

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2080

COUNCIL SPONSOR: Bagert/Davis

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 331.5 ACRES ACRES OF LAND MORE OR LESS FROM PARISH M-2 INTERMEDIATE INDUSTRIAL AND RURAL DISTRICT TO TOWN OF PEARL RIVER M-2 HEAVY INDUSTRIAL DISTRICT WHICH PROPERTY IS LOCATED 63076 HWY 1091, PEARL RIVER, LOUISIANA WARD 8, DISTRICT 9.

WHEREAS, THE TOWN OF PEARL RIVER IS CONTEMPLATING ANNEXATION OF 331.5 ACRES ACRES OF LAND MORE OR LESS OWNED BY ST JOE BRICK WORKS, INC, AND LOCATED 63076 HWY 1091, PEARL RIVER, LOUISIANA, WARD 8, DISTRICT 9 (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 M-2 INTERMEDIATE INDUSTRIAL AND RURAL DISTRICT TO TOWN OF PEARL RIVER M-2 HEAVY INDUSTRIAL 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 331.5 ACRES ACRES OF LAND MORE OR LESS, LOCATED 63076 HWY 1091, PEARL RIVER, LA FROM PARISH M-2 INTERMEDIATE INDUSTRIAL AND RURAL DISTRICT TO TOWN OF PEARL RIVER M-2 HEAVY INDUSTRIAL 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:

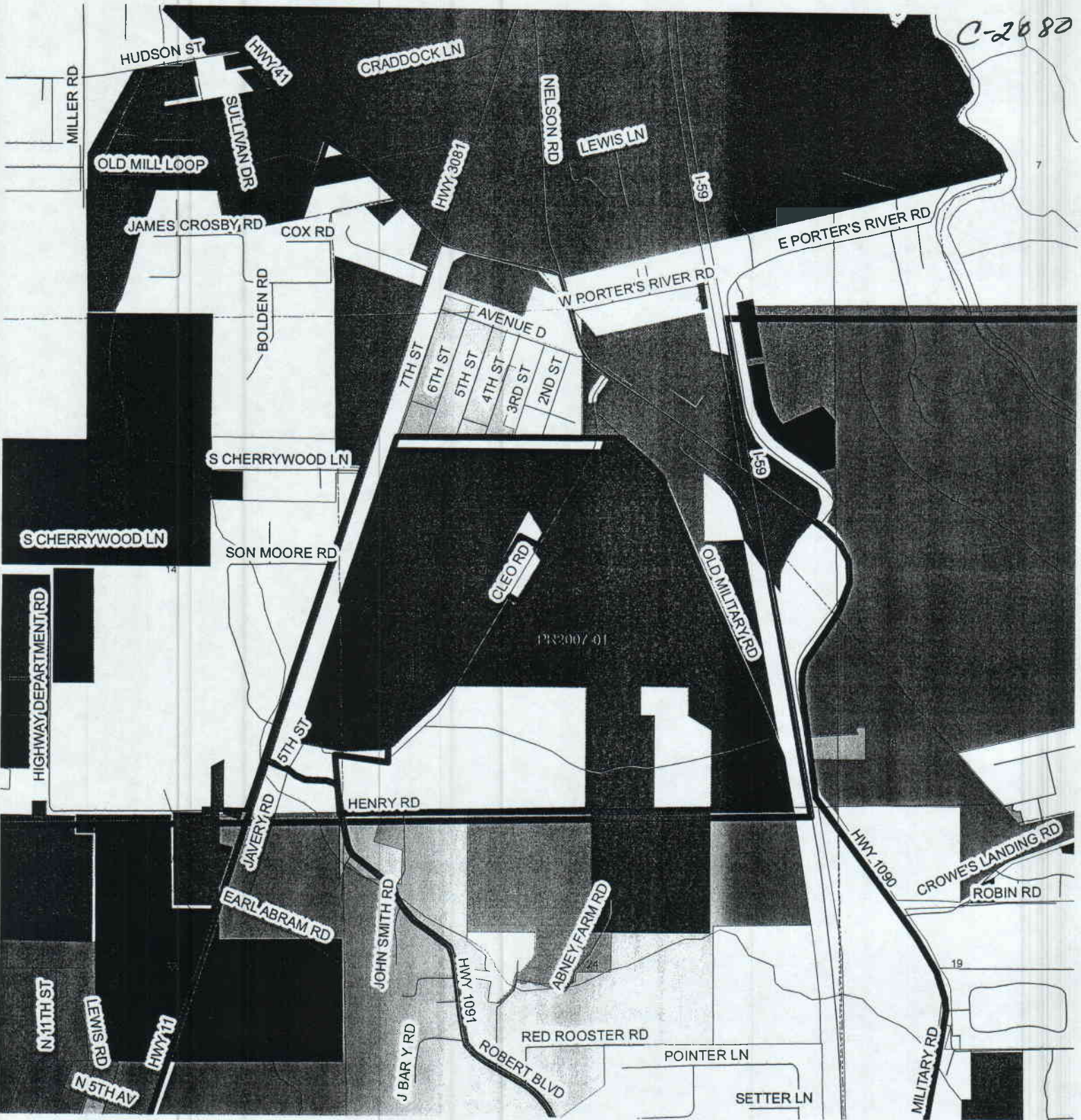
THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2007, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

BARRY BAGERT, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL (PR2007-01)

C-2680



Annexation Request

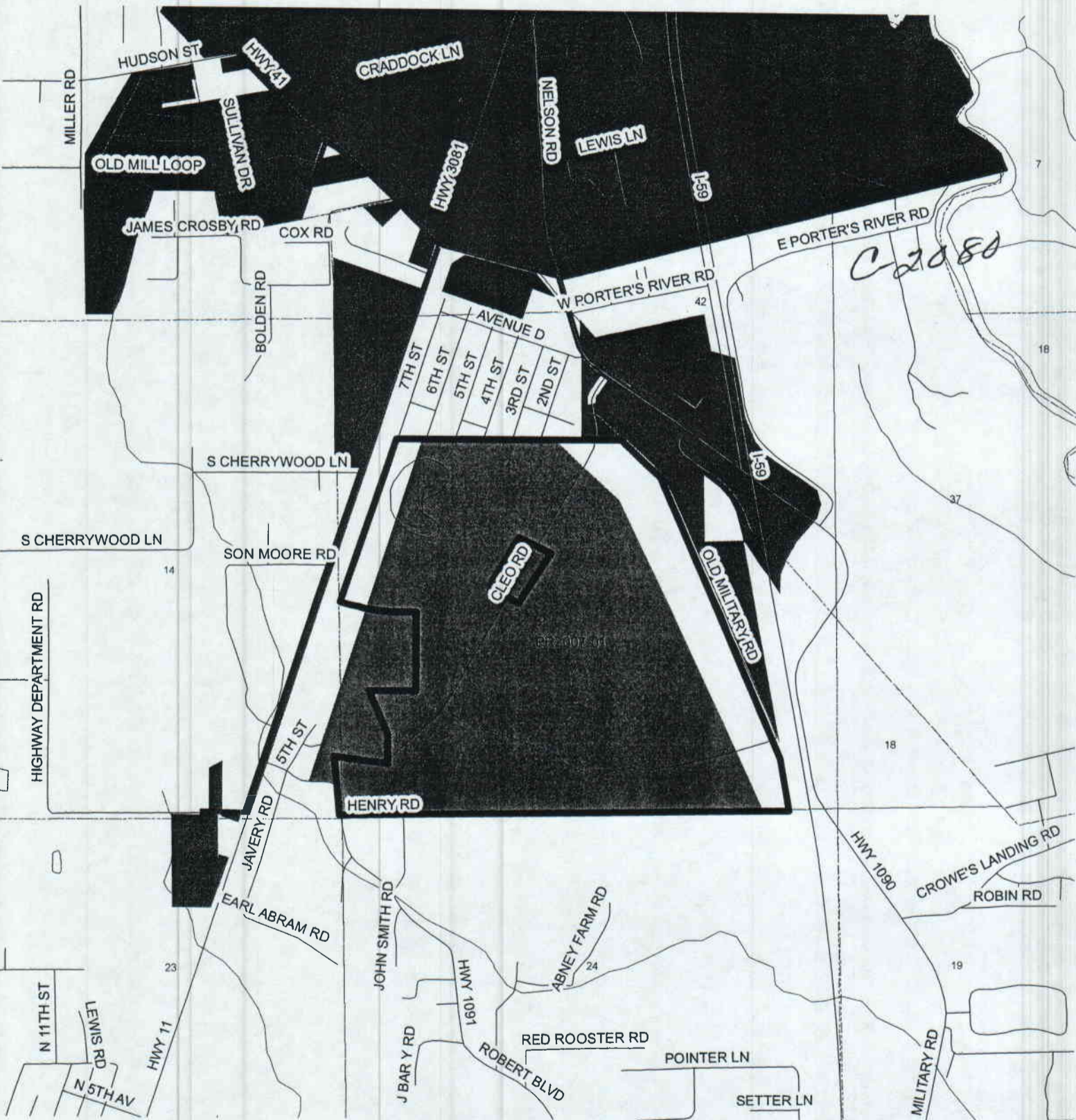
Legend	
	PR2007-01
	Streams
	Streets
	Sections
	Cities-unified
	GMA
	MRO
	PCO
	SRO
	SSO
	Rural
	SA Suburban Agriculture
	A-1 Suburban
	A-2 Suburban
	A-3 Suburban
	A-4 Single Family Residential
	MH Mobile Home
	A-5 Two Family Residential
	A-6 General Multiple Family
	SD Special District
	RC Recreation/Conservation
	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


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

 Kevin C. Davis,
 President

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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Annexation Request

- Legend**
- PR2007-01
 - Streams
 - Streets
 - Sections
 - Cities-unified
 - Pearl_River_UG_Areas**
 - TAX_TYPE**
 - Priority 1
 - Priority 2
 - Growth Management

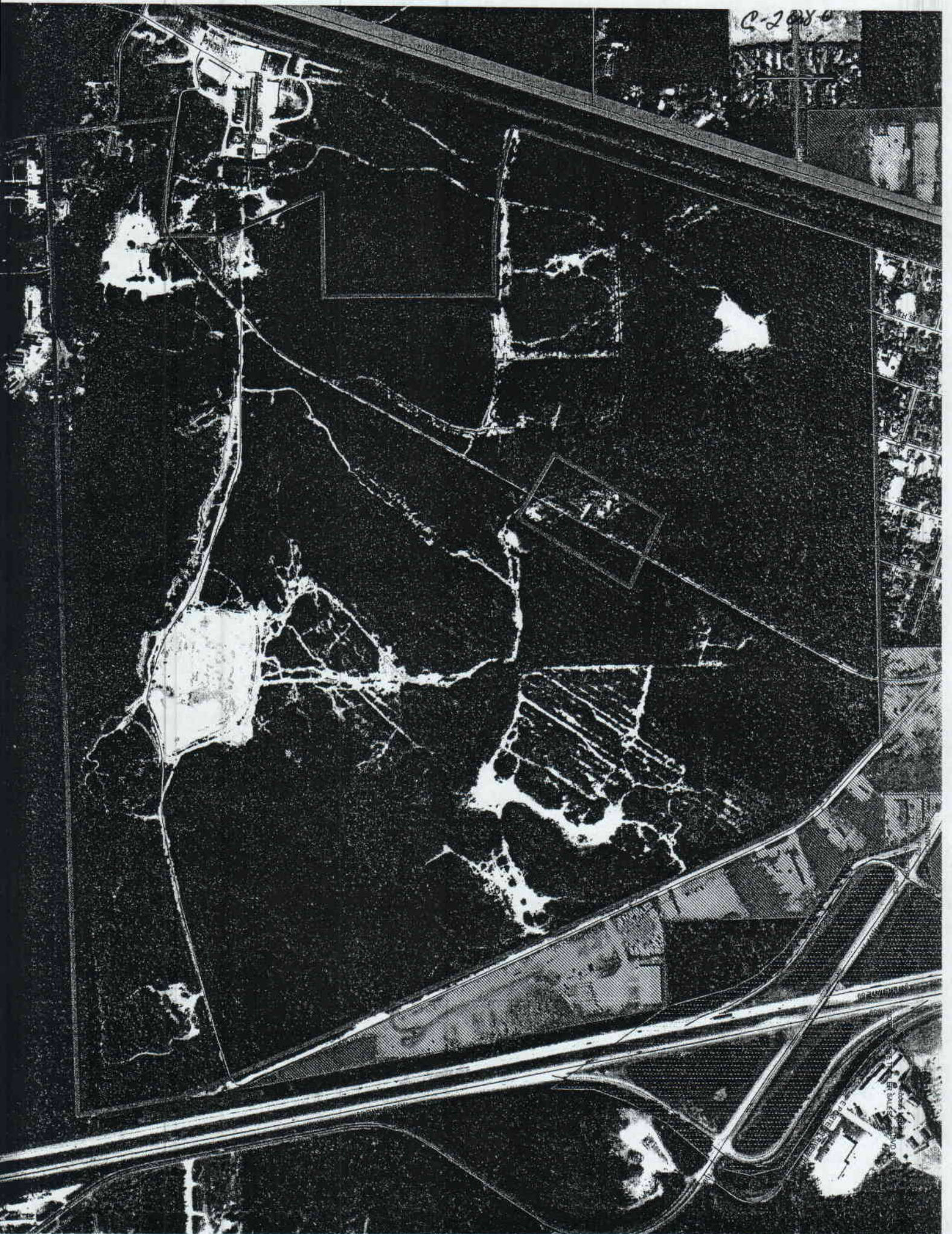


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St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Kevin C. Davis,
President



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C-2080



Annexation

City: Pearl River City Case No: GIS review Staff Reference PR2007-01

Notification Date: 3/14/2007 Dead Line: 4/13/2007 Priority 1

Owner: St Joe Brick works, Inc Ward 8 Council District: 9 Map

Location: 63076 Hwy 1091, Pearl River, LA
Parish Zoning: M-2 Intermediate Industrial and Rural
City Zoning: M-2 Heavy Industrial
Subdivision:

Existing Use: undeveloped
Size: 331.5 acres
STR: Secs 13&14, T-8-S, R-1
Developed Intensification Concur w/ City
Population: 0 Concur:
Annex Status: Processing Sales Tax:

City Actions

Council Actions

Ordinance: City Date: Resolution: Council Date:

PR2006-08 Ework Departmental Notes

C-2680

<u>Date</u>	<u>Dept</u>	<u>Author</u>	<u>Note</u>
3/19/2007	CAO	B Thompson	<p>This annexation encompasses entire area of newly established Area 2 (excluding St Joe Brick Works, 84 Lumber Company and Dancer property. Currently property is vacant, thus no vendors are located on property.</p> <p>Per 2006 amendment to the Growth Management Agreement- any sales tax generated by new developments on property annexed after 9/7/2006 shall be split 50/50.</p>
3/19/2007	CAO	B Thompson	<p>Sidney & Rusty; please review for zoning intensification.</p> <p>parish zoning was not sighted as part of request - I (bob) populated field per GIS.</p> <p>I reviewed our M-2 zoning descriptions and Pearl River provided copy of their M-2 descriptions (see attached request)</p>
4/3/2007	PW	J Lobrano	<p>Property has no parish maintained roads on it, although it does have a portion of Cloe road which has been temporarily closed. This was done years ago, so if Pearl River annexes property the Parish will not reopen road ,it will be up to the town to do so and maintain.</p>
4/5/2007	GIS	R Waldrup	<p>I have plotted the legal description provided, however I cannot plot the 5 acre +/- less and except parcel. To be accurate you need to press them to provide that information.</p>
4/10/2007	DES	T Brown	<p>No DES issues.</p>
4/13/2007	Planning	S Fontenot	<p>Proposal complies with LA Revised Statues relative to annexations.</p> <p>Proposal Complies with Pearl River Growth Management Agreement with the Frontages along Old Military Road and Hwy 11 being Priority 1 and the remainder being Priority 2.</p>



JAMES LAVIGNE
Mayor

TOWN OF PEARL RIVER

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

PE 2007-01
C-2080
RUBY GAULEY
Mayor Pro Tempore

VIRGIL PHILLIPS
DAVID McQUEEN
JAY SCROGGINS
MARIE CROWE
Aldermen

BENNIE RAYNOR
Chief of Police

ELIZABETH ALLEN
Town Clerk

RONALD W. "RON" GUTHRIE
Town Attorney

February 7, 2007

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

RE: Annexation

Dear Mr. Thompson,

The Town was petitioned by St. Joe Brick Works, Inc., 63076 Hwy 1091, Pearl River, LA to annex approximately 331.5 acres into the corporate limits of the Town.

The property is contiguous with the Town boundaries and will be zone M2 (enclosed copy of the Town's M2 zoning requirements).

All the drainage on this property will be approved by Parish Engineers.

If you have any questions, feel free to contact the Mayor at the Town Hall 985-863-5800.

Sincerely,

Elizabeth Allen,
Town Clerk

Enclosures

cc: Mr. Barry Baggert
Gary Singletary
Sidney Fontenot
Diane Hueschen

RECEIVED

MAR 14 2007

8:30 PM

C-2080

TOWN OF PEARL RIVER
DISTRICT ZONING REGULATIONS
M-2 HEAVY INDUSTRIAL

PERMITTED USE OF LAND & STRUCTURES

PERMITTED PRINCIPAL USE
Studio, Warehouses, Car Lots, and other uses
Trailer Courts, Junk Yards, Scrap Iron,
Scrap Paper, Rag Storage, Provided they are
in entirely closed areas.

PERMITTED ACCESSORY USE:
Accessory buildings, Sign, pertinent to
principal use. (No hand made signs)
Plans must be submitted to the
Planning Commission.

MINIMUM LOT SIZE:
Area in Sq Ft: 20,000
Width in Feet: 200

MAXIMUM LOT COVERAGE
Any and all buildings on said lot cannot exceed 60%

MAXIMUM HEIGHT OF BUILDINGS
In stories: 4
In feet: 60

OFF STREET PARKING AND LOADING:
Minimum provision for off street parking & must meet all state requirements including handicapped parking.
All parking shall be to the side or to the rear of the principal building.
Minimum provision for off street loading - one space per 10,000sq ft gross floor.
PARKING AREA MUST BE PAVED OR ASPHALTED.

MINIMUM YARD DIMENSIONS:
Front: 35'
Rear: Twice the height of the building
Side Yard #1: 10'
Side Yard #2: 50'

PENALTIES

A COMPLETE SET OF ENGINEER DRAWINGS MUST BE GIVEN TO THE TOWN HALL BEFORE ANY CONSTRUCTION CAN BE STARTED.

IF YOU BUILD UP YOUR PROPERTY CAUSING FLOODING TO ADJOINING PROPERTY, YOU MUST DIG & MAINTAIN A SWALE/DITCH ON YOUR PROPERTY.

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

THE FRONT OF ALL METAL BUILDINGS MUST BE DRESSED UP WITH BRICK, VINYL, STUCCO, ETC. AND THE FRONT APPEARANCE MUST BE APPROVED.

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.

MUST COMPLY WITH LANDSCAPE AND FENCE ORDINANCE.

THE TOWN REQUIRES FIRE HYDRANTS FOR ANY NEW DEVELOPMENT. THE DEVELOPER WILL PAY FOR THE HYDRANTS, PLUS TIME AND COST FOR THE TOWN TO INSTALL THE HYDRANTS.

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. COLOR CODED GREEN ON TOWN ZONING MAP.

Town of Pearl River

Annexation Request

C-2080

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 3.1.07

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

Name:

St. Joe Brick Works, Inc.

Street Address:

63076 Highway 1091, Pearl River, LA. 70452

Telephone Number:

985-863-6161

Zoning of Property to be Annexed:

M2

Reason of Annexation:

INCLUDED IN PRIORITY 1 AND PRIORITY 2 LANDS FOR ANNEXATION

Description of Property:

Approximately 331.5 ACRES

IN SECS. 13 & 14 - T8S - R14E

(or attach copy of Deed & Map)

IF A PUBLIC HEARING MUST BE HELD, THE PERSON REQUESTING ANNEXATION MUST BE PRESENT.

For Office Use Only

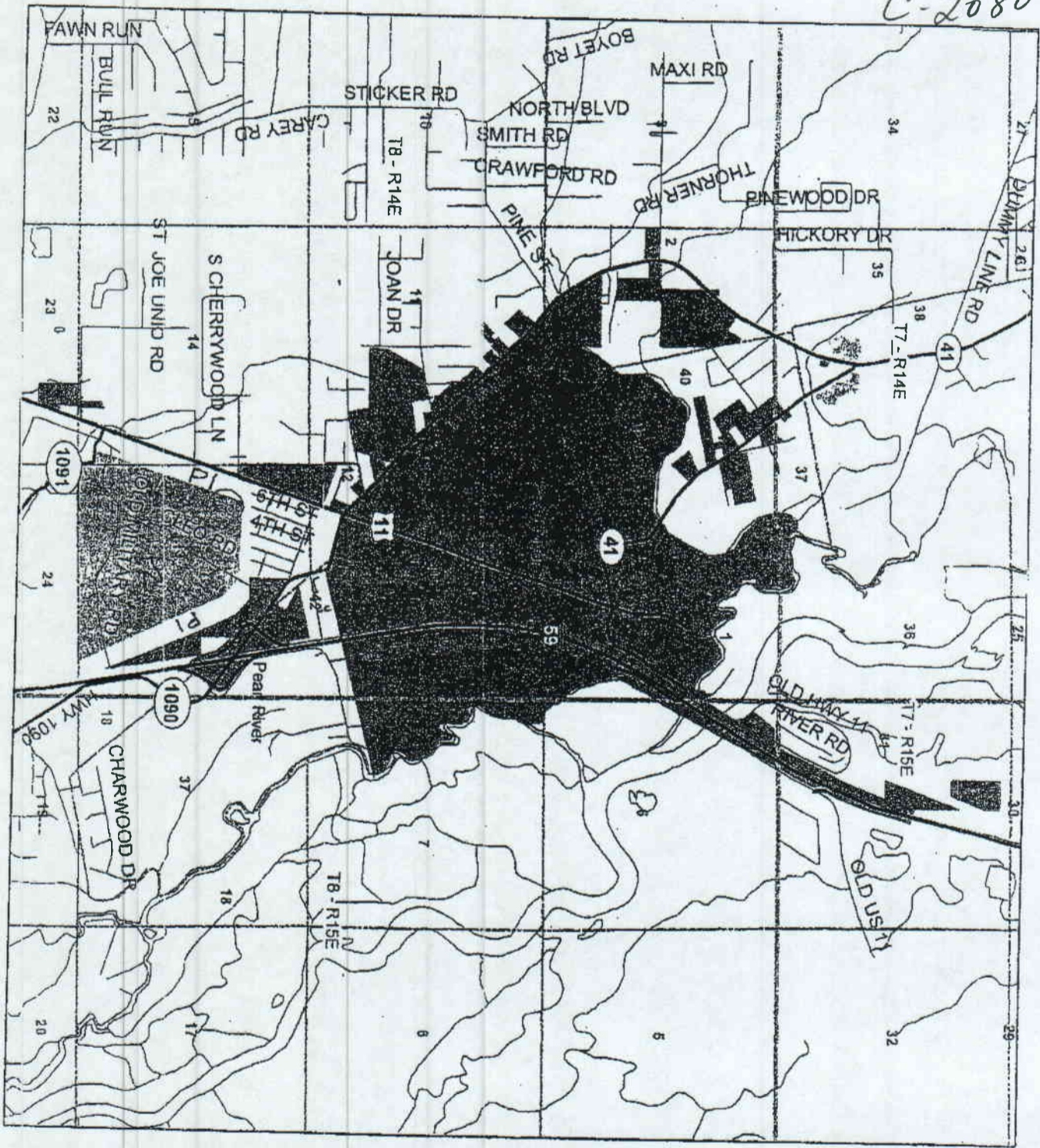
Date Presented to Commission: _____

Date of Public Hearing: _____

Result of Public Hearing: _____

Zoning After Annexation: _____

C-2080



Pearl River
Enhancement Area
Map 1

- Legend**
- Major Roads
 - Streams
 - ▭ Township/Range
 - ▭ Sections
 - ▭ City/Parish Area
 - Type
 - ▭ Municipality
 - ▭ Unincorporated
 - Pearl_River_UG_Areas
 - TAX_TYPE
 - ▭ Priority 1
 - ▭ Priority 2
 - ▭ Growth Management



Date: 12/4/05

J. V. Burkes & Associates, Inc.
1805 Hwy. 190 East - Fremaux Ave. Slidell, La. 70458
phone (985) 649-0075 ♦ fax (985) 649-0154
Engineering ♦ Surveying ♦ Environmental
February 23, 2007

C-2080

Attachment to J. V. Burkes & Assoc. sketch # 20070610 (02-23-2007).

LEGAL DESCRIPTION
ST. JOE BRICK WORKS, INC. PROPERTY
SECTIONS 13 & 14 - TOWNSHIP 8 SOUTH - RANGE 14 EAST
SAINT TAMMANY PARISH, LOUISIANA
For: Pete Schneider

A certain parcel of land, lying and situated in Sections 13 & 14, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

At the section corner common to Sections 13, 14 23 and 24, Township 8 South, Range 14 East located in or near **Robert Road, Point of Beginning**. Thence go

North 05 Degrees 10 minutes 16 seconds West - 619.55 feet to a point on the southern boundary of **St. Joe Brick Works**. Thence
South 82 Degrees 17 minutes 22 seconds East - 574.77 feet to the southeast corner of **St. Joe Brick Works**. Thence
North - 310.00 feet along the eastern boundary of **St. Joe Brick Works**. Thence
North 23 Degrees 24 minutes 05 seconds West - 514.29 feet to a point at the south-southwest corner of **84 Lumber Company**. Thence
East - 505.50 feet along the southern boundary of **84 Lumber Company** to the southeast corner. Thence
North - 835.00 feet along the eastern boundary of **84 Lumber Company** to the northeast corner of said company. Thence
West - 170.50 feet along the northern boundary to a point of curve to the right. Thence
Along the arc of said curve (radius=2041.7600 ft., Chord bear/dist N.80°46'28"W.- 653.538 ft.) a distance of 656.36 feet to a point on the eastern r/w line of the **Norfolk Southern Railroad**. Thence
North 18 Degrees 41 minutes 03 seconds East - 1841.87 feet to a point of departure from said railroad. Thence
North 89 Degrees 46 minutes 09 seconds East - 1976.09 feet to a point. Thence
North 89 Degrees 35 minutes 51 seconds East - 298.11 feet to a point. Thence
North 89 Degrees 35 minutes 02 seconds East - 126.64 feet to a point. Thence
South 46 Degrees 25 minutes 12 seconds East - 578.88 feet to a point. Thence
South 23 Degrees 20 minutes 58 seconds East - 3263.63 feet to a point on the western r/w line of **Interstate Highway I-59**. Thence
South 09 Degrees 54 minutes 44 seconds East - 554.65 feet along said r/w line to a point of departure from **I-59**. Thence
South 89 Degrees 02 minutes 36 seconds West - 2173.05 feet to a point. Thence
South 89 Degrees 08 minutes 26 seconds West - 2626.12 feet to the **Point of Beginning**.

Less & Except the Dancer property, 5 acres±

Containing 331.5± acres more or less, a certain parcel of land, lying and situated in Sections 13 & 14, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

This description is written without benefit of a current on-the-ground survey by this firm, therefore the actual bearings and distances may vary from these