TO TOWN OF PEARL RIVER B-2 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED at SE corner of LA Hwy, 1090 Military Road and the Southern Railway ROW East of Hwy 11 Ward 8, District 9.

WHEREAS, the TOWN OF PEARL RIVER is contemplating annexation of 2.5 acres of land more or less owned by SKF Properties, LLC, and located at SE corner of LA Hwy, 1090 Military Road and the Southern Railway ROW East of Hwy 11, S12, T8S, R14E Ward 8, District 9 (see attachments for complete description); and

WHEREAS, the proposed annexation is **not** consistent with the Annexation Agreement entered into by the TOWN OF PEARL RIVER and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish Rural District to TOWN OF PEARL RIVER B-2 Highway Commercial District which is an intensification of zoning; and

WHEREAS, the property **is not** developed and the proposed annexation **would not** result in a split of the sales tax revenues, all sales tax revenue shall accrue to the Parish of St. Tammany.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the TOWN OF PEARL RIVER annexation and rezoning of 2.5 acres of land more or less, at SE corner of LA Hwy, 1090 Military Road and the Southern Railway ROW East of Hwy 11 S12, T8S, R14E from Parish Rural District to TOWN OF PEARL RIVER B-2 Highway Commercial District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the TOWN OF PEARL RIVER.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the TOWN OF PEARL RIVER review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the TOWN OF PEARL RIVER require 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 \_\_\_\_\_, 2006, 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 (PR2006-01)



**JAMES LAVIGNE**  
Mayor

# TOWN OF PEARL RIVER

P.O. Box 1270  
Pearl River, Louisiana 70452  
Telephone (985) 863-5600  
FAX (985) 863-2586

*PC2006-01*  
**RUBY GAULEY**  
Mayor Pro Tempore

**VIRGIL PHILLIPS**  
**DAVID McQUEEN**  
**THERESA ZECHEVELLY**  
**MARIE CROWE**  
Aldermen

**BENNIE RAYNOR**  
Chief of Police

**ELIZABETH ALLEN**  
Town Clerk

**RONALD W. "RON" GUTH**  
Town Attorney

**LISA POLK**  
Deputy Clerk

*C1678*

January 5, 2006

Mr. Gary Singletary  
% St. Tammany Parish  
P.O. Box 628  
Covington, LA 70435

MAR 07 2006  
*24*

Re: Annexation

Dear Mr. Singletary,

The Town was petitioned by SKF Properties, LLC to annex 2.5 acres that is contiguous to the cooperate limits of the Town of Pearl River, LA . This property adjoins the 7.8 acres that was annexed last year by Military Road Properties with the Parish's approval by resolution No. C-1355. The 2.5 acres will be zone B-2 Highway Commercial.

As agreed with the Parish Sales Tax Split Agreement the Town is asking the Parish's consent to annex this property.

Sincerely,

*E. Elizabeth Allen*

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 0.60	UNIT ID: 0480
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	Clerk: GNTJSD
Restricted Mailbox Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	01/05/06

Send To: *Mr. Gary Singletary / St. Tammany Parish Council*  
or PO Box No. *P.O. Box 628*  
City, State, ZIP+4: *Covington LA 70435*

OPPORTUNITY EMPLOYER



**JAMES LAVIGNE**  
Mayor

# TOWN OF PEARL RIVER

P.O. Box 1370  
Pearl River, Louisiana 70452  
Telephone (985) 863-5800  
FAX (985) 863-2586

PR 2006-01

**RUBY GAULEY**  
Mayor Pro Tempore

**VIRGIL PHILLIPS**  
**DAVID McQUEEN**  
**THERESA ZECHENELLY**  
**MARIE CROWE**

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Chief of Police

**ELIZABETH ALLEN**  
Town Clerk

**RONALD W. "RON" GUTH**  
Town Attorney

**LISA POLK**  
Deputy Clerk

C-1678

January 5, 2006

Mr. Sidney Fontenot  
% St. Tammany Parish  
Planning & Zoning  
P.O. Box 628  
Covington, LA 70435

MAR 07 2006  
DHT

Re: Annexation

Dear Mr. Fontenot,

The Town was petitioned by SKF Properties, LLC to annex 2.5 acres that is contiguous to the cooperate limits of the Town of Pearl River, LA . This property adjoins the 7.8 acres that was annexed last year by Military Road Properties with the Parish's approval by resolution No. C-1355. The 2.5 acres will be zone B-2 Highway Commercial.

As agreed with the Parish Sales Tax Split Agreement the Town is asking the Parish's consent to annex this property.

Sincerely,

*JM*

2006 01 05 1000 041 500

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**OFFICIAL USE**

Postage	\$ 0.60	UNIT ID: 0480
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	Clerk: 047350
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	01/05/06

Address: *Mr. Sidney Fontenot / St. Tammany Parish*  
 City, State, ZIP: *P.O. Box 628*  
*Covington, LA 70435*

OPPORTUNITY EMPLOYER

PK2006-01

C-1678

Town of Pearl River  
Annexation Request

Planning Commission Meets First and Third Tuesdays at 7:00 P.M.

Please include:

- 1. Map SURVEY
- 2. Description LEGAL

A fee of \$25.00 per Acre

Date of Request 12/27/05

Petition is hereby made to the planning commission and the TOWN OF PEARL RIVER for annexation into the TOWN OF PEARL RIVER, by:

Name: SKE PROPERTIES, L.L.C. STEPHEN FELKE, MAR.

Street Address: 4441 BURGANE RD UNIT 603 BATH RD SE LA TORRE

Telephone Number: 225-761-8124 CALL 54-453-7140

Zoning of Property to be Annexed: RURAL IN PARISH / R-2 IN TOWN

Reason of Annexation: ACCESS OF CITY UTILITIES AND RE-ZONING TO COMMERCIAL / R-2 HIGHWAY ACCESS

Description of Property: SEE ATTACHED SURVEY AND SALE DOCUMENT

2.5 ACRES

(or attach copy of Deed & Map)

IF A PUBLIC HEARING MUST BE HELD, THE PERSON REQUESTING ANNEXATION MUST BE PRESENT.

For Office Use Only

Date Presented to Commission: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Result of Public Hearing: \_\_\_\_\_

Zoning After Annexation: \_\_\_\_\_

Jan. 3. 2006 9:27AM

SCALFANO ENGINEERING, INC.

No. 2197 P. 2/2

PR2006-01

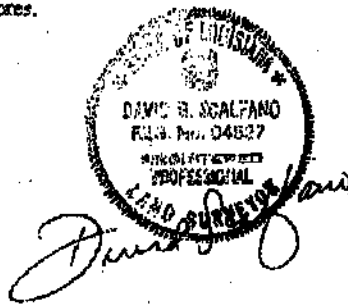
C-1678

**Scalfano**  
**ENGINEERING, INC.**  
 Professional Engineering  
 E-Mail: david@scalfano-inc.net

Legal Description for a 2.50 acre parcel of land situated in Sections 12, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and being more fully described as follows:

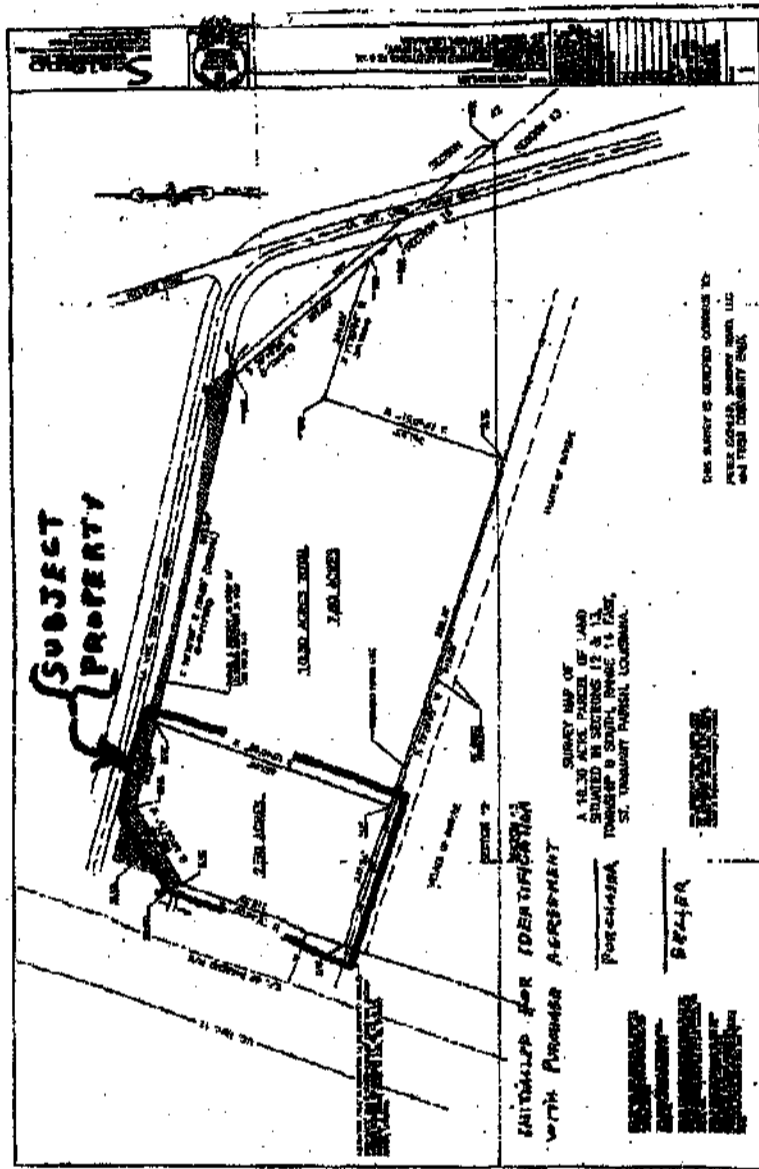
From the Section Corner common to Sections 11, 12, 13 and 14, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, go South 01°00'00" East a distance of 1333.6 feet; thence East a distance of 661.2 feet; thence North 18°40'00" East a distance of 1635.89 feet to a point located on the easterly right of way line of the Southern Railroad, now or formerly and the point of beginning. From the point of beginning, go along said right of way line, North 18°40'00" East a distance of 316.53 feet to a point located on the southerly right of way line of La. Hwy. 1090 (Military Road); thence go along said right of way line, North 58°00'17" East a distance of 165.33 feet; thence South 76°18'05" East (Title-South 76°16'55" East) a distance of 133.61 feet; thence leaving said right of way line, go South 18°40'00" West a distance of 457.70 feet; thence go North 71°20'00" West a distance of 257.84 feet to a point located on the easterly right of way line of the Southern Railroad, now or formerly back to the point of beginning.

Said parcel of land contains 2.50 acres.



28661 KRENTEL ROAD, LACOMBE, LA. 70445  
 PH.: (985) 882-6363 - FAX: (985) 882-6322

2/13/06



PR2006-01

C-1678

PC-2006-01

# FOR SALE

## UNIQUE COMMERCIAL TRACT Slidell/Pearl River, Louisiana

FOR MAP ONLY

C-1678

This is the only viable, commercially zoned parcel on busy U.S. Hwy 11 (Military Road) near Exit #3 on I-59.

Military Road and Highway 11 in this area bring together growing neighborhoods of middle and upper middle income families. This site appears to be a 'Natural' for a Super Market or Neighborhood Shopping Center. Located between a railroad crossing and an oblique turn in the highway, with 643 feet of road frontage, this 7.8 acre parcel commands the attention of travelers, commuters, business people, shoppers and car-poolers taking children to and from school and after school activities.

Utilities are provided by the Town of Pearl River, which will welcome commercial or retail development.

Site details are available at MLS #579872 or LACDB #293919



Call Mickey Evans, 504.621.7746 for more information,  
or for a personal tour of this site.



June 13, 2005

LATTER & BLUM  
DIGITALIZED

DATE: \_\_\_\_\_  
The information contained herein, while not guaranteed, has been obtained from sources we believe to be reliable.

TOWN OF PEARL RIVER  
DISTRICT ZONING REGULATIONS  
B-2 HIGHWAY BUSINESS

PR 2006-01

C-1678

**PERMITTED USE OF LAND & STRUCTURES:**

**PERMITTED PRINCIPAL USE PERMIT:**

- A.) Churches
- B.) Public schools
- C.) Parks & Playgrounds
- D.) Motels/Hotels, Clubs & Lodges
- E.) Hospitals & Charitable Institutions
- F.) Banks, Offices, Theaters
- G.) Stores, Restaurants, Bakeries, Laundries
- H.) No dwelling units allowed unless said dwellings are occupied by the custodial owner or manager of the business established in which the dwelling is located.

- I.) Studio, Stores, Warehouses, Car Lots

**PERMITTED ACCESSORY USE:**

- A.) Accessory buildings, signs, and other uses pertinent to principal use.

**NO PERMANENT HAND MADE SIGNS-MAXIMUM OF 2 SIGNS PER BUSINESS**

**USES PERMITTED BY SPECIAL PERMIT:**

- Bus Depots
- Garages
- Cemeteries
- Food Processing
- Trailer Parks (minimum of five acres)

**MINIMUM YARD DIMENSIONS IN FEET:**

Front Depth:	35'	Side Yard #1:	10'
Rear Depth:	28'	Side Yard #2:	Equal to height of building

**MINIMUM LOT SIZE: 11,700 Square feet**

**MAXIMUM HEIGHT OF BUILDINGS: Not to exceed 40% of the lot.**

In Stories: 3 In Feet: min 50'

**OFF STREET PARKING & LOADING:**

Handicap parking to be provided and meet all state requirements for the number of parking spaces available to the public & handicapped.

**PARKING AREA MUST BE PAVED OR ASPHALTED.**

Any lighting on commercial property should not obstruct traffic.

**PENALTIES**

**A COMPLETE SET OF ENGINEER DRAWINGS MUST BE GAVE TO THE TOWN HALL BEFORE ANY CONSTRUCTION CAN BE STARTED.**

**IF YOU BUILD UP YOUR PROPERTY CAUSING FLOODING TO ADJOINING PROPERTY, YOU MUST DIG A SWALE/DITCH & MAINTAIN IT ON YOUR PROPERTY.**

**A MINIMUM 6" TEMPORARY CONSTRUCTION CULVERT MUST BE USED IN ALL DRAINAGE DITCHES DURING CONSTRUCTION.**

**THE FRONT OF ALL METAL BUILDINGS MUST BE DRESSED UP WITH BRICK, VINYL, STUCCO, ETC.; IF IT IS A CORNER LOT THE FRONT AND SIDE MUST BE DRESSED UP WITH BRICK, VINYL, STUCCO, ETC. AND ALL APPEARANCES MUST BE APPROVED.**

**MUST COMPLY WITH LANDSCAPE AND FENCE ORDINANCES.**

**NO JUNK CARS ARE ALLOWED: A JUNK CAR IS DEFINED AS ANY NONOPERATING, WRECKED, JUNKED, OR PARTIALLY DISMANTLED VEHICLE REMAINING ON ANY PROPERTY WITHIN THE TOWN OF PEARL RIVER.**

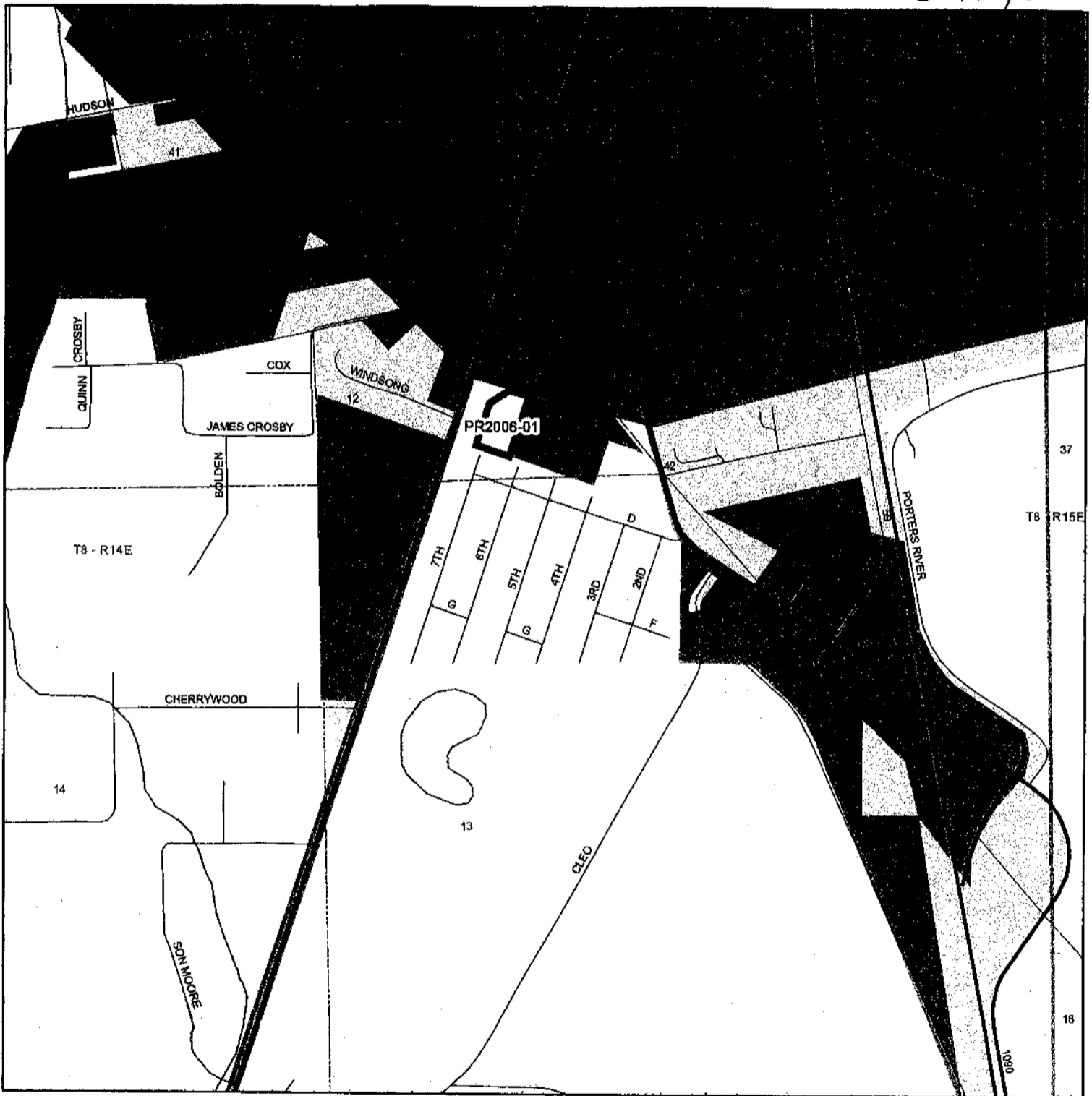
**THE TOWN REQUIRES FIRE HYDRANTS FOR ANY NEW DEVELOPMENT. THE DEVELOPER WILL PAY FOR THE HYDRANTS, PLUS TIME AND COST FOR THE TOWN TO INSTALL THE HYDRANTS.**

**NO PLACE OF BUSINESS THAT HAS SEXUAL CONNATATION: NO ADULT VIDEOS STORES, NO PLACES OF BUSINESS WITH NUDDITY WILL BE ALLOWED.**

**FAILURE TO COMPLY WITH THESE REGULATIONS COULD RESULT IN A \$800.00 FINE/ 60 DAYS IN JAIL, OR BOTH, IN ADDITION TO ALL COST AND EXPENSES INVOLVED. COLOR CODED RED ON TOWN ZONING MAP.**



0-1678



### Proposed Annexation

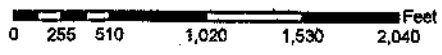


St. Tammany Parish Government  
 P.O. Box 628  
 Covington, LA 70434

Kevin C. Davis,  
 President

- Legend**
- ap-pr2006-01
  - Streets
  - Township/Range
  - Sections
  - Parish Land Outline
  - Streets
  - Pearl\_River\_UG\_Areas**
  - TAX\_TYPE**
  - Priority 1
  - Priority 2
  - Growth Management
  - Pearl River

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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C-1678



## Proposed Annexation



St. Tammany Parish Government  
 P.O. Box 628  
 Covington, LA 70434

Kevin C. Davis,  
 President

### Legend

- |                     |                               |                              |             |
|---------------------|-------------------------------|------------------------------|-------------|
| ap-pr2006-01        | Rural                         | RC Recreation/Conservation   | GMA         |
| Streets             | SA Suburban Agriculture       | ID Institutional             | MIC         |
| Township/Range      | A-1 Suburban                  | PUD Planned Unit Development | PCO         |
| Sections            | A-2 Suburban                  | LC Light Commercial          | SRO         |
| Parish Land Outline | A-3 Suburban                  | C-1 Neighborhood Commercial  | SSO         |
|                     | A-4 Single Family Residential | C-2 Highway Commercial       | Streets     |
|                     | MH Mobile Home                | C-3 Planned Commercial       | Pearl_River |
|                     | A-5 Two Family Residential    | M-1 Light Industrial         |             |
|                     | A-6 General Multiple Family   | M-2 Intermediate Industrial  |             |
|                     | SD Special District           | M-3 Heavy Industrial         |             |

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0 255 510 1,020 1,530 2,040 Feet

Ework Notes:

C-1678

**MN2006-01**

<b>Date</b>	<b>User</b>	<b>Note</b>
2/15/2006	Rusty Waldrup	I think this is a real estate office. They are not requesting the ROW adjoining the property.
2/15/2006	Bob Thompson	All, please review for compliance and departmental impact.
3/10/2006	Sidney Fontenot	Does not appear to comply with State Revised Statutes relative to annexation.
3/20/2006	Bob Thompson	Did site vist and there is currently no existing business. Spoke to Milton Stiebing, Mandeville finance Director, and there use to be a real estate office on the property but that was over 3 years ago.

**PR2006-01**

<b>Date</b>	<b>User</b>	<b>Note</b>
3/7/2006	Bob Thompson	I did not receive any notification of this annexation until 3/7/2006
3/9/2006	Rusty Waldrup	This parcel is outside the enhancement area as defined in the agreement with the town. This means the town would see not monies from the annexation even if parish concurs.
3/15/2006	Sidney Fontenot	Proposal does not meet present Growth Management Agreement. Proposal does meet revised statutes relative to annexations.

C-1678

PR2006-02

Date	User	Note
3/7/2006	Bob Thompson	I did not receive any notification of this annexation request until 3/7/2006.
3/15/2006	Sidney Fontenot	Proposal meets Growth Management Agreements for 1 <sup>st</sup> 200 ft of property, does not meet agreements for remainder. Proposal meets Louisiana Statutes relative to annexation.