

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1758

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF .64 ACRES OF LAND MORE OR LESS FROM PARISH C-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON C-3 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT THE NORTH HALF OF SQ 42, TOWN OF MAILLEVILLE, ST TAMMANY PARISH, LA. BORDERED BY ZULA ST, 3RD ST & EDNA ST., WARD 3, DISTRICT 3.

WHEREAS, the CITY OF COVINGTON is contemplating annexation of .64 acres of land more or less owned by Loyd Living Trust - Gerald & Faye Loyd, and LOCATED AT THE NORTH HALF OF SQ 42, TOWN OF MAILLEVILLE, ST TAMMANY PARISH, LA. BORDERED BY ZULA ST, 3RD ST & EDNA ST., WARD 3, DISTRICT 3. AND

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the CITY OF COVINGTON and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish C-2 HIGHWAY COMMERCIAL District to CITY OF COVINGTON C-3 HIGHWAY COMMERCIAL District which is not 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 accrues to the* CITY OF COVINGTON.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the CITY OF COVINGTON annexation and rezoning of .64 acres of land more or less, located AT THE NORTH HALF OF SQ 42, TOWN OF MAILLEVILLE, ST TAMMANY PARISH, LA. BORDERED BY ZULA ST, 3RD ST & EDNA ST., WARD 3, DISTRICT 3 from Parish C-2 HIGHWAY COMMERCIAL District to CITY OF COVINGTON C-3 HIGHWAY COMMERCIAL District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the* CITY OF COVINGTON.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the CITY OF COVINGTON 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 CITY OF COVINGTON 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 (CO2006-02)



Candace Watkins
Mayor

**City of Covington
Louisiana**

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

May 3, 2006

District 3
James A. "Red" Thompson
St. Tammany Parish Council
PO Box 628
Covington LA 70434

MAY 04 2006

Received by Email @
4:23 pm 5/3/06

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" Blackgill III
Councilman, District "C"
Jan Robert
Councilwoman, District "D"
Lee S. Alexis
Councilman, District "E"
Office: 985-898-4722
Fax: 985-898-4718
Email: council@covla.com

RETURN RECEIPT REQUESTED

**RE: Notice of Receipt of Annexation Petition -Property Owner Loyd Living Trust -
Gerald and Faye Loyd -Zoning Case 06-20ZA**

Dear Mr. Thompson:

Attached please find a copy of the application, survey, legal description, tax bill, Parish zoning verification letter and draft annexation ordinance to annex the referenced property into the City of Covington.

The annexation request is scheduled to be on the Planning And Zoning Commission's agenda for May 15, 2006.

If you have any questions, please feel free to contact us at 898-4725.

Sincerely,

Nahketah R. Bagby

Nahketah R. Bagby, Director
Planning & Zoning

CC: Robert Thompson, Special Revenue Manager
Mike Sezante, Council Administrator
Sidney Fontenot, Planning Director
Lynne Moore, City Clerk



City of Covington
Petition for Annexation

RECEIVED

APR 11 2006

PLANNING & ZONING

Name Lake Living Trust Gerald C Long Trustee
dated 1-17-00

Mailing Address P.O. Box 610 Abita Springs, La. 70420

Address of Property Proposed for Annexation North Half of Square 42
Town of Maitleville, St Tammany Parish, Louisiana

Current Zoning of Property Proposed for Annexation C2

Current Status of Property: Check all that apply.

☒ Resident Property Owner ☐ Renter
☒ Non-Resident Property Owner ☒ Registered Voter

Names of all registered voters in your household:

Herald C. Loyd	Abita Springs Elem. School
Laye Q. Loyd	Abita Springs Elem. School

Voting Location (School Name, fire station number, etc.)

General Zoning Preference: Please indicate the zoning classification. For example—C-2 Neighborhood Commercial District. Check one or more.

_____ Single-Family Residential
 _____ Multi-Family Residential
 C3 _____ Commercial
 _____ Institutional
 _____ Industrial
 _____ Planned District

If the property is to be zoned other than A-2 Single Family Residential or other than the current zoning of the Parish of St. Tammany, Section 1.104 of the Code requires that the Planning and Zoning Commission must approve the zoning classification.

If it is my understanding that the zoning classification other than A-2 Single Family Residential or other than the current zoning of the Parish of St. Tammany will be dependent on the following:

- The request of the undersigned (applicant or applicant's representative)
- City Zoning Commission and Public Hearing

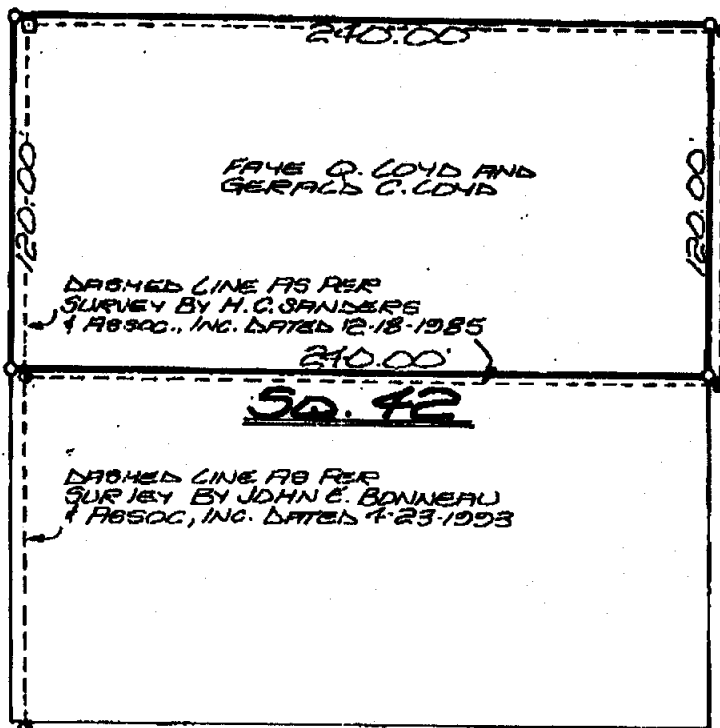
322200

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 40: LXI.

3RD STREET

ZULA STREET

EDNA STREET



4TH STREET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C AS PER FEMA FIRM, COMM. PANEL NO. 225205 0230C, MAP REVISED 10-17-1989

0 1/2" REBAR SET 0 3/4" IRON PIPE FOUND
0 1/2" REBAR FOUND 1" IRON PIPE FOUND 5/8" REBAR FOUND

MAP PREPARED FOR

FAYE Q. LOYD AND GERALD C. LOYD

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN North Half of Square 42, Town of Mailleville, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SIGNATURE AND STAMPED SEAL OF THE UNDERSIGNED:

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

STATE OF LOUISIANA
CERTIFIED CORRECT

JERON R. FITZMAURIS
REG. NO. 2500

LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 50'

DATE: February 29, 2000 NUMBER: 8765

LLOYD/ANNEXATION

PARCEL L:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND together with all the building and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 42, Township 7 South, Range 11 East, Town of Mailleville, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

The North half of Square 42, Town of Mailleville, St. Tammany Parish, Louisiana. Said portion of ground measures 240 feet front on Fifth Street, by a depth along equal and parallel lines of 120 feet, with a width in the rear along the remainder of Square 42 of 240 feet.



Patricia Schwarz Core

Certified Louisiana Assessor

St. Tammany Parish Justice Center

701 North Columbia Street

Covington, Louisiana 70433

RECEIVED
APR 11 2006
PLANNING & ZONING

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Gerald C. Lloyd, et ux as owner for the tax year 2005 and whose address is P. O. Box 610 : Abita Springs, Louisiana 70420 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Covington:

2005 Tax Roll

Assessment Number 1070110337

.50 Sq. 42 Mailleville CB 168 545 CB 174 630 Inst No 1145264 Inst No 1145265

NOTE: Property Quitclaimed February 2, 2006 To : Loyd Living Trust - Inst No 1534818

- I. The total assessed value of all property within the above described area is \$ 6,000
- II. The total assessed value of the resident property owners within the above described area is \$ and the total assessed value of the property of non-resident property owners is \$ 6,000
- III. I do further certify that the assessed valuation of the above described tract is as follows:

ESTIMATED 2005 ASSESSED VALUATION - \$ 6,000

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 10th day of April, 2006.

PATRICIA SCHWARZ CORE, Assessor
ST. TAMMANY PARISH ASSESSOR

Debra M. Fenderson
Debra M. Fenderson, Certified Deputy Assessor

Covington (985) 809-8180

Free (985) 809-8190

E-mail: pcore@sttassessor.org

Website: sttassessor.org

Member International Association of Assessing Officers

Slidell (985) 646-1990

Free (985) 646-1920



Patricia Schwarz Core

Certified Louisiana Assessor

St. Tammany Parish, Justice Center

701 North Columbia Street

Covington, Louisiana 70433

02006-02

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2005 Tax Roll - Assessment Number 1070110337

OWNERS: Loyd, Gerald C. etux
P. O. Box 610
Abita Springs, Louisiana 70420

PROPERTY DESCRIPTION: 2005 TAX ROLL
.50 Sq. 42 Mailleville CB 168 545 CH 174 630 Inst No 1145264 Inst No 1145265


NOTE: Property Quitclaimed February 2, 2006 To: Loyd Living Trust- Inst No 1534818

I do further certify that the assessed valuation of the above bulk described tract is as follows:

2005 VALUATION:	Land	- \$ 6,000
	Improvements	- 0
TOTAL ASSESSED VALUATION		\$ 6,000

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 9th day of April, 2006.


PATRICIA SCHWARZ CORE, CLAZRB,ERS,GRI
Certified Louisiana Assessor

RECEIVED

APR 11 2006

PLANNING & ZONING

Covington (985) 809-8180

Fax (985) 809-8190

E-mail: pcore@stassessor.org
Website: stassessor.org

Member International Association of Assessing Officers

Slidell (985) 646-1990

Fax (985) 646-1920

Thursday 6-Apr-2006 12:20 PM
history/hst5

002006-00
Page 1
USER:Arlene

Assessor Patricia Schwarz Core, CLA
St. Tammany Parish
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2005

Parcel # 107-011-0337
Name LOYD, GERALD C HTUX
C/O
Addr PO BOX 610
City ABITA SPRINGS, LA 70420

City Mills 0.00
Parish Mills 143.04
Ward 03R
Subdivision M12
MAILLEVILLE
Total Assessed Value
6,000

Prior Owner DUGAS, HELEN D

Land 6,000
Improvements 0
Est. City 90.00
Est. Parish 868.24
Estimated Tax 868.24

	Code	Qty	Value	Description
Assmnt 1	10	5.0	6,000	COUNTRY LOTS-NO IMP

----- property description -----
.50 SQ 42 MAILLEVILLE CB 168 545 CB 174 630 INST NO
1145264 INST NO 1145265

RECEIVED
APR 11 2006
PLANNING & ZONING

M. DWAYNE WALL, CERA
REGISTRAR

ST. TAMMANY PARISH
REGISTRAR OF VOTERS



STATE OF LOUISIANA
PARISH OF ST. TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached legal description, which is further identified in the survey by Land Surveying, Inc., Survey # 8765, dated February 29, 2000, and further identified as a parcel of land being Lot 1, the North half of Square 42, consisting of only wooded property, bounded by 3rd & 4th Streets, and between Edna Street & a rock road called Zula Street, all about 2 blocks off of Hwy. 190, Covington, LA 70433, and by the records in the Registrar of Voters office, has no registered voters residing within the said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 29th day of March, 2006.

M. DWAYNE WALL
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Survey, and Map

RECEIVED

APR 11 2006

PLANNING & ZONING

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
61134 HWY 1090 • SLIDELL, LOUISIANA 70461 • 985-646-4125
FAX NUMBER 985-809-5508

CU 2006 - 02



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2529 FAX: (985) 898-3003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

April 6, 2006

To Whom It May Concern,

The object of this letter is to confirm that the northern half for Square 42, Town of Mailleville, St Tammany Parish, bordered by Zula Street, 3rd Street & Edna Street and according to the survey submitted, is zoned C-2 (Highway Commercial) District according to the St. Tammany Parish Zoning Map.

Should you have any questions, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in dark ink, appearing to read "Helen Lambert", is written over the typed name.

Helen Lambert
Senior Planner

RECEIVED
APR 11 2006
PLANNING & ZONING

CU2006-02

P&Z DRAFT 5/3/2006

CITY OF COVINGTON

ORDINANCE NUMBER 2006 - ____

**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 AND ALSO CLASSIFYING THESE
PROPERTIES AS C-3 HIGHWAY BUSINESS DISTRICT UNDER THE
ZONING LAWS OF THE CITY OF COVINGTON**

Zoning Case 06-20ZA

WHEREAS, the City of Covington has received on file a petition by Loyd Living Trust and Gerald and Faye Loyd requesting the annexation of the following described properties into the corporate limits of the City of Covington:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND together with all the building and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 42, Township 7 South, Range 11 East, Town of Mailleville, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

The North half of Square 42, Town of Mailleville, St. Tammany Parish, Louisiana. Said portion of ground measures 240 feet front on Fifth Street, by a depth along equal and parallel lines of 120 feet, with a width in the rear along the remainder of Square 42 of 240 feet.

WHEREAS, the Planning and Zoning commission of the City of Covington has recommended that the zoning classification of the hereinabove described be designated as C-3 Highway Business District; and

WHEREAS, the City of Covington has been submitted a certificate by the duly appointed Registrar of Voters for the Parish of St. Tammany, State of Louisiana, showing that there are no registered voters residing within the properties described above as of the date of the certificate; and

WHEREAS, the City of Covington has been submitted a certificate of the duly elected and qualified assessor for the Parish of St. Tammany, State of Louisiana, showing the above described properties' owners to be the current and sole owners of these properties and further certifying to the estimated assessed valuation of said property for the year 2005; and

WHEREAS, notice of the filing of this petition by the above described property owners and opportunity for a public hearing was given by publication in the St. Tammany Farmer, the official journal for the City of Covington, St. Tammany Parish, Louisiana; and

02006-02

Ordinance 2006
Page 2 of 3

1 **WHEREAS**, no written objection and/or opposition to the proposed
2 annexation has been received; and
3

4 **WHEREAS**, the City Council has found that it is necessary for the purpose
5 of protecting the health, safety and general welfare of the City of Covington, as
6 well as to maintain the character of the use of this property that will be annexed
7 into the corporate limits of the City of Covington, that the property above
8 described be designated in accordance with the zoning classifications
9 recommended by the Planning and Zoning Commission as described hereinabove;
10 and
11

12 **WHEREAS**, the Charter of the City of Covington requires that any property
13 annexed into the corporate limits be designated a specific voting district; and
14

15 **WHEREAS**, although there are no registered voters in the district, it is
16 deemed appropriate to comply with said requirement;
17

18 **NOW, THEREFORE**, be it ordained by the City Council of the City of
19 Covington, at its regular session convened, that the following described property,
20 to-wit:
21

22 **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** together with all the
23 building and improvements thereon and all rights, ways, means, privileges,
24 servitudes, prescriptions, appurtenances and advantages thereunto belonging or in
25 anywise appertaining thereto, situated in Section 42, Township 7 South, Range 11
26 East, Town of Mailleville, St. Tammany Parish, Louisiana, and more fully
27 described as follows, to-wit:
28

29 The North half of Square 42, Town of Mailleville, St. Tammany Parish,
30 Louisiana. Said portion of ground measures 240 feet front on Fifth Street, by a
31 depth along equal and parallel lines of 120 feet, with a width in the rear along the
32 remainder of Square 42 of 240 feet.
33

34 be and is hereby incorporated into the municipal and corporate limits and
35 boundaries of the City of Covington, Louisiana.
36

37 **BE IT FURTHER ORDAINED** by the Mayor and City Council of the City of
38 Covington, Louisiana, that:
39

40 **SECTION 1:** The zoning classification of the hereinabove described property is
41 hereby designated as C-3 Highway Business District.
42

43 **SECTION 2:** The official zoning map of the City of Covington shall incorporate
44 the zoning classification specified in Section 1 hereof.
45

46 **SECTION 3:** The voting district of the hereinabove described property shall be a
47 part of District E of the City of Covington.
48

49 **SECTION 4:** All state and parish roads and/or right-of-ways within the above
50 described property shall be a part of, and included within, the municipal and
51 corporate limits and boundaries of the City of Covington.
52

CO 2006-02

Ordinance 2006
Page 3 of 3

1 **BE IT FURTHER ORDAINED** by the Mayor and City Council of the City of
2 Covington, Louisiana, that the boundaries of the City of Covington, Louisiana, are
3 and shall henceforth be as follows, to-wit:

4
5 **EXHIBIT A**

6
7 This ordinance shall become effective thirty (30) days after publication of same in
8 the St. Tammany Farmer, the official journal of the municipality.

9
10 This Ordinance shall become effective _____.

11
12 This ordinance having been submitted in writing, having been read by title and
13 adopted at a public meeting of the City Council of the City of Covington, State of
14 Louisiana, was then submitted to an official vote as a whole, the vote thereon being
15 as follows:

16
17 **YEAS:**

NAYS:

18 **ABSENT:**

ABSTAIN:

19 And the Ordinance was declared adopted on this, the ____ day of ____ 2006.

20
21
22 _____
23 Patricia Clanton
24 Council President

Lynne H. Moore
Clerk to the Council

25
26 Presented to the Mayor this _____ day of ____ 2006, at _____ o'clock ____ M.

27
28
29
30 _____
31 Lynne H. Moore
32 Clerk To The Council

33
34 Approved ____ or Vetoed ____ by the Mayor on this ____ day of ____ 2006.

35
36
37
38 _____
39 Candace Watkins, Mayor

40 Received from the Mayor this _____ day of ____ 2006, at ____ o'clock ____ M.

41
42
43
44 _____
45 Lynne H. Moore
46 Clerk To The Council
47
48
49



Proposed Annexation



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

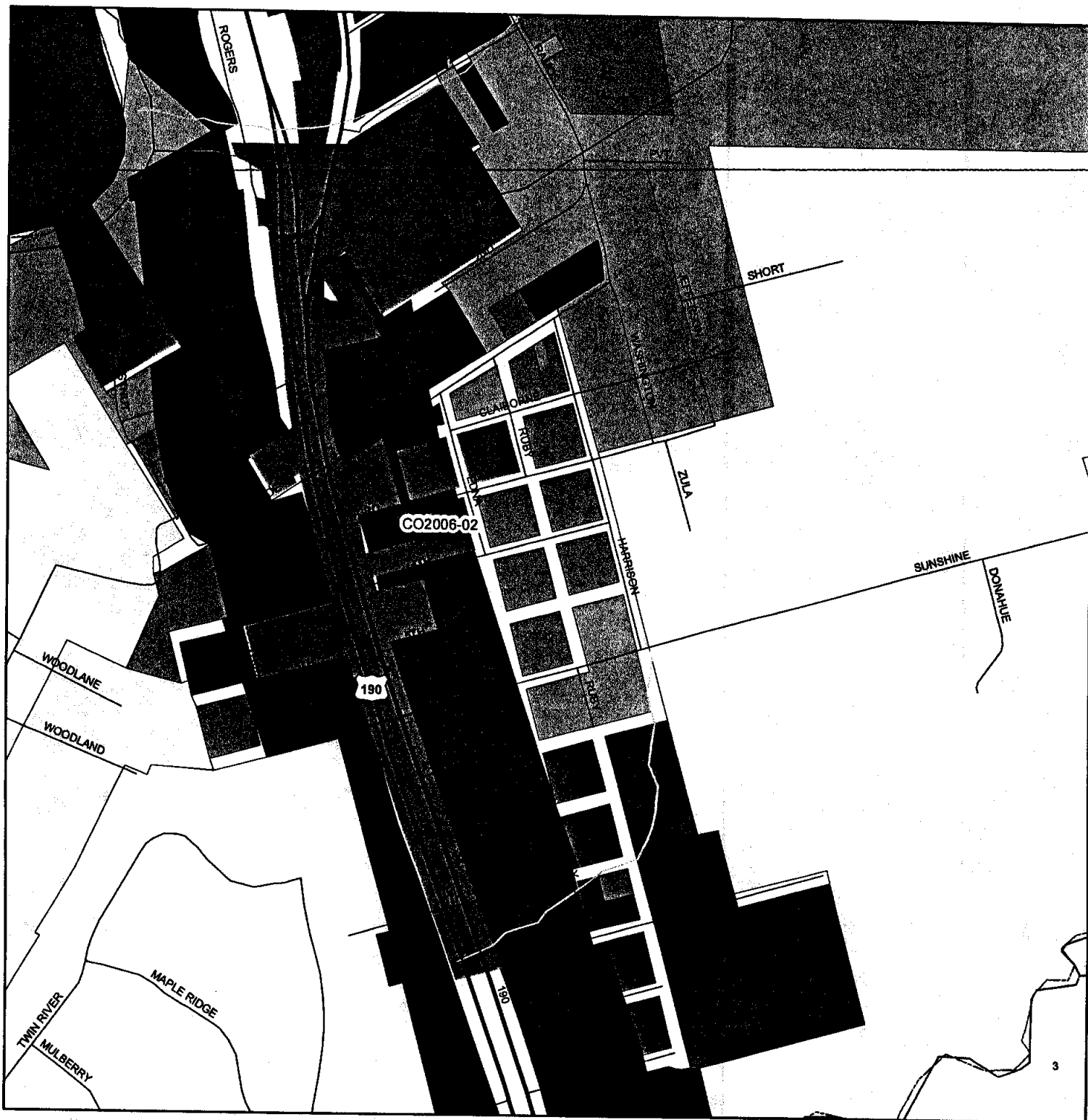
Kevin C. Davis,
President

- Legend**
- ap-co2006-02
 - parish_laterals_n83lasps
 - Sections
 - Streets
 - Covington_UG_Areas**
 - Enhancement Areas**
 - Annexation Area 1
 - Annexation Area 3
 - Growth Management Area 2
 - Covington



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.

0 190 380 760 1,140 1,520 Feet



Proposed Annexation



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

Kevin C. Davis,
President



Legend

ap-co2006-02
parish_laterals_n83/asps
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
Covington

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.

0 190 380 760 1,140 1,520 Feet

CO2006-02 Note History

S. Fontenot – Proposal complies with State Statutes relative to annexation.
Proposal complies with Revenue Enhancement agreements.

T. Brown – No sewer or water implications.

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