

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1755

COUNCIL SPONSOR: STEFANCIK/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 7.57 ACRES OF LAND MORE OR LESS FROM PARISH RURAL DISTRICT TO TOWN OF PEARL RIVER R-1 RESIDENTIAL DISTRICT WHICH PROPERTY IS LOCATED AT 65073 HIGHWAY 41, PEARL RIVER, LA Ward 8, District 6.

WHEREAS, the TOWN OF PEARL RIVER is contemplating annexation of 7.57 acres of land more or less owned by JOHN & JUANITA GORNOR and located at 65073 HIGHWAY 41, PEARL RIVER, LA Ward 8, District 6 (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 R-1 RESIDENTIAL District which is an intensification of zoning; and

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

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the TOWN OF PEARL RIVER annexation and rezoning of 7.57 acres of land more or less, at 65073 HIGHWAY 41, PEARL RIVER, LA .S3,T8S,R14E from Parish Rural District to TOWN OF PEARL RIVER R-1 RESIDENTIAL 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:

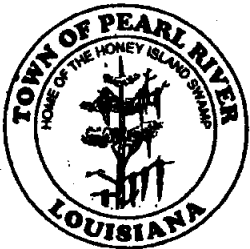
ABSENT:

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 (PR2006-05)



JAMES LAVIGNE
Mayor

TOWN OF PEARL RIVER

P.O. Box 1270
Pearl River, Louisiana 70452
Telephone (985) 863-5800
FAX (985) 863-2586

APR 18 2006

April 11, 2006

Mr. Bob Thompson
St. Tammany Parish
Annexations
P.O. Box 628
Covington, LA 70435


RE: Annexation

Dear Mr. Thompson

The Town was petitioned by John & Juanita Gornor, 65073 Hwy 41, Pearl River, LA to annex their property 7.57 acres into the corporate limits of the Town for public services.

The property will be zoned R 1 and is contiguous with the Town boundaries.
This location has a house on it, with two residents.

Sincerely,


Elizabeth Allen,
Town Clerk

cc: Gary Singletary
Sidney Fontenot
Diane Hueschen

C-1755 PR 2006-05

RUBY GAULEY
Mayor Pro Tempore

VIRGIL PHILLIPS
DAVID McQUEEN
THERESA ZECHENELLY
MARIE CROWE

Aldermen

BENNIE RAYNOR
Chief of Police

ELIZABETH ALLEN
Town Clerk

RONALD W. "RON" GUTH
Town Attorney

LISA POLK
Deputy Clerk

PR2006-05

Town of Pearl River

Annexation Request

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

Please include:

1. Map
2. Description

A Fee of \$25.00 per Acre

Date of Request 04-10-06 :

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

Name: John + Juanita Gornor

Street Address: 65073 Hwy #41

Telephone Number: 985-863-5543

Zoning of Property to be Annexed: R1

Reason of Annexation: Public Service

Description of Property: 7.57 Acres

See Attachment

(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: _____

TRANSFER OF SEPARATE IMMOVABLE
PROPERTY BY JOHN HERBERT GORNOR
TO COMMUNITY OF ACQUETS AND GAINS
EXISTING BETWEEN JOHN HERBERT
GORNOR AND JUANITA SAUNDERS

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BE IT KNOWN, That on this 28th day of June, 1989, before me,
the undersigned Notary Public, duly commissioned and qualified in
and for the Parish of St. Tammany, State of Louisiana, and
therein residing;

PERSONALLY CAME AND APPEARED:

JOHN HERBERT GORNOR, a person of the full age of majority,
domiciled in St. Tammany Parish, Louisiana, his mailing address
being 2888 Highway 41, Pearl River, LA 70452, who after being
duly sworn and deposed did state unto me, that:

He has been married four times; first to Margaret Hazel Gornor
from whom he was divorced in Hamilton County, Tennessee in 1970
and who he subsequently remarried in 1982 and was divorced in
Montgomery County, Ohio in 1985; third to Johnnie Davis Gornor
from whom he was divorced in St. Tammany Parish, Louisiana on
February 27, 1981 and fourth to Juanita Saunders with whom he is
presently living and residing within lawful wedlock.

Prior to his marriage to Juanita Saunders, appearer acquired
one-eighth (1/8) interest in the property by Judgment of
Possession dated April 24, 1985, Suit #11227, St. Tammany Parish,
Louisiana and while married to Juanita Saunders he acquired as
his separate property the other seven-eighths (7/8) by act dated
March 24, 1987 and registered in COB 1298, folio 172, St. Tammany
Parish, Louisiana, the following described immovable property,
to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with
all the buildings and improvements thereon, lying and
being situated in TWIN HICKORY FARMS SITES, which is a
subdivision of a portion of the South Half of the
Northeast Quarter, and the North Half of the Southeast
Quarter of Section 3; and a portion of the West Half
of Southwest Quarter of Section 2, Township 8 South,
Range 14 East, Greensburg District of Louisiana and
being more fully described as follows:

INSTR. # 724879
DT. REC # 237340
FILED ST. TAMMANY PAR
87JUL0911:18 TJF
COB 1298 FOLIO 172
PUB FOLIO

INCH & DUPLICHAIN
ATTORNEYS AT LAW
777 GAIANE BOULEVARD
SLIDELL, LOUISIANA 70688
PHONE: (504) 440-3733

00607

From the Section corner common to Section 2, 3, 10 and 11, T-8-S, R-14-E, 90 North 63 degrees 45 minutes 44 seconds east 468.87 feet to the point of beginning; thence go North 63 degrees 45 seconds 44 minutes east 389.89 feet to a point; thence go North 33 degrees 11 seconds 26 minutes east 184.9 feet to a point; thence go North 51 degrees east 273.73 feet to a point; thence go South 33 degrees 36 minutes 13 seconds east 94.8 feet to a point; thence go North 51 degrees 06 minutes 17 seconds east 113.2 feet to a point on the Western right of way of Louisiana Highway 41; thence continue along said right of way South 30 degrees 41 minutes 14 seconds east 91.37 feet to a point marked by a highway marker; thence continue along said right of way South 26 degrees 50 minutes 49 seconds east 351.43 feet to a point where Louisiana Highway 41 and Little Gum Creek intersect; thence go along the West or North edge of Little Gum Creek in the following courses: South 84 degrees 21 minutes 04 seconds West 127.28 feet; South 64 degrees 16 minutes 12 seconds West 86.69 feet; North 87 degrees 18 minutes 26 minutes West 87.11 feet; South 43 degrees 10 minutes 56 seconds West 153.22 feet; North 60 degrees 43 minutes 12 seconds West 78.28 feet; South 65 degrees 42 minutes 02 seconds West 72.43 feet; South 65 degrees 06 minutes 42 seconds West 152.47 feet; South 34 degrees 07 minutes 24 seconds West 87.29 feet; South 74 degrees 04 minutes 28 seconds West 87.12 feet to a point where the section line between Section 2 and 11 intersects Little Gum Creek; thence go South 89 degrees 58 minutes 52 seconds West 202.61 feet to a point; thence go North 207.15 feet to the point of beginning. Containing in all 7.57 acres more or less. All in accordance with a sketch prepared by Borgen Engineering dated September 11, 1984, drawing no. 40860.

Being the same property acquired by John Herbert Gorner from the Succession of Louis Carvel Gorner, Succession No. 11227, St. Tammany Parish, Louisiana and by Act of Sale from Josie Pove Gorner by act dated March 24, 1987, registered in COB 1298, folio 172, St. Tammany Parish, Louisiana, as his separate property forming a part of his separate estate.

Appearer desires to and does by these presents hereby, transfer the above described immovable property from his separate property estate to the community of acquets and gains presently existing between himself and Juanita Saunders and taking full advantage of Louisiana Civil Code Article 2343.1(added by Acts 1981, No. 921 2) desires that said immovable property be affected as if it were acquired during the existence of the marriage between himself and Juanita Saunders.

Appearer further desires that this transfer of property be and it is hereby made binding and enforceable upon appearer, his heirs successors and assigns.

THUS DONE AND PASSED in my office at Slidell, St. Tammany Parish, Louisiana, on the day, month and year first above written, in the presence of CINDY M. MCGLONE and VICKI H. CONNERS, both competent witnesses, who hereunto sign their names with appearer, and myself, Notary, after due reading of the whole.

WITNESSES:

Cindy M. McGlone
CINDY M. MCGLONE

John Herbert Connor
JOHN HERBERT CONNOR

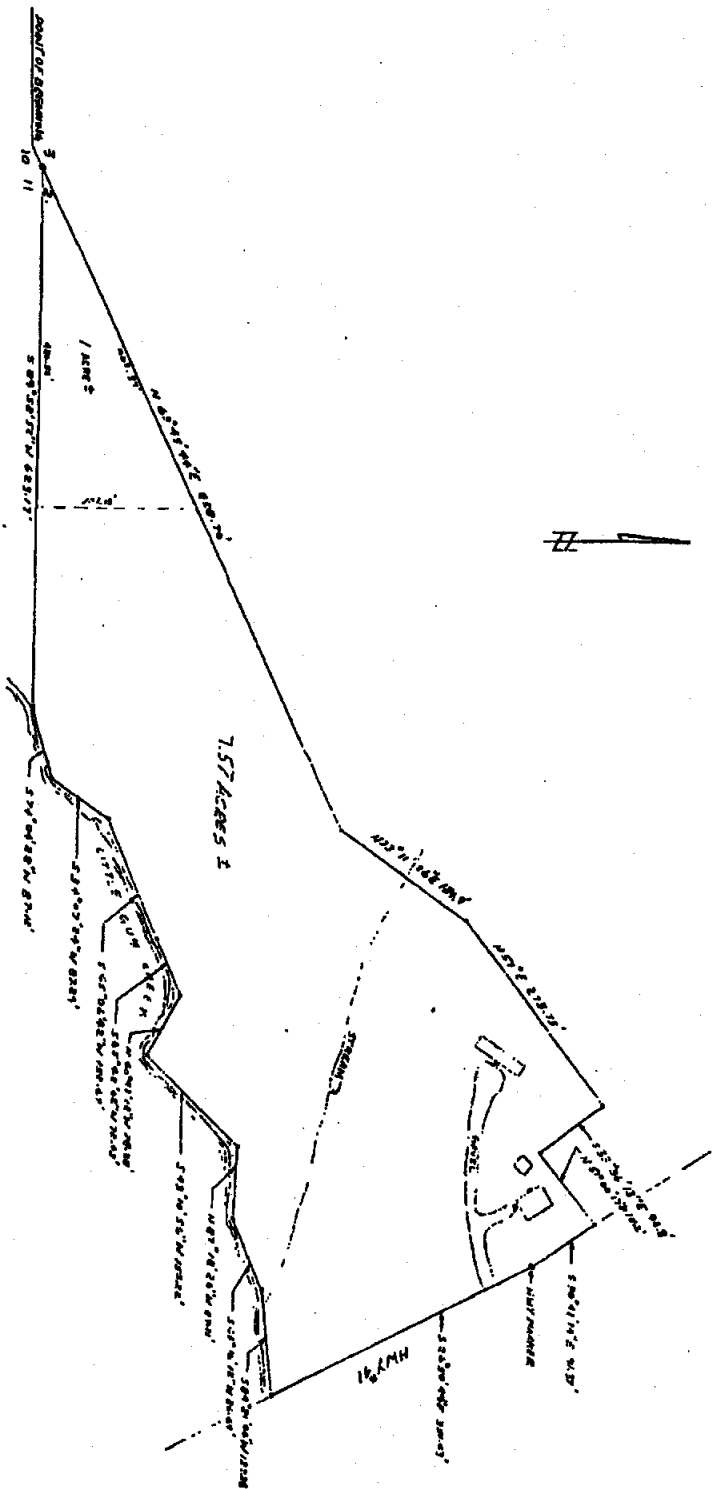
Vicki H. Connors
VICKI H. CONNERS

Janita Saunders Connor
JANITA SAUNDERS CONNOR

G. P. Duplechain
NOTARY PUBLIC - G. P. DUPLCHAIN

Filed for record July 7, 1989
Truly recorded July 7, 1989
Cheryl G. McPhee
By: Clerk and exofficio recorder

PR2006-05



SKETCH
OF
A PARCEL OF LAND IN
SECT. 2-T8S-R14E
ST. TAMMANY PARISH, LA.
FOR
HERBERT GARNOR

BORGES ENGINEERING	
550 BROWN/WHITE RD. SLIDELL, LOUISIANA	
DATE: 7-17-06	BY: [Signature]
DATE: 9-11-06	BY: [Signature]
A PARCEL OF LAND IN SECT. 2-T8S-R14E IN ST. TAMMANY PARISH, LOUISIANA	
FOR: HERBERT GARNOR	70000

PR2006-05

**TOWN OF PEARL RIVER
DISTRICT ZONING REGULATIONS
R-1 SINGLE FAMILY RESIDENCE**

**Mobile homes allowed but must comply with the trailer ordinance. No rentals in the Town at all.
Must be occupied by single family owner.**

PERMITTED USE OF LAND & STRUCTURES:

PERMITTED PRINCIPAL USE:

- A.) Single family dwelling
- B.) Parks & Playgrounds

PERMITTED ACCESSORY USE:

- A.) Private Garage
- B.) Lauandry Room
- C.) Private Storage

USES PERMITTED BY SPECIAL PERMIT

- A.) Public Schools
- B.) Private Schools
- C.) Home Occupation
- D.) Educational Institutions(2 acre minimum)

**ALL SPECIAL PERMITS MUST GO BEFORE THE
PLANNING COMMISSION.**

MINIMUM LOT SIZE:

All rectangular lots 90' x 130'
Cul-de-sac: Minimum frontage of lots is 50' with a
minimum of 11,700 sq ft.

MAXIMUM LOT COVERAGE

Principal Building 30%
Accessory building included in 30%

MINIMUM YARD DIMENSIONS:

Front: 30'	Side Yard #1: 10'
Rear: 30'	Side Yard #2: 10'

LIVING AREA

Minimum 1100 sq ft.

MAXIMUM HEIGHT OF RESIDENTIAL

In Feet: 30'

**ALL ACCESSORY BUILDINGS MUST BE
IN REAR OF PROPERTY:**

Maximum Height: 25 feet

PERMANENT ACCESSORY STRUCTURE:

Minimum distance in feet:
Principal building may be attached.
Side Lot Line: 10'
Rear Lot Line: 10'

Portable/movable accessory building no
larger than 10' x 14'
5 feet rear/ 5 feet side

OFF STREET PARKING AND LOADING

Minimum provision for off street parking is two (2) parking spaces per dwelling.

PENALTIES

**IF YOU BUILD UP YOUR PROPERTY CAUSING FLOODING TO ADJOINING PROPERTY YOU MUST DIG
A SWALE/DITCH AND MAINTAIN IT ON YOUR PROPERTY. (SWALE MUST COME FROM THE REAR
OF THE HOUSE TO THE CLOSEST DRAINAGE.)**

**A MINIMUM 8" TEMPORARY CONSTRUCTION CULVERT MUST BE PLACED IN ALL DRAINAGE
DITCHES DURING CONSTRUCTION.**

MUST COMPLY WITH LANDSCAPE AND FENCE ORDINANACES.

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

**FAILURE TO COMPLY WITH THESE REGULATIONS COULD RESULT IN A \$500.00 FINE/60 DAYS
IN JAIL OR BOTH, IN ADDITION TO ALL COST AND EXPENSES INVOLVED.
NO COLOR CODE ON TOWN ZONING MAP.**

Town of Pearl River
P.O. BOX 1270
PEARL RIVER, LA 70452

7004 0550 0000 2901 9842



Mr. Bob Thompson
2 St. Tammany Parish
P.O. Box 628
Covington, LA 70435



9261



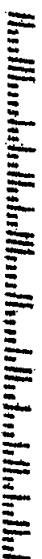
70434

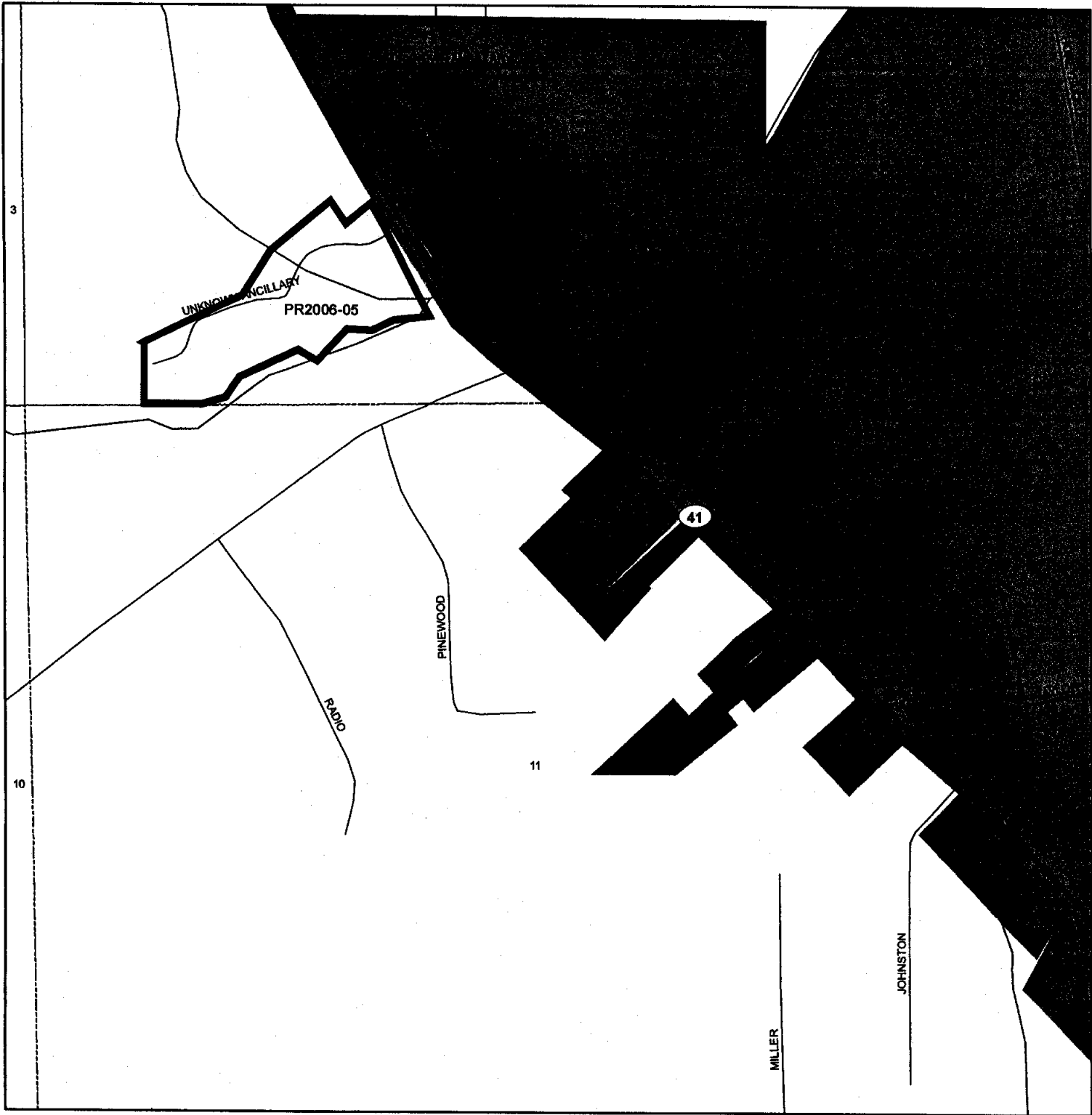
U.S. POSTAGE
PAID
PEARL RIVER, LA
70452
SEP 79
AMOUNT

\$4.88

000592-2-02

70434+0628-28 B006





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

Kevin C. Davis,
President



- Legend**
- ap-pr2006-05
 - parish_laterals_n83lasps
 - Sections
 - Streets
 - Pearl_River_UG_Areas
 - TAX_TYPE**
 - Priority 1
 - Priority 2
 - Growth Management
 - Pearl_River

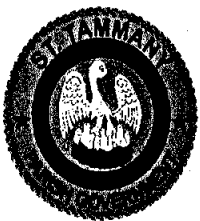
Proposed Annexation

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.
Copyright (c) 2006. St. Tammany Parish, Louisiana. All rights reserved.

0 145 290 580 870 1,160 Feet



Proposed Annexation



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

Kevin C. Davis,
President



Legend

ap-pr2006-05
parish_laterals_n83lasps
Sections

Zoning Classifications - Rev 01/06

Rural
SA Suburban Agriculture
A-1 Suburban
A-2 Suburban
A-3 Suburban
A-4 Single Family Residential
MH Mobile Home
A-5 Two Family Residential
A-6 General Multiple Family
SD Special District

RC Recreation/Conservation
ID Institutional
PUD Planned Unit Development
LC Light Commercial
C-1 Neighborhood Commercial
C-2 Highway Commercial
C-3 Planned Commercial
M-1 Light Industrial
M-2 Intermediate Industrial
M-3 Heavy Industrial
Streets
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.
Copyright (c) 2006. St. Tammany Parish, Louisiana. All rights reserved.

0 145 290 580 870 1,160 Feet

PR2006-05 Note History

R Waldrup – This site is partially in the enhancement area.

S. Fontenot – Proposal complies with Louisiana Revised statutes relative to annexation.
Proposal **does not** conform to Growth Management Agreement.

T. Brown – No sewer or water implications.

B. Thompson – Currently there are no vendors located on property.