

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2244

COUNCIL SPONSOR: BAGERT/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 3.148 ACRES OF LAND, MORE OR LESS, FROM PARISH C-2 HIGHWAY COMMERCIAL DISTRICT TO TOWN OF ABITA SPRINGS C-2 DISTRICT WHICH PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF HARRISON AVENUE AND LOUISIANA HIGHWAY 59, COMPRISING A PORTION OF SQUARE 31, LOTS 1 - 30, INCLUSIVE, AND A PORTION OF GROUND LYING BETWEEN THE EAST LINE OF SQUARE 31 AND WEST RIGHT-OF-WAY LINE OF HIGHWAY 59, TOWN OF ABITA SPRINGS, ST TAMMANY PARISH, LA, WARD 3, DISTRICT 3.

WHEREAS, the TOWN OF ABITA SPRINGS is contemplating annexation of 3.148 acres of land, more or less, owned by Clarence Romage Jr, and located on the southwest corner of Harrison Avenue and La. Hwy. 59, and comprising a portion of Square 31, Lots 1 - 30, inclusive, and a portion of ground lying between the East line of Square 31 and the West right-of-way line of Hwy. 59, Town of Abita Springs, St Tammany Parish, LA, Ward 3, District 3 (see attachments for complete description); and

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

WHEREAS, the property requires rezoning from Parish C-2 Highway Commercial District to TOWN OF ABITA SPRINGS C-2 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 Town of Abita Springs.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the TOWN OF ABITA SPRINGS annexation and rezoning of 3.148 ACRES of land, more or less, located on the Southwest corner of Harrison Avenue and Louisiana Highway 59, comprising a portion of Square 31, lots 1 - 30, inclusive, and a portion of ground lying between the East line of Square 31 and the West right-of-way line of La. Hwy. 59, Town of Abita Springs, St Tammany Parish, La. from Parish C-2 Highway Commercial District to TOWN OF ABITA SPRINGS C-2 District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the TOWN OF ABITA SPRINGS.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the TOWN OF ABITA SPRINGS 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 ABITA SPRINGS 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.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requests that the Town OF ABITA SPRINGS require the development of said annexed property adhere to:

1. Louisiana Department of Transportation and Development driveway permit requirements.
2. The most recent plans for the parish Harrison Avenue Extension project.

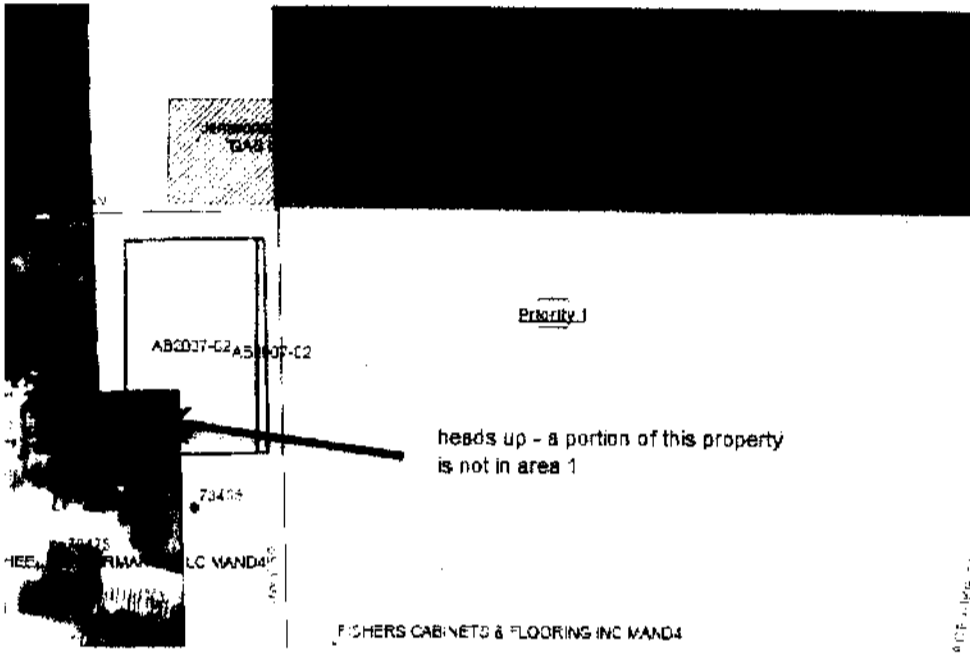
THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_

**AB2007-02 Ework Departmental Notes**

C-2744

<b>Date</b>	<b>Department</b>	<b>Author</b>	<b>Note</b>
9/28/2007	Special Revenue	B Thompson	Request did not include survey or zoning information - i requested survey & zoning info via email.
10/1/2007	Special Revenue	B Thompson	received survey and zoning info on 10/1
10/4/2007	Special Revenue	B Thompson	per Rusty Waldrup - Legal description provided is erroneous and incomplete and survey is not legible. Notified Abita Springs via email of issue.
10/10/2007	Special Revenue	B Thompson	10/10 - received property description for .202 acres, legible survey and cash settlement/ quit claim documents from Statewide Bank
10/31/2007	Public Works	J Lobrano	No Public works issues
10/31/2007	Special Revenue	B Thompson	Informed planning via email that a portion of annexed property is not located in area 1 of enhancement.
11/1/2007	Environmental	T Brown	No DES Issues
11/7/2007	Engineering	J Gustafson	The subject annexation shall comply with all LADOTD driveway permit requirements. The annexation shall also comply with the most recent plans for the new Harrison Avenue Extension project running from Harrison Avenue at Hwy 59 to a site to be determined along Hwy 36.
11/15/2007	Planning	S Fontenot	The proposal complies with the Louisiana Revised Statutes for annexation,  The proposal has a portion of land that is located outside of the GMA Priority one area.  The proposed Town zoning is consistent with the existing Parish zoning.





### Annexation

City: Abita Springs City Case No: Processing - agenda Staff Reference AB2007-02

Notification Date: 9/28/2007 Dead Line 11/8/2007 Priority

Owner: Clarence Romage Jr Ward 3 Council District: 3

Location: Southwest corner of harrison Ave and Hwy 59, a portion of Square 31, lots 1 - 30, inclusive, and a portion of ground lying between the East line of Square 31 and West right-of-way line of Hwy 59, Town of Abita Springs, St Tammany Parish, LA  
Parish Zoning: C-2 Highway Commercial  
City Zoning: C-2  
Subdivision:

Existing Use: vacant  
Size: 3.148 acres  
STR: S-12, T-7-S, R-11-E

Developed  Intensification  Concur w/ City   
Population:  Concur:   
Annex Status: Processing Sales Tax:

#### City Actions

Ordinance:  City Date:

#### Council Actions

Resolution:  Council Date:



## **St. Tammany Parish**

District 3 Coordinator

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

e-mail: [rtompson@stpgov.org](mailto:rtompson@stpgov.org)

*Kevin Davis*

*Parish President*

November 13, 2007

Please be advised that we have received the Annexation Request listed below.

City of Abita Springs, Originally submitted this annexation request on 9/28/2007. The property description included in the original request was incomplete, Received updated property description on 10/10/2007.

GIS and the parish reference number is AB2007-02.

AB2007-02

0-23-14

# Town of Abita Springs, La.

CLERK  
 SECRETARY-TREASURER  
 TAX COLLECTOR  
**DONNA KILPATRICK**

COUNCIL CLERK  
**LAURA MILLER**

CLERK OF COURT  
**KATHY ARMAND**

ATTORNEY  
**EDWARD DEANO**

BUILDING INSPECTOR  
**DAVID CHATELAIN**

PUBLIC WORKS DIRECTOR  
**JOHNNY CLAY**



MAYOR  
**LOUIS FITZMORRIS**

RECEIVED

SEP 28 2007

2:35 PM  
RKT

ALDERMEN  
**SHERI SABLE CAMPBELL**  
 (MAYOR PRO-TEM)

**TROY DUGAS**  
**PATRICIA EDMISTON**  
**GREG LEMONS**  
**PAT PATTERSON**

UTILITY CLERKS  
**SHELLY KING**  
**DEBRA MACLEAN**

PLANNING & ZONING DIRECTOR  
**CINDY CHATELAIN**

ACCOUNTS PAYABLE  
**JENNIFER OALMANN**

September 28, 2007

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

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

Robert Thompson  
 Special Revenue Manager  
 St. Tammany Parish  
 P. O. Box 628  
 Covington, LA 70434

RE: A request by Clarence Romage, Jr Assistant Vice President Construction & Property Management requested annexation of a parcel of land located on the southwest corner of Harrison Ave. and Hwy 59 in Abita Springs. The property is 2.946 acres and 0.202 acres being a portion of Square 31 situated in S 12m T7, R 11 E St., Tammany Parish as per survey 2007 641 dated 6-29-07. See attached deed.

Dear Gentleman,

This is to advise you that the Abita Springs Town Council will hold a public hearing to consider the annexation and zoning of the above referenced. The public hearing will be held on Tuesday, October 18, 2007 at 6:00 P.M. in the Abita Springs Town Hall located at 22161 Level Street, Abita Springs, LA. The property is located in the 100% agreed annexation area.

If approved by the Town Council the final action will be pending approval of St. Tammany Parish.

Please do not hesitate to contact our office at 985-892-0711 if you need any additional information.

Respectfully,

Jennifer Oalmann  
 Town Clerk

ST TAM PAR - STATEWIDE BANK ANNEX REQUEST 09-28-07

# Town of Abita Springs, La.

02244

CLERK  
 SECRETARY-TREASURER  
 TAX COLLECTOR  
**DONNA KILPATRICK**

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CLERK OF COURT  
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MAYOR  
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**TROY DUGAS**  
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PLANNING & ZONING DIRECTOR  
**CINDY CHATELAIN**

ACCOUNTS PAYABLE  
**JENNIFER OALMANN**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN LAND INTO THE CORPORATE LIMITS OF THE TOWN OF ABITA SPRINGS AND TO PROVIDE FOR RELATED MATTERS.**

The following Ordinance was introduced by Alderman \_\_\_\_\_, seconded by Alderman \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_ 2007.

IT IS HEREBY ORDAINED by the Board of Aldermen of the Town of Abita Springs that the below described property be and is hereby annexed into the municipal corporate limits of the Town of Abita Springs, Louisiana. Said property is ascribed as follows to wit:

The property is 2.946 acres and 0.202 acres being a portion of Square 31 situated in S 12, T 7, R 11 E St. Tammany Parish as per survey 2007 641 dated 6-29-07 by John E. Bonneau & Associates, Inc.

The officials of the Town of Abita Springs are hereby authorized and directed to take all necessary actions that are proper in order to effect the annexation into the corporate limits of the Town of Abita Springs of the below described property.

ALL THAT CERTAIN PARCEL OR TRACT OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in The Birg Boulevard, Northern Division, that portion of Square 31, Lots 1 through 30, inclusive, and a portion of ground lying between the East line of Square 31 and West right-of-way line of Louisiana Hwy. No. 59, located in Section 12, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Section corner common to Sections 1, 6, 7 and 12, Township 7 South, Range 11 East, St. Tammany Parish, thence go South 90 feet to a point being the Point of Beginning.

From the Point of Beginning, go South 00 degrees 13 minutes 00 West, 458.26 feet to a point; thence South 89 degrees 46 minutes 06 seconds West, 280.00 feet to a 1/2 inch iron pipe set; thence North 13 degrees 00 minutes East, 458.26 feet to a point; thence North 89 degrees 46 minutes 06 seconds East, 280.00 feet back to the Point of Beginning.

Adopted on motion of \_\_\_\_\_ and seconded by

\_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

A vote was called on the motion with the following results:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
HON. LOUIS FITZMORRIS  
MAYOR, TOWN OF ABITA SPRINGS

\_\_\_\_\_  
JENNIFER B. OALMANN  
CLERK, TOWN OF ABITA SPRINGS

ORDINANCE ANNEXATION - STATEWIDE BANK 09-18-07



*0 2940*

# Town of Abita Springs, La.

CLERK  
 SECRETARY/TRIAGE/REK  
 TAX COLLECTOR  
**DONNA KILPATRICK**

COUNCIL CLERK  
**LAURA MILLER**

CLERK OF COURSE  
**KATHY ARMAND**

ATTORNEY  
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BUILDING INSPECTOR  
**DAVID CHATELAIN**

PUBLIC WORKS DIRECTOR  
**JOHNNY CLAY**



MAYOR  
**LOUIS FITZMORRIS**

ALDERMEN  
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**DEBRA MACLEAN**

PLANNING & ZONING DIRECTOR  
**CINDY CHATELAIN**

ACCOUNTS PAYABLE  
**JENNIFER OALMANN**

Town Council Members  
 Town of Abita Springs

September 18, 2007

Aldermen,

At the Planning & Zoning meeting of February 28, 2007, the Commission discussed the annexation and the conforming uses of the property owned by Statewide Bank. The 3 acre site will be subdivided into two parcels. One parcel will be a drug store and the other parcel will be a bank. These two uses were approved at that same meeting. The procedure for annexation was discussed. The Planning & Zoning Commission has no objections with the annexation request.

On Behalf of the Planning & Zoning Commission

*Cindy Chatelain*  
 Cindy Chatelain

Planning & Zoning Director

Sep 29 07 10:26a Town Of Abita Springs  
Fax sent by : 9858938251

STATEWIDE BANK LOGO

985 8922142

p6



*C. Romage*

September 18, 2007

Planning & Zoning Director  
P.O. Box 461  
Abita Springs, LA 70420

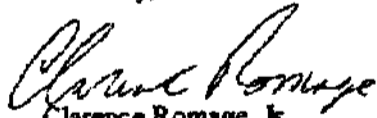
RE: Annexation of Property

Dear Donna:

This letter is our formal request to annex the following described property into the Town of Abita Springs, LA: a parcel of land located on the southwest corner of Harrison Ave. and Hwy 59 in Abita Springs. The property is 2.946 acres and 0.202 acres being a portion of Square 31 situated in S 12, T 7, R 11 E St. Tammany Parish as per survey 2007 641 dated 6-29-07. See attached deed.

If you have any questions or need any additional information please contact me. My office phone is 875-2302 and my cell number is 624-2971.

Sincerely,

  
Clarence Romage, Jr.  
Assistant Vice President  
Construction & Property Management

CR/mrt

Attachment