

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1903

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 13.52 & 2.426 ACRES OF LAND MORE OR LESS, FROM PARISH RURAL DISTRICT TO TOWN OF PEARL RIVER R-1 RURAL DISTRICT WHICH PROPERTY IS LOCATED AT 40257 Hwy 11, PEARL RIVER, LA., SECT 31, T-7-S, R-15-E

1ST PARCEL 13.52 ACRES

2ND PARCEL 2.426 ACRES, WARD 8, DISTRICT 6.

WHEREAS, the TOWN OF PEARL RIVER is contemplating annexation of 13.52 & 2.426 acres of land more or less, owned by James Fleming, and located at 40257 Hwy 11, PEARL RIVER, LA., SECT 31, T-7-S, R-15-E

1ST PARCEL 13.52 ACRES

2ND PARCEL 2.426 ACRES, 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 RURAL 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 Parish.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the TOWN OF PEARL RIVER annexation and rezoning of 13.52 & 2.426 acres of land more or less, located at 40257 Hwy 11, Pearl River, La., Sect 31, T-7-S, R-15-E

1st parcel 13.52 acres, 2nd parcel 2.426 acres, from Parish Rural District to TOWN OF PEARL RIVER R-1 RURAL District contrary to 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

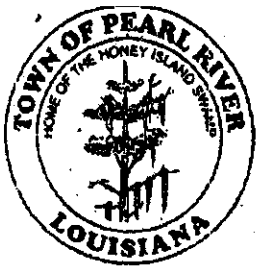
ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL (PR2006-09)

PR2006-09 Departmental Notes

0-1903

Date	Department	Who	Comment
9/15/2006	Environmental Services	T Brown	No DES issues
9/15/2006	Special Revenue	B Thompson	Received request on 9/12
9/18/2006	Special Revenue	B Thompson	No vendors currently located on property
9/18/2006	Planning	S Fontenot	The Proposal does <i>NOT</i> comply with LA Revised Statutes relative to Annexations.
9/18/2006	Planning	S Fontenot	The Proposal does <i>NOT</i> comply with the existing Pearl River Growth Management Agreement.
9/18/2006	Planning	S Fontenot	The Proposal does <i>NOT</i> comply with the proposed amendments to the Pearl River Growth Management Agreement
9/18/2006	Engineering	J Gustafson	OK per Engineering
9/18/2006	Public Works	B Westerfield	No impact to PW roads and drainage inventory



TOWN OF PEARL RIVER

P.O. Box 1270

Pearl River, Louisiana 70452

Telephone (985) 863-5800

FAX (985) 863-2586

RUBY GAULEY
Mayor Pro Tempore

VIRGIL PHILLIPS
DAVID McQUEEN

THERESA ZECHENEILLY

MARIE CROWE

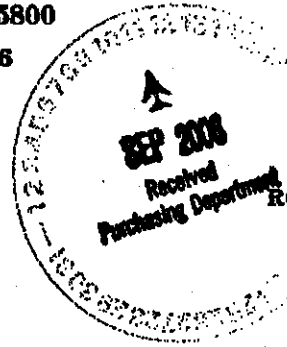
Aldermen

BENNIE RAYNOR
Chief of Police

ELIZABETH ALLEN
Town Clerk

RONALD W. "RON" GUTH
Town Attorney

LISA POLK
Deputy Clerk



JAMES LAVIGNE
Mayor

September 6, 2006

Mr. Bob Thompson
St. Tammany Parish Council
P.O. Box 628
Covington, La 70435

Dear Mr. Thompson,

The Town of Pearl River was petitioned by James Steve Fleming to annex into the Corporate limits of the Town 13.52 acres off of Old U.S. Highway 11. This property will be zoned R-1. Also, Mr. Fleming is requesting the annexation of 2.426 acres off of the service road off of Interstate 59, which will also be zoned R-1. Both pieces of properties are contiguous to the Town boundaries.

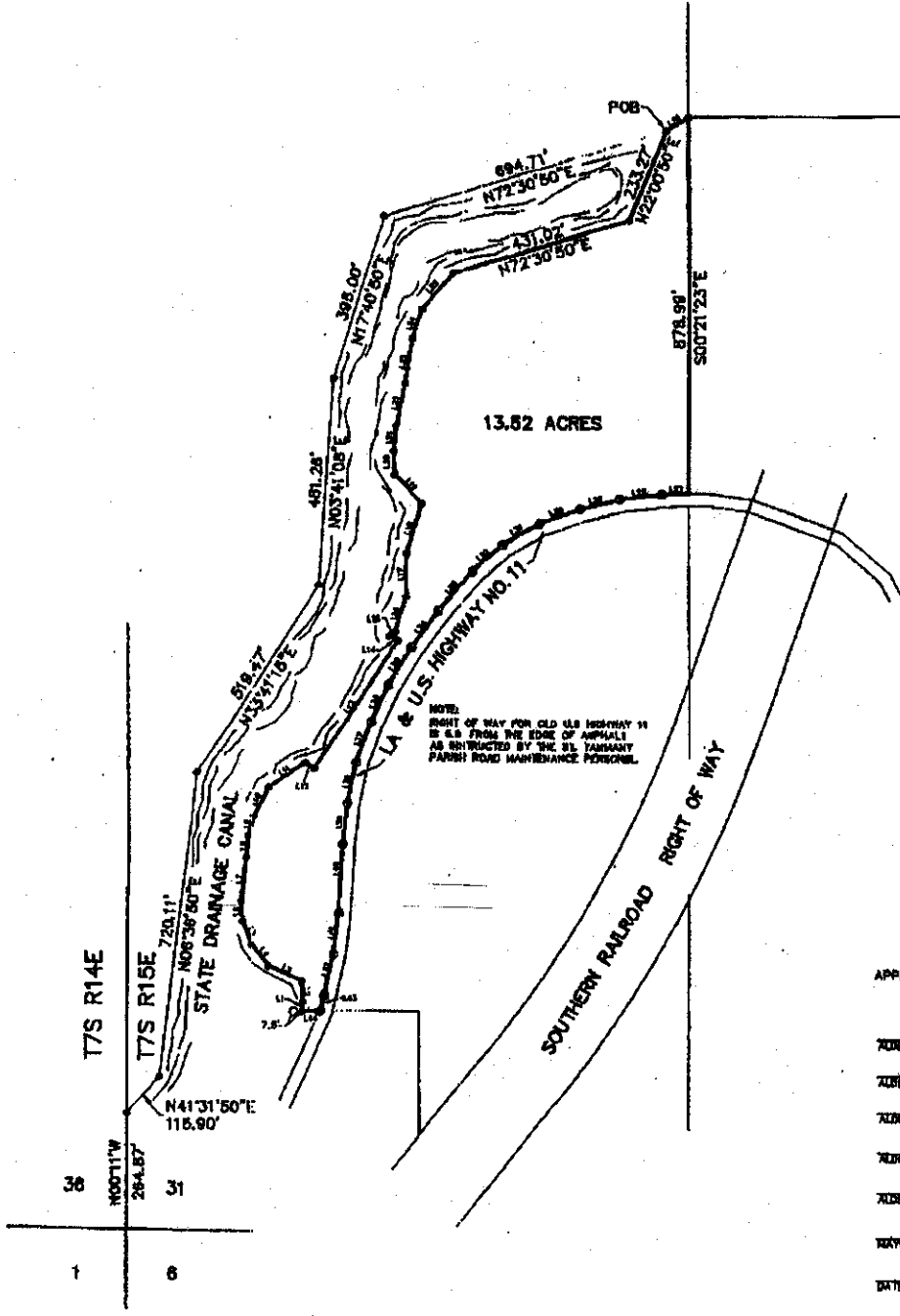
As agreed with the Parish Sales Tax Split Agreement the Town is asking the Parish's consent to annex this property.

Enclosed you will find a copy of the request.

Sincerely,

Elizabeth Allen, Town Clerk

AN EQUAL OPPORTUNITY EMPLOYER



LINE	BEARING	DISTANCE
L1	N06°36'50"E	23.41'
L2	N04°13'35"W	47.85'
L3	N86°00'00"W	87.22'
L4	N40°02'20"W	39.20'
L5	N22°32'20"W	80.80'
L6	N03°58'10"W	48.0'
L7	N05°27'15"E	101.27'
L8	N05°23'10"E	54.16'
L9	N16°26'20"E	50.04'
L10	N27°33'50"E	78.12'
L11	N55°24'45"E	104.07'
L12	S56°18'48"E	25.91'
L13	N33°41'15"E	267.30'
L14	N58°18'45"W	18.36'
L15	N56°24'40"E	8.53'
L16	N16°21'30"E	87.88'
L17	N00°31'20"E	102.39'
L18	N17°17'30"E	116.34'
L19	N42°24'W	64.85'
L20	N03°24'20"W	64.85'
L21	N08°20'00"E	61.08'
L22	N11°21'50"E	64.36'
L23	N08°09'50"E	102.33'
L24	N18°49'40"E	69.87'
L25	N42°30'50"E	110.85'
L26	N57°50"E	60.77'
L27	S64°48"W	63.82'
L28	S82°24'25"W	87.72'
L29	S75°57'38"W	87.19'
L30	S70°52'36"W	100.82'
L31	S08°43'31"W	89.58'
L32	S49°05'48"W	83.05'
L33	S41°08'58"W	122.16'
L34	S37°46'52"W	104.98'
L35	S32°46'54"W	100.45'
L36	S26°02"W	85.38'
L37	S18°49'10"W	100.07'
L38	S12°07'26"W	101.07'
L39	S06°51'28"W	67.84'
L40	S02°24'28"W	184.10'
L41	S06°48'10"W	65.87'
L42	S12°33'14"W	64.82'
L43	S18°13'40"W	36.88'
L44	S28°00'47"W	41.17'

NOTE:
RIGHT OF WAY FOR OLD US HIGHWAY 11
IS 66 FEET FROM THE EDGE OF ASPHALT
AS INDICATED BY THE ST. TAMMANY
PARISH ROAD MAINTENANCE PERSONNEL.

APPROVAL:

ALDERMAN

ALDERMAN

ALDERMAN

ALDERMAN

ALDERMAN

ALDERMAN

MAYOR

DATE FILED _____ FILE NO. _____

LEGEND

- = 4" PVC Pipe with Conc. Filled
- = 1/2" Iron Rod Set

NOTE: Bearings Shown on Plat of Acronheim, in corner to 6th Bearings used by Louisiana Highway Department, relate 00°46'50" to the left.

REFERENCE SURVEYS

- Plat of State Project No. 153-01-04, Sheet No. 12, dated Oct. 23, 1959, and Sheet No. 18, dated March 15, 1960.
- Survey for Dr. Joseph Stephens by John R. Plamondon, Surveyor, dated August 21, 1976, Number 878.
- Survey of the property of Charles James Stenard, by Edward L. Jones, Surveyor, dated January 11, 1981.
- Survey for Steve Fleming by John G. Cummings, dated December 20, 2005.



THIS PLAT REPRESENTS A SURVEY SERVICE DONE ON THE BASIS OF THE BEST AVAILABLE INFORMATION AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY BY THE STATE OF LOUISIANA AND SHALL BE A CLAIM & WAIVER.

John G. Cummings
JOHN G. CUMMINGS, P.L.S.

BEFORE IT IS ADVERTISED THAT ALL APPLICABLE SURVEYING INSTRUMENTS HAVE BEEN CORRECTLY CALIBRATED AND THAT THE SURVEYOR HAS BEEN QUALIFIED BY THE STATE OF LOUISIANA AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY BY THE STATE OF LOUISIANA AND SHALL BE A CLAIM & WAIVER.

John G. Cummings & Assorial
PROFESSIONAL LAND SURVEYORS
803 N. JEFFERSON AVE., MONROE, LOUISIANA 70402 (504) 282-1541

PLAT PREPARED FOR: *Steve Fleming*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA.

SCALE 1" = 200'	DATE 8/22/06	JOB NO. 051410	REVISION
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JOHN G. CUMMINGS & ASSOCIATES

Professional Land Surveyors in Louisiana & Mississippi

Office (985) 892-1549
Fax (985) 892-9250

503 N. Jefferson Ave.
Covington, La. 70433

DESCRIPTION Steve Flemming

A parcel of land located in Section 31, Township 7 South, Range 15 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Southwest Corner of Section 31, of said township and range,
Thence North 00 degrees 11 minutes West 264.87 feet to a point on the West Side of the State Drainage Canal,

Thence meanders along the westerly side of said canal for the next six courses,

Thence North 41 degrees 31 minutes 50 seconds East 115.90 feet to a point,

Thence North 06 degrees 36 minutes 50 seconds East 720.11 feet to a point,

Thence North 33 degrees 41 minutes 15 seconds East 519.47 feet to a point,

Thence North 03 degrees 41 minutes 08 seconds East 481.26 feet to a point,

Thence North 17 degrees 40 minutes 50 seconds East 395.0 feet to a point,

Thence North 72 degrees 30 minutes 50 seconds East 694.71 feet to the **POINT OF BEGINNING**,

Thence North 57 degrees 50 minutes East 60.77 feet to a four inch PVC pipe with concrete found,

Thence South 00 degrees 21 minutes 23 seconds East 878.99 feet to a point on the North Side of Louisiana & U.S. Highway No. 11,

Thence meanders along the North & West Side of said highway for the next 17 courses,

Thence South 86 degrees 46 minutes West 63.82 feet to a 1/2 inch iron rod set,

Thence South 82 degrees 24 minutes 25 seconds West 97.72 feet to a 1/2 inch iron rod set,

Thence South 75 degrees 57 minutes 36 seconds West 97.19 feet to a 1/2 inch iron rod set,

Thence South 70 degrees 52 minutes 36 seconds West 100.82 feet to a 1/2 inch iron rod set,

Thence South 59 degrees 43 minutes 31 seconds West 99.58 feet to a 1/2 inch iron rod set,

Thence South 49 degrees 05 minutes 49 seconds West 93.05 feet to a 1/2 inch iron rod set,

Thence South 41 degrees 09 minutes 38 seconds West 122.10 feet to a 1/2 inch iron rod set,

Thence South 37 degrees 46 minutes 52 seconds West 104.88 feet to a 1/2 inch iron rod set,

Thence South 32 degrees 46 minutes 54 seconds West 100.45 feet to a 1/2 inch iron rod set,

Thence South 26 degrees 02 minutes West 95.28 feet to a 1/2 inch iron rod set,

Thence South 19 degrees 49 minutes 10 seconds West 100.97 feet to a 1/2 inch iron rod set,

Thence South 12 degrees 07 minutes 36 seconds West 101.07 feet to a 1/2 inch iron rod set,

Thence South 05 degrees 51 minutes 28 seconds West 97.54 feet to a 1/2 inch iron rod set,

Thence South 02 degrees 54 minutes 28 seconds West 164.10 feet to a 1/2 inch iron rod set,

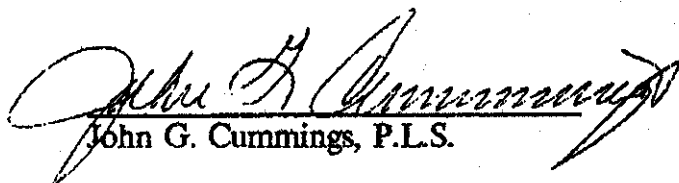
Thence South 06 degrees 45 minutes 10 seconds West 95.67 feet to a 1/2 inch iron rod set,

Thence South 12 degrees 33 minutes 14 seconds West 99.82 feet to a 1/2 inch iron rod set,

Thence South 18 degrees 13 minutes 10 seconds West 36.85 feet to a 1/2 inch iron rod set,

Thence leaving the west side of said highway,

Thence South 89 degrees 00 minutes 47 seconds West 41.17 feet to a point on the East Side of the State Drainage Canal,
 Thence meanders along the Easterly side of said canal for the next 27 courses,
 Thence North 06 degrees 36 minutes 50 seconds East 23.41 feet to a point,
 Thence North 04 degrees 13 minutes 35 seconds West 47.85 feet to a point,
 Thence North 66 degrees 00 minutes 05 seconds West 87.22 feet to a point,
 Thence North 40 degrees 02 minutes 20 seconds West 59.20 feet to a point,
 Thence North 22 degrees 32 minutes 20 seconds West 60.80 feet to a point,
 Thence North 03 degrees 38 minutes 10 seconds West 48.0 feet to a point,
 Thence North 05 degrees 27 minutes 15 seconds East 101.27 feet to a point,
 Thence North 05 degrees 25 minutes 10 seconds East 54.16 feet to a point,
 Thence North 15 degrees 26 minutes 20 seconds East 50.04 feet to a point,
 Thence North 27 degrees 33 minutes 50 seconds East 76.12 feet to a point,
 Thence North 55 degrees 24 minutes 45 seconds East 104.07 feet to a point,
 Thence South 56 degrees 18 minutes 45 seconds East 25.51 feet to a point,
 Thence North 33 degrees 41 minutes 15 seconds East 357.30 feet to a point,
 Thence North 56 degrees 18 minutes 45 seconds West 18.36 feet to a point,
 Thence North 56 degrees 24 minutes 40 seconds East 8.55 feet to a point,
 Thence North 18 degrees 21 minutes 30 seconds East 87.68 feet to a point,
 Thence North 00 degrees 31 minutes 20 seconds East 102.39 feet to a point,
 Thence North 17 degrees 17 minutes 30 seconds East 118.34 feet to a point,
 Thence North 42 degrees 54 minutes West 94.85 feet to a point,
 Thence North 03 degrees 24 minutes 20 seconds West 54.66 feet to a point,
 Thence North 06 degrees 20 minutes 50 seconds East 61.09 feet to a point,
 Thence North 11 degrees 21 minutes 50 seconds East 99.36 feet to a point,
 Thence North 09 degrees 09 minutes 50 seconds East 102.32 feet to a point,
 Thence North 18 degrees 49 minutes 40 seconds East 69.67 feet to a point,
 Thence North 42 degrees 30 minutes 50 seconds East 110.85 feet to a point,
 Thence North 72 degrees 30 minutes 50 seconds East 431.02 feet to a point,
 Thence North 22 degrees 00 minutes 50 seconds East 233.27 feet to the **POINT OF BEGINNING**, containing 13.52 Acres.


 John G. Cummings, P.L.S.



05141D

8-21-06

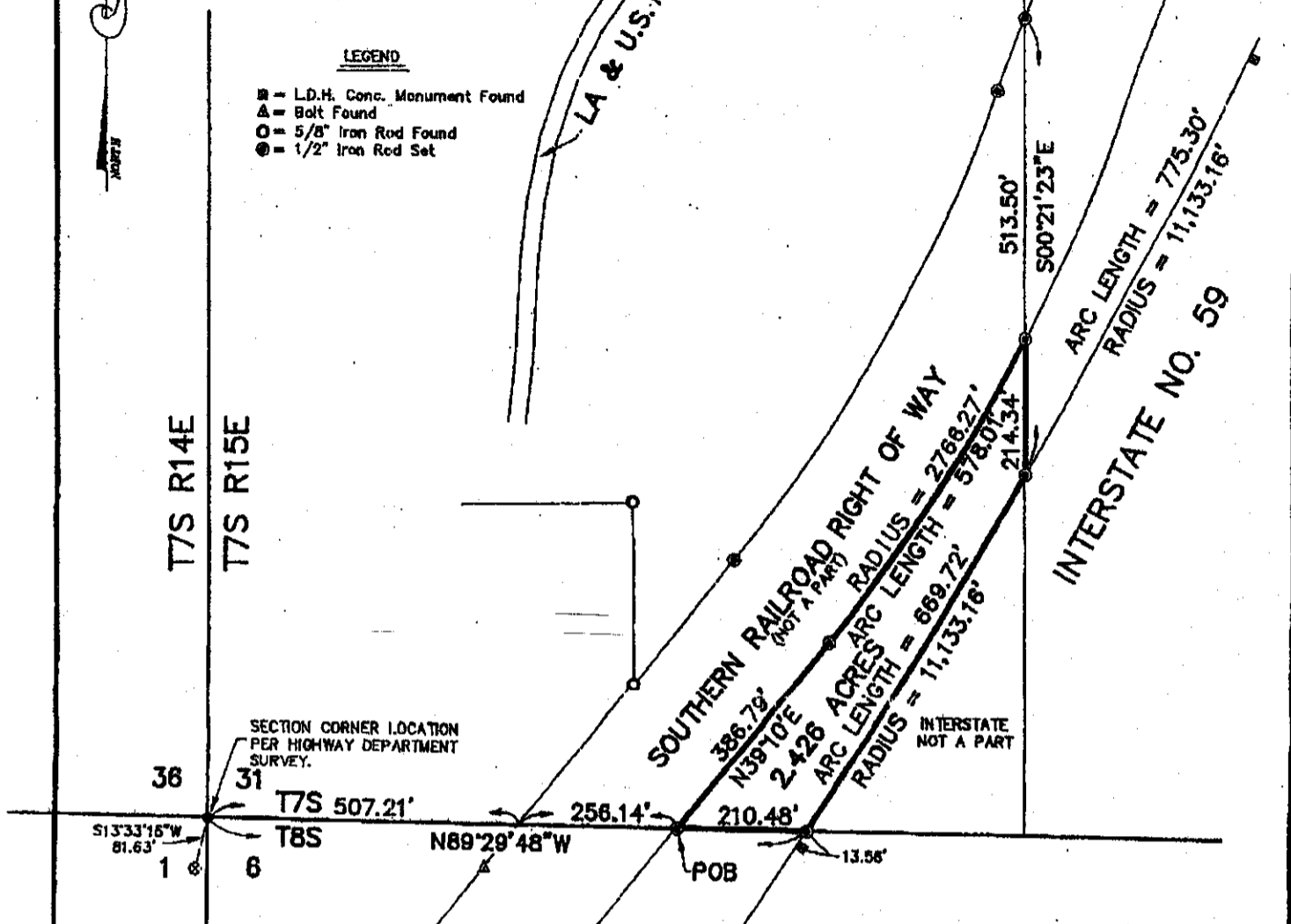
DETERMINED BY G.P.S. OBSERVATIONS.

REFERENCE SURVEYS:

1. Plat of State Project No. 453-01-04, Sheet No. 12, dated Oct. 23, 1959, and Sheet No. 16, dated March 15, 1960.
2. Survey for Dr. Joseph Stephens by Jeron R. Fitzmorris, Surveyor, dated August 21, 1976, Number 878.
3. Survey of the property of Charles James Blanchard, by Edward L. Jones, Surveyor, dated January 11, 1991.

LEGEND

- = L.D.H. Conc. Monument Found
- ▲ = Bolt Found
- = 5/8" Iron Rod Found
- = 1/2" Iron Rod Set



T7S R14E
T7S R15E

T8S R14E
T8S R15E

SECTION CORNER LOCATION PER HIGHWAY DEPARTMENT SURVEY.

36 31
T7S 507.21'

S13°33'15"W
81.63'

1 6

N89°29'48"W

256.14'

POB

210.48'

13.56'

SOUTHERN RAILROAD RIGHT OF WAY
(NOT A PART)
386.72'
N39°10'E
2.426 ACRES
ARC LENGTH = 578.01'
RADIUS = 11,133.16'

INTERSTATE NOT A PART

513.50'
S00°21'23"E

ARC LENGTH = 775.30'
RADIUS = 11,133.16'

INTERSTATE NO. 59

ALDERMAN _____
ALDERMAN _____
ALDERMAN _____
ALDERMAN _____
ALDERMAN _____
ALDERMAN _____
MAYOR _____
CLERK OF COURT _____
DATE FILED _____ FILE NO. _____

NOTE: Bearings Shown: on Plat at Astronomic. To convert to Grid Bearings used by Louisiana Highway Department, rotate 00°48'50" to the left.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

603 N. JEFFERSON AVENUE
COVINGTON, LA 70433

John G. Cummings and Associates
Professional Land Surveyors in Louisiana & Mississippi

PHONE (985) 892-1649

FAX (985) 892-0260

PLAT PREPARED FOR: **Steve Flemming**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA.



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503 N. Jefferson Ave.
Covington, La. 70433

DESCRIPTION
Steve Flemming

A parcel of land located in Section 31, Township 7 South, Range 15 East, St. Tammany Parish, Louisiana, and more fully described as follows:

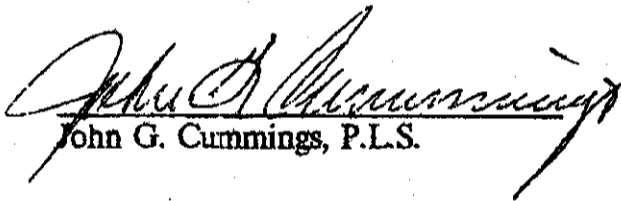
Commencing from the Southwest corner of Section 31, of said township and range,
Thence South 89 degrees 29 minutes 48 seconds East 763.35 feet to a 1/2 inch iron rod set on the East Side of the Southern Railroad Right of Way being the **POINT OF BEGINNING**,

Thence North 39 degrees 10 minutes East 386.79 feet along the east side of said right of way to a 1/2 inch iron rod set,

Thence run along a curve in a Northerly direction along the east side of said right of way having a Radius of 2,766.27 feet and an Arc Length of 578.01 feet to a 1/2 inch iron rod set,
Thence South 00 degrees 21 minutes 23 seconds East 214.34 feet to a 1/2 inch iron rod set on the West Side of Interstate No. 59,

Thence run along a curve in a Southerly direction along the west side of said interstate having a Radius of 11,133.16 feet and an Arc Length of 669.72 feet to a 1/2 inch iron rod set,

Thence North 89 degrees 29 minutes 48 seconds West 210.48 feet to the **POINT OF BEGINNING**, containing 2.426 Acres.


John G. Cummings, P.L.S.



05141E

8-29-06



Proposed Annexation

Legend

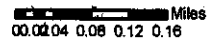
PR2006-09	Rural	RC Recreation/Conservation
Streets	SA Suburban Agriculture	ID Institutional
Major Roads	A-1 Suburban	PUD Planned Unit Development
Streams	A-2 Suburban	LC Light Commercial
Township/Range	A-3 Suburban	C-1 Neighborhood Commercial
Cities	A-4 Single Family Residential	C-2 Highway Commercial
CMA	M1 Mobile Home	C-3 Planned Commercial
MCO	A-5 Two Family Residential	M-1 Light Industrial
PCO	A-6 General Multiple Family	M-2 Intermediate Industrial
SRO	SD Special District	M-3 Heavy Industrial
SSO		Lake, Portchartrain

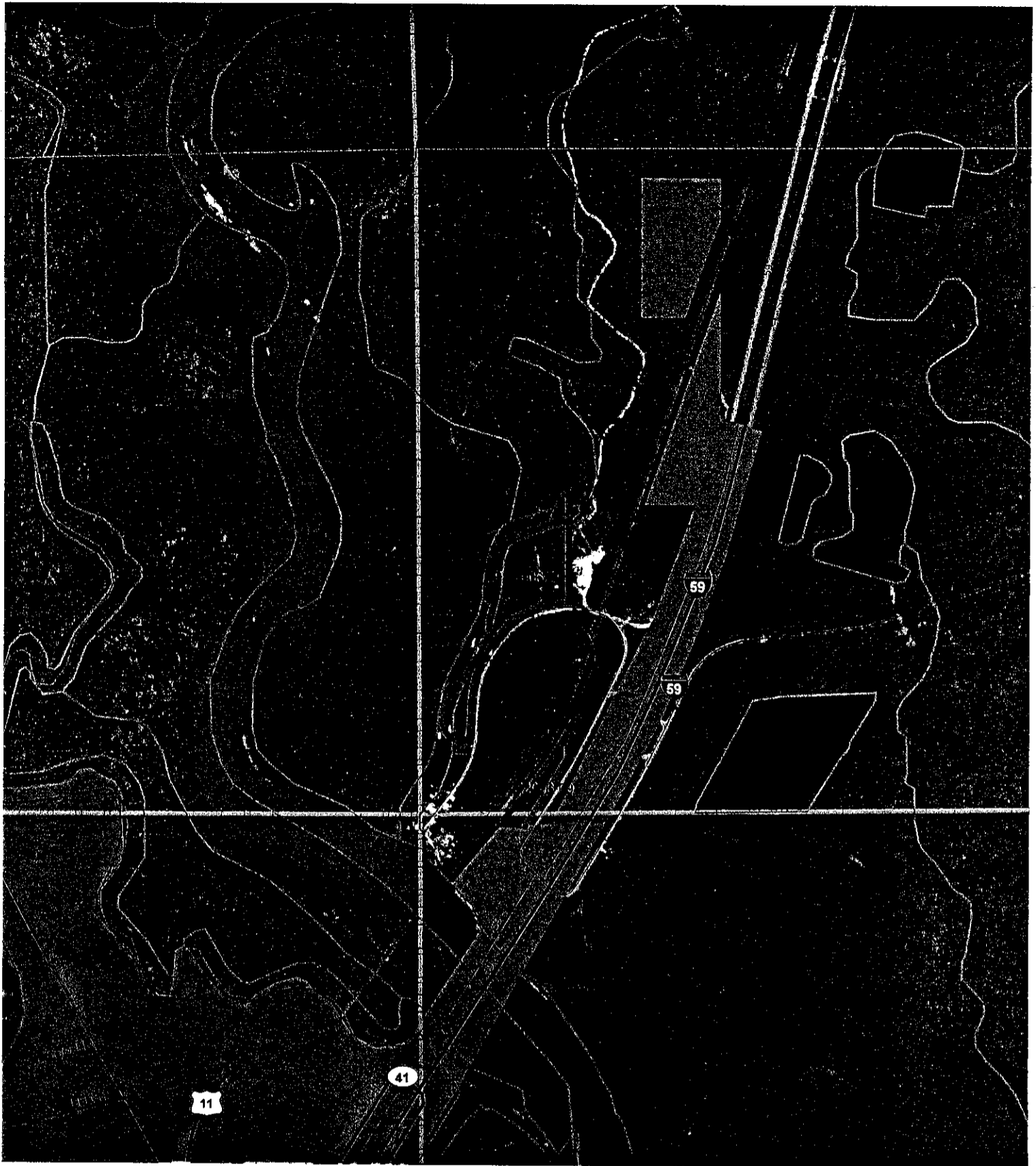
This map was produced by St. Tammany Parish Information Services.
 Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

Kevin C. Davis,
 President











Proposed Annexation



St. Tammany Parish Government
 P.O. Box 626
 Covington, LA 70434

Kevin C. Davis,
 President

Legend

-  00-pr-2008-08
-  Streets
-  Major Roads
-  Streams
-  Township/Range
-  Cities
-  Lake_Pontchartrain

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