

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2259

COUNCIL SPONSOR: CHAIRMAN/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 3 ACRES OF LAND MORE OR LESS FROM PARISH RURAL DISTRICT TO TOWN OF PEARL RIVER B-2 COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED 38415 HIGHWAY DEPT ROAD, SECTION 14, T-8-S, R-14-E, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 6.

WHEREAS, the TOWN OF PEARL RIVER is contemplating annexation of 3 ACRES of land more or less owned by Hazel S. Barber, and located 38415 Hwy Dept Road, Sect 14, T-8-S, R-14-E, St Tammany Parish, Louisiana, Ward 8, District 6 (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 September 7, 2006; and

WHEREAS, the property requires rezoning from Parish Rural District to TOWN OF PEARL RIVER B-2 COMMERCIAL District which is an intensification of zoning; and

WHEREAS, the property is 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 PEARL RIVER.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the TOWN OF PEARL RIVER annexation and rezoning of 3 ACRES of land more or less, located 38415 Hwy Dept Road, Sect 14, T-8-S, R-14-E, St Tammany Parish, Louisiana from Parish Rural District to TOWN OF PEARL RIVER B-2 COMMERCIAL 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 _____, 2008, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

, COUNCIL CHAIRMAN

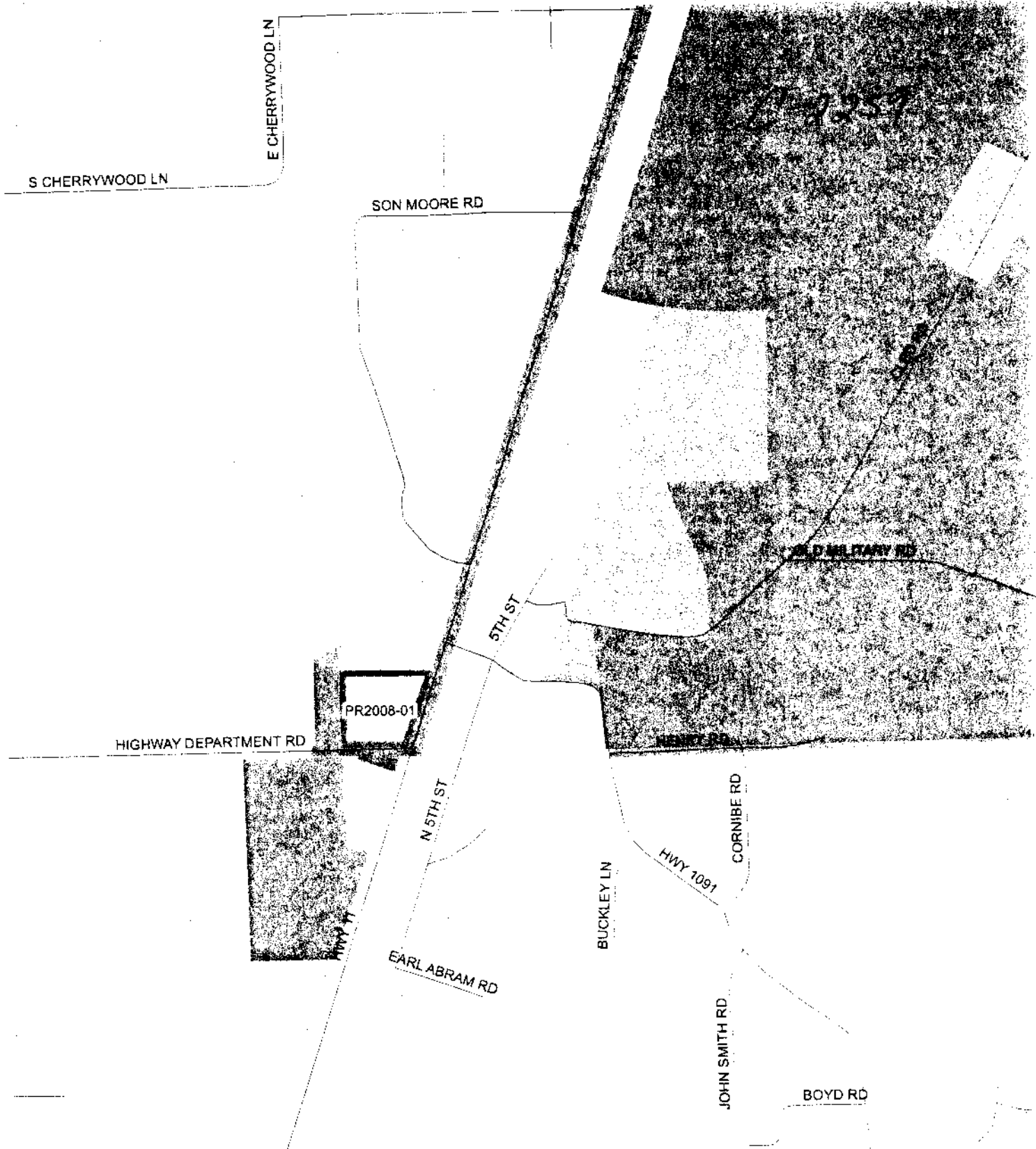
ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL (PR2008-01)

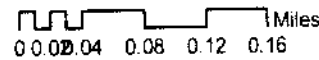
PR2008-01

Ework Departmental notes:

Department	User	Note
Special Revenue	B Thompson	The aerial shows what seems to be commercial buildings – we do not show any vendors located on property – there may be some ‘99’ vendors who are not plotted – I will research.
GIS	R Waldrup	I am not sure what the commercial use is on the property.
Special Revenue	B Thompson	Made commercial use determination – Patent Scaffolding company is the previous owner- closed business upon receipt sale of property to current owner. Property should be considered commercial for Sales tax purposes
Special Revenue	B Thompson	property is located in Growth Management priority 1 area - per agree if property is annexed - sales tax proceeds should be 100% town of pearl river.
Planning	S Fontenot	The proposal complies with State Statutes relative to annexation. The proposal complies with all applicable annexation and growth management agreements.
Public works	J Lobrano	No Public Works issues.



Annexation Request



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

Kevin C. Davis,
 President

Legend

- Streets
- PR2008-01
- Cities-unified
- Pearl_River_UG_Areas**
- TAX_TYPE**
- Priority 1
- Priority 2
- Growth Management

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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PR2008-01



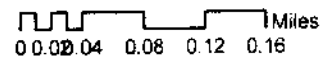
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Kevin C. Davis,
President

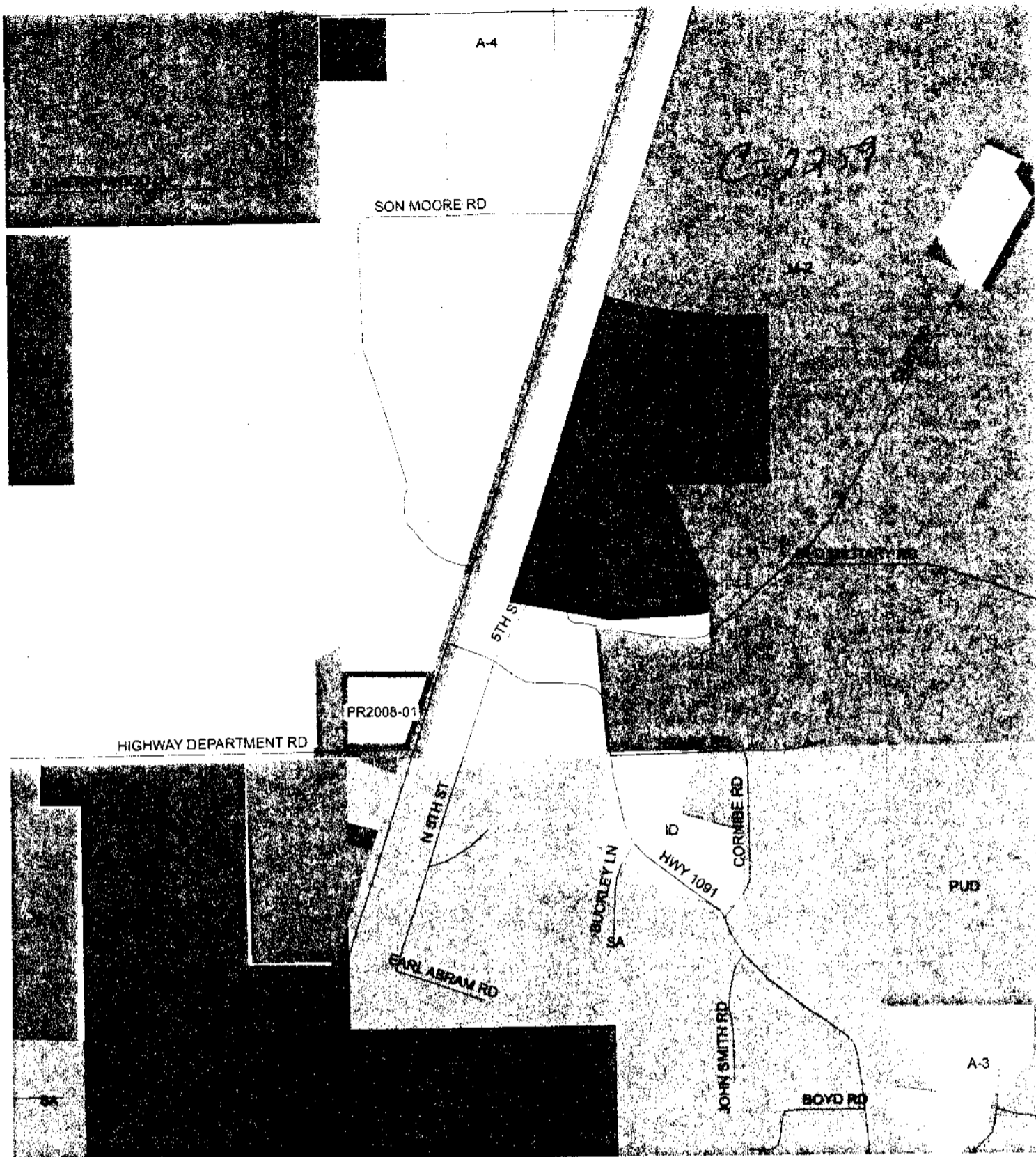
Legend

- Streets
- PR2008-01
- Cities-united
- c3008942_sws_20.sid
- RGB**
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Annexation Request



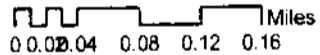
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St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

Kevin C. Davis,
 President

Annexation Request



Legend

- | | | | |
|--------------|-------------------------------|------------------------------|-----------------------------|
| — Streets | Rural | A-5 Two Family Residential | C-1 Neighborhood Commercial |
| PR2008-01 | SA Suburban Agriculture | A-6 General Multiple Family | C-2 Highway Commercial |
| City-unified | A-1 Suburban | SD Special District | C-3 Planned Commercial |
| | A-2 Suburban | RC Recreation/Conservation | M-1 Light Industrial |
| | A-3 Suburban | ID Institutional | M-2 Intermediate Industrial |
| | A-4 Single Family Residential | PUD Planned Unit Development | M-3 Heavy Industrial |
| | MH Mobile Home | LC Light Commercial | |

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JAMES LAVIGNE
Mayor

0-2257
PR 2008-01
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" GUTH
Town Attorney

TOWN OF PEARL RIVER

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

RECEIVED

DEC 17 2007
8 AM
245

December 12, 2007

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

RE: Annexation

Dear Mr. Thompson,

The Town was petitioned by Mrs. Hazel S. Barber, 38415 Hwy. Dept. Rd., Pearl River, LA. To annex 3.00 acres into the corporate limits of the Town.

The property is contiguous with the Town boundaries and is in Priority 1 of the Sales Tax Split Agreement.

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: Diane Hueschen
Gary Singletary
Rebecca Crawford
Sidney Fontenot

AN EQUAL OPPORTUNITY EMPLOYER

Town of Pearl River

Annexation Request

12-07-07

Please include:

- 1. Map
- 2. Description



Date of Request 12-07-07

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

Name: Hazel S Barber

Street Address: 37491 Lynn Dr

Telephone Number: 985-960-1329 or 985-863-5605

Zoning of Property to be Annexed: _____

Reason of Annexation: Police response; future utilities

Description of Property: 3 Acres B-2 Commercial

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: _____

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
GPD Title, LLC
2055 E. Grasse Blvd., Ste 200
Slidell, Louisiana 70461
985-326-0057 Fax: 985-641-9371**

B. TYPE OF LOAN

1. FHA 2. FNMA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number: 07-1-3148
7. Loan Number:
8. Mortgage Ins. Orig. No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (inc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: HAZEL BUHR BARBER
37491 Lynn Drive
Pearl River, Louisiana 70452

E. Seller: HARSCO CORPORATION
P.O. Box 8888
Camp Hill, Pennsylvania 17001-8888

F. Lender:

G. Property: 3 ACRES in SEC. 14, T8S, R14E
ST. TAMMANY PARISH Parish
3 ACRES in SECTION 14, TOWNSHIP 8 SOUTH, RANGE 14 EAST, St. Tammany Parish, Louisiana

H. Settlement Agent: GPD Title, LLC
Place of Settlement: 2055 E. Grasse Blvd., Ste 200, Slidell, Louisiana 70461 St. Tammany Parish

I. Settlement Date: October 30, 2007

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	417,000.00	401. Contract Sales Price	417,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	2,232.75	403. Adjustments for Items Paid by Seller in Advances:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Buyer:	419,232.75	420. Gross Amount Due to Seller:	417,000.00
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	5,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	100.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2007 thru Oct 29, 2007	1,523.50	511. County / Parish Taxes Jan 1, 2007 thru Oct 29, 2007	1,523.50
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	6,523.50	520. Total Reductions in Amount Due Seller:	1,623.50
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	419,232.75	601. Gross Amount due to Seller (line 420)	417,000.00
302. Less Amount Paid by/for Buyer (line 220)	6,523.50	602. Less Reductions Amount due Seller (line 520)	1,623.50
303. Cash From Buyer:	\$412,709.25	603. Cash To Seller:	\$415,376.50

HUD-1 May 2007
October 23, 2007 3:18 PM

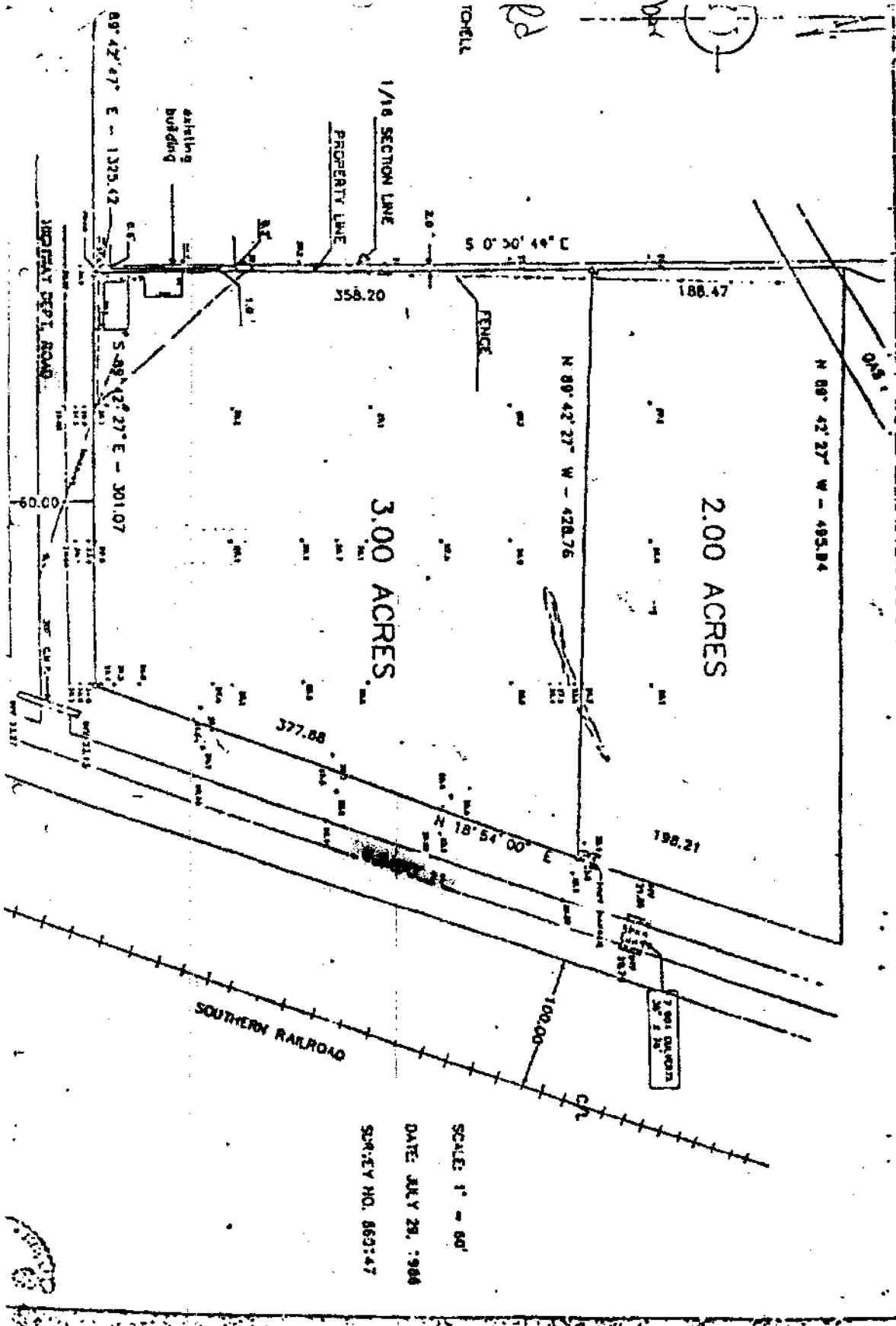
OMB No. 2502-0265
RESPA handbook 4303.2

100/1000

985-326-0057 FAX: 985-641-9371

38115 Dept Rd
Tomball
Hwy

Harvey S Barber



SOUTHERY RAILROAD

SCALE: 1" = 60'
DATE: JULY 28, 1966
SURVEY NO. 863147

Hazel S Barber

38415
 Hwy Dept Rd

MORTGAGOR HAZEL SUHR BARBER
ADDRESS 3 ACRES in SEC. 14, T8S, R14E.

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Section 14, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the quarter section corner between Sections 14 and 23 of said Township and Range go North a distance of 71.44 feet to a point; thence go South 89 degrees, 42 minutes, 47 seconds east a distance of 1,325.42 feet to the point of beginning:

Thence continue South 89 degrees, 42 minutes, 27 seconds east a distance of 301.07 feet to a point; thence go North 18 degrees, 54 minutes, 00 seconds east a distance of 377.88 feet to a point; thence go North 89 degrees, 42 minutes, 27 seconds west a distance of 428.76 feet to a point; thence go South 00 degrees, 50 minutes, 44 seconds east a distance of 358.20 feet to the point of departure.

All containing 3 acres of land.