

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1679

COUNCIL SPONSOR: STEFANCIK/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 1 ACRE OF LAND MORE OR LESS FROM PARISH C-2 HIGHWAY COMMERCIAL DISTRICT TO TOWN OF PEARL RIVER B-2 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED at SW corner of Hwy 41 and Pine st. extension,S2 & 11, T8S, R14E Ward 8, District 6,

WHEREAS, the TOWN OF PEARL RIVER is contemplating annexation of 1 acres of land more or less owned by BRJ Enterprises, and located at SW corner of Hwy 41 and Pine st. extension,S2 & 11, T8S, R14E Ward 8, District 6 (see attachments for complete description); and

WHEREAS, the proposed annexation is 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 C-2 Highway Commercial District to TOWN OF PEARL RIVER B-2 Highway Commercial District which is **not** an intensification of zoning; and

WHEREAS, the property is **not** developed and the proposed annexation **would** result in a split of the sales tax revenues.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the TOWN OF PEARL RIVER annexation and rezoning of 1 acre of land more or less, at SW corner of Hwy 41 and Pine st. extension,S2 & 11, 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 (PR2006-02)

PR2006-02

C-1679



Town of Pearl River

P.O. Box 1270
Pearl River, LA 70452
(985) 863-5800
Fax: (985) 863-2586

James Lavigne
Mayor

Ruby Gauley
Mayor Pro-Tem

David McQueen
Virgil Phillips
Theresa Zechenely
Mark Crowe
Aldermen

Bennie Raynor
Chief of Police

Elizabeth Allen
Town Clerk

Ronald W. "Ron" Guth
Town Attorney

Lisa Polk
Deputy Clerk

MAR 07 2006

To: Bob

Fax: 898-5289

Date: March 7, 2006

From: Silly Allen

Phone: (985) 863-5800

Fax: (985) 863-2586

Number of Pages including cover sheet: 5

If you have any questions call (985) 863-5800.

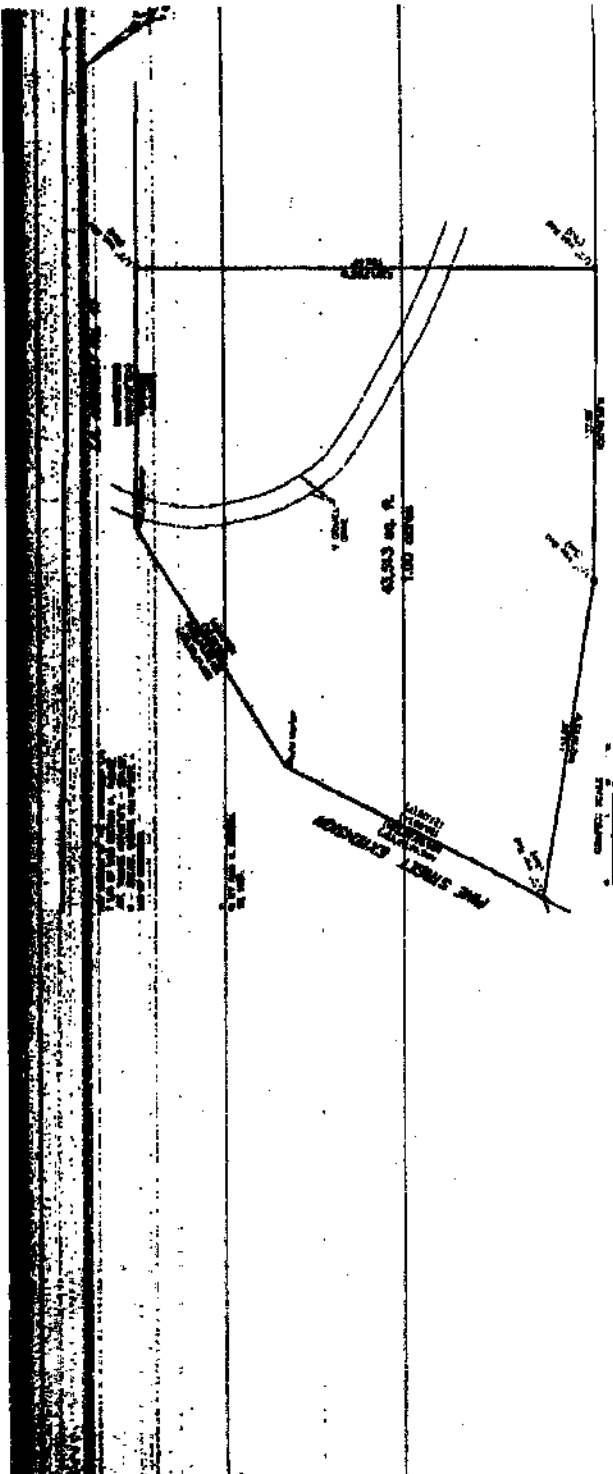
Message:

Address is 64725 Hwy 41

PR2006-02

C-1679

MAR 07 2006



P. 03

5849622586

MAR-07-06 12:24 PM 069M2T3237574837

PR2006-02

C-1679

Town of Pearl River
Annexation Request

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

MAR 07 2006

Please include:

- 1. Map
- 2. Description

A Fee of \$25.00 per Acre

Date of Request 12/3/05

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

Name: BRJ Enterprises, LLC represented by Jeff Beland Agent

Street Address: not yet signed - see Description Attached

Telephone Number: Jeff Beland, Agent - (504) 415-2652

Zoning of Property to be Annexed: B-2 Hwy Commercial

Reason of Annexation: To access water, sewer, Police Protection and for future Retail Use

Description of Property: See Attached

(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: _____

PK-2006-02

C-1679

J. V. Burkes & Associates, Inc.

2990 East Cause Boulevard, Suite B • Slidell, Louisiana, 70451

phone (985) 849-0078 • fax (985) 849-0154

Engineering • Surveying • Environmental

December 28, 2005

Attachment to J. V. Burkes & Assoc. survey # 1054135 (12-22-2005).

LEGAL DESCRIPTION

**1.00 ACRE PIECE OF LAND LOCATED IN
SECTION 2, T8S - R14E**

SAINT TAMMANY PARISH, LOUISIANA MAR 07 2006

For : Blaise Mangano

A certain parcel of land, lying and situated in Section 2, T8S - R14E, Saint Tammany Parish, Louisiana and more fully described as follows.

From the southeast Corner of the northwest 1/4 of the northwest 1/4 of said Section 11, Thence North 12 Degrees 49 minutes 18 seconds West - 812.87', Thence North 61 Degrees 42 minutes 19 seconds East - 204.22', Thence North 12 Degrees 55 minutes 19 seconds West - 308.98', Thence North 66 Degrees 48 minutes 53 seconds East - 290.11', To the point of Beginning.

Point of Beginning being the southwest corner of said 1.00 Acre Piece of land, at the point of intersection of the southern r/w line of Pine Street Extension and the northerly p/l line of said piece of land; thence go

North 66 Degrees 50 minutes 38 seconds East - 126.89 feet(Actual) - North 66 Degrees 48 minutes 53 seconds East - 127.00 feet(Plan) along said southerly r/w line of Pine Street Extension to a Highway R/W Marker;

Thence South 81 Degrees 52 minutes 24 seconds East - 125.83 feet(Actual) - South 81 Degrees 47 minutes 05 seconds East - 125.79 feet(Plan) along said southerly r/w line of Pine Street Extension to a Highway R/W Marker;

Thence South 50 Degrees 43 minutes 22 seconds East - 113.69 feet(Actual) - South 50 Degrees 46 minutes 58 seconds East - 113.63 feet(Plan) along said southerly r/w line of LA Highway No. 41 to a 1/2" Iron Rod (Fnd);

Thence South 39 Degrees 13 minutes 08 seconds West - 198.46 feet to a 1/2" iron rod (Fnd);

Thence North 50 Degrees 46 minutes 58 seconds West - 137.96 feet to a 1/2" Iron Rod(set);

PA2006-02

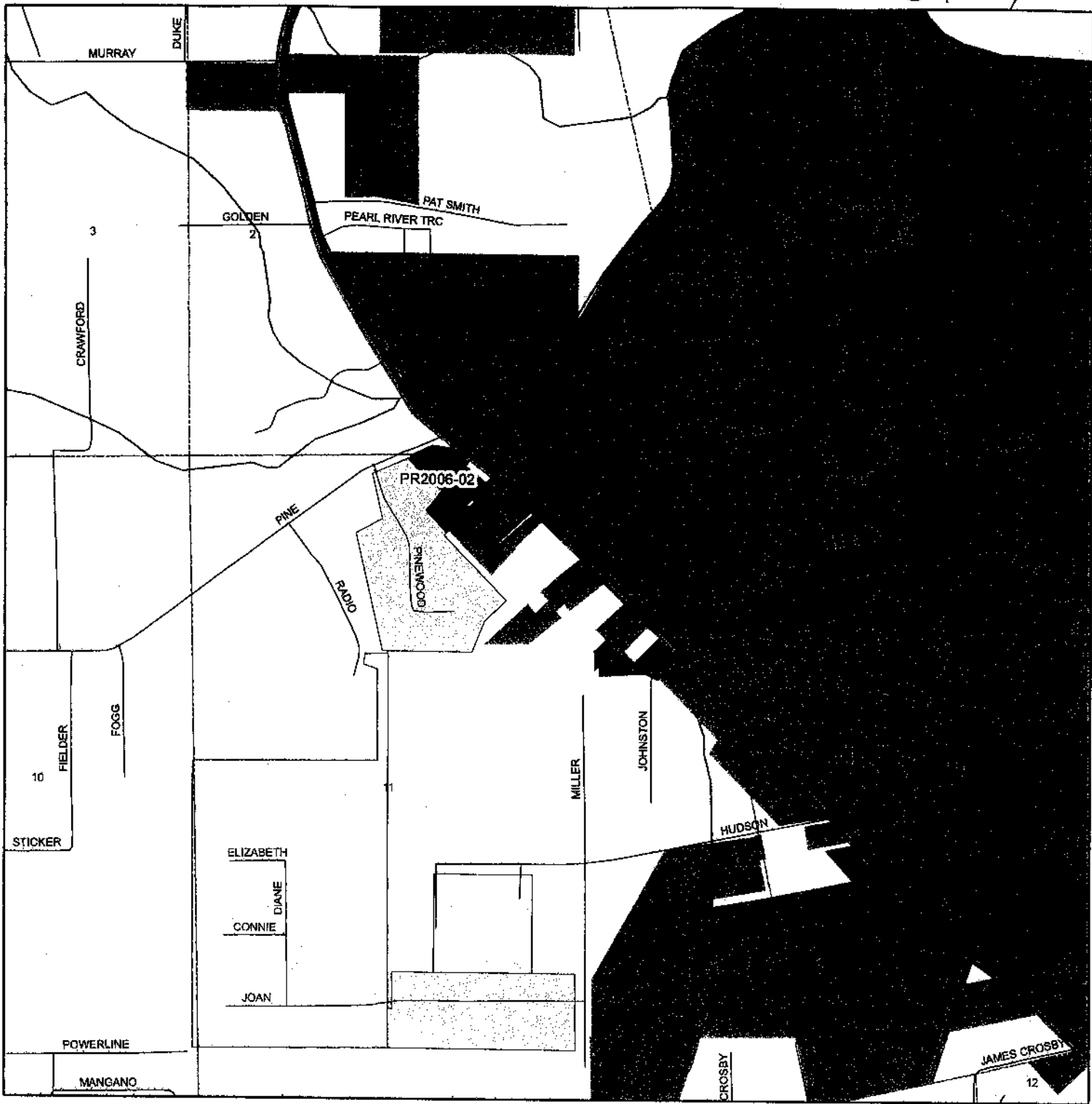
Thence North 42 Degrees 19 minutes 15 seconds West - 143.89 feet to a 1/2" Iron Rod(s) said point is the Point of Beginning.

C-1679

Containing 43,513 sq. ft. of land more or less, lying and situated in Section 2, T8S - R14E, Saint Tammany Parish, Louisiana.

MAR 07 2006

27811



Proposed Annexation

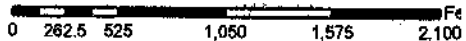


St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

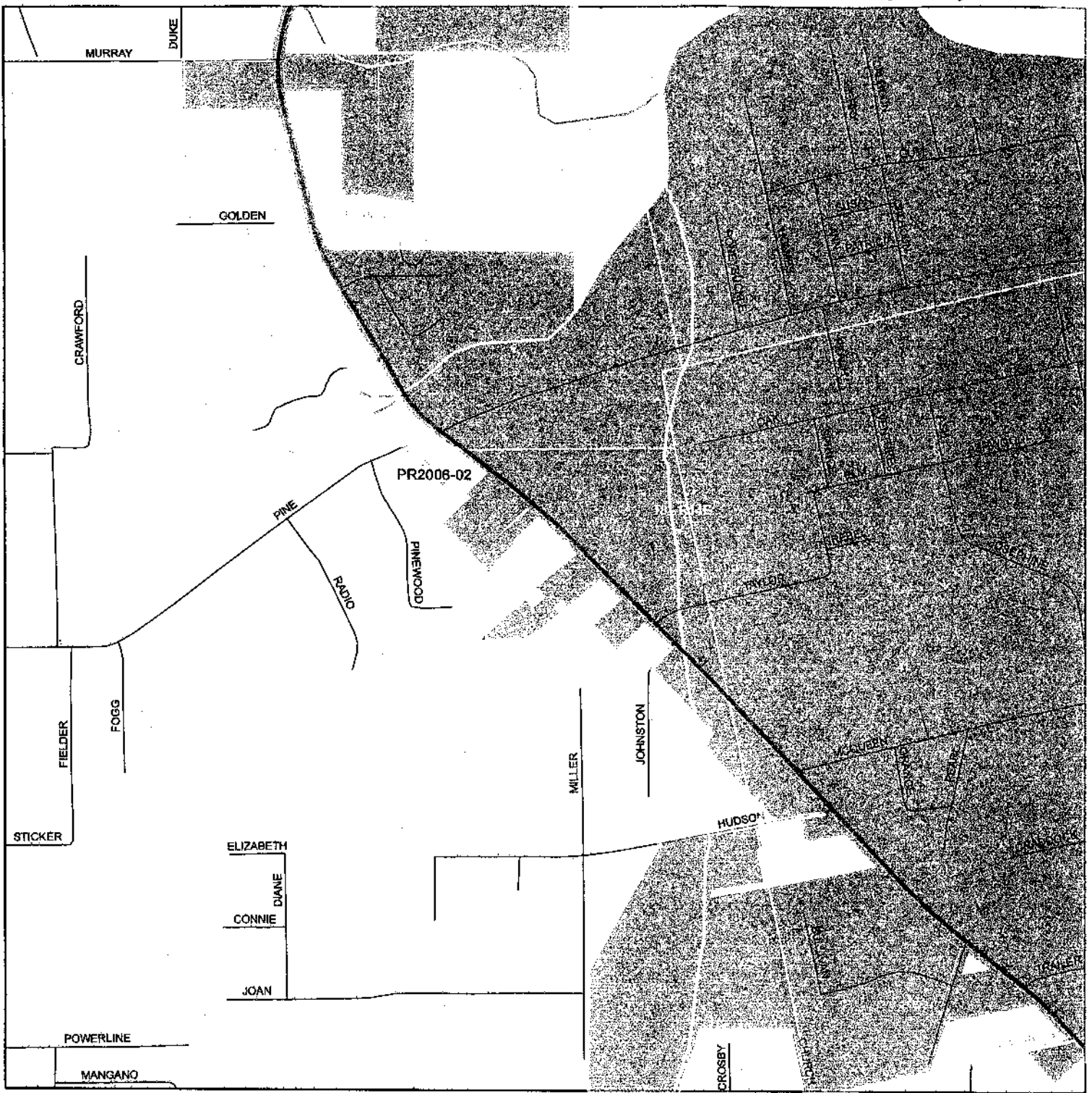
Kevin C. Davis,
 President

Legend			
	ap-pr2006-02		Rural
	Streets		SA Suburban Agriculture
	Township/Range		A-1 Suburban
	Sections		A-2 Suburban
	Parish Land Outline		A-3 Suburban
	RC Recreation/Conservation		MH Mobile Home
	ID Institutional		A-5 Two Family Residential
	PUD Planned Unit Development		A-6 General Multiple Family
	LC Light Commercial		SD Special District
	C-1 Neighborhood Commercial		RC Recreation/Conservation
	C-2 Highway Commercial		ID Institutional
	C-3 Planned Commercial		PUD Planned Unit Development
	M-1 Light Industrial		LC Light Commercial
	M-2 Intermediate Industrial		C-1 Neighborhood Commercial
	M-3 Heavy Industrial		C-2 Highway Commercial
	GMA		C-3 Planned Commercial
	MIO		M-1 Light Industrial
	PCO		M-2 Intermediate Industrial
	SRO		M-3 Heavy Industrial
	SSO		GMA
	Streets		MIO
	Pearl_River		PCO

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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6-14-11



Proposed Annexation



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

Kevin C. Davis,
 President

- Legend**
- sp-pr2006-02
 - Streets
 - Township/Range
 - Sections
 - Parish Land Outline
 - Streets
- Pearl_River_UG_Areas**
- TAX_TYPE**
- Priority 1
 - Priority 2
 - Growth Management
 - Pearl_River

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0 262.5 525 1,050 1,575 2,100 Feet

Ework Notes:

C-1679

MN2006-01

Date	User	Note
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

Date	User	Note
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-1679

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 st 200 ft of property, does not meet agreements for remainder. Proposal meets Louisiana Statutes relative to annexation.