

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2396

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF .361 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 1910 COLLINS BLVD, SECT 45, TOWNSHIP 6 SOUTH, RANGE 11 EAST, WARD 3, DISTRICT 2.

WHEREAS, the City of Covington is contemplating annexation of .361 ACRES acres of land, more or less, owned by James W. & Laura Mooney Holden, and located at 1910 COLLINS BLVD, SECT 45, TOWNSHIP 6 SOUTH, RANGE 11 EAST, Ward 3, District 2 (see attachments for complete description); 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 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 .361 acres of land, more or less, located at 1910 COLLINS BLVD, SECT 45, TOWNSHIP 6 SOUTH, RANGE 11 EAST 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:

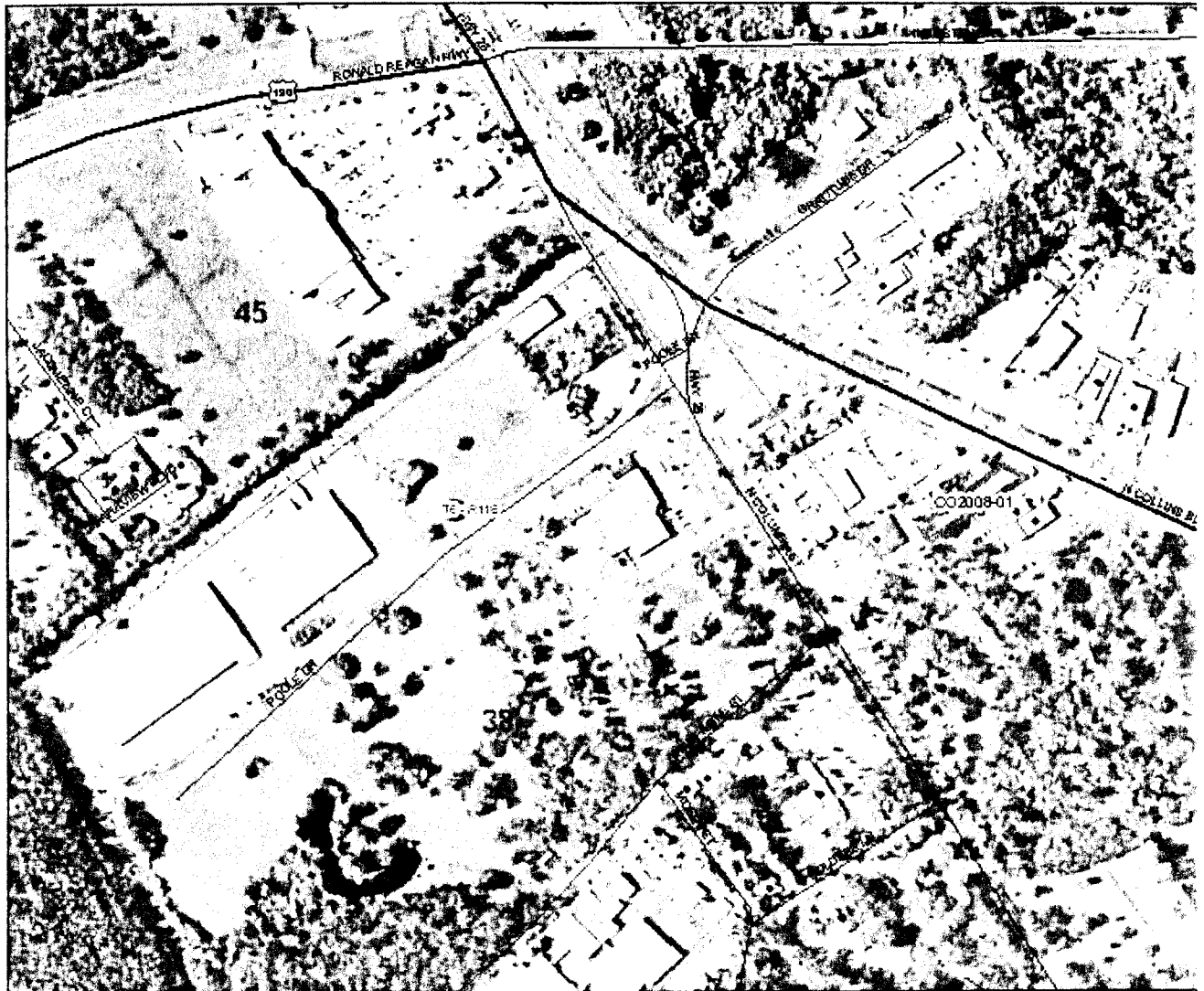
NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2008, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

45270



St. Tammany Parish



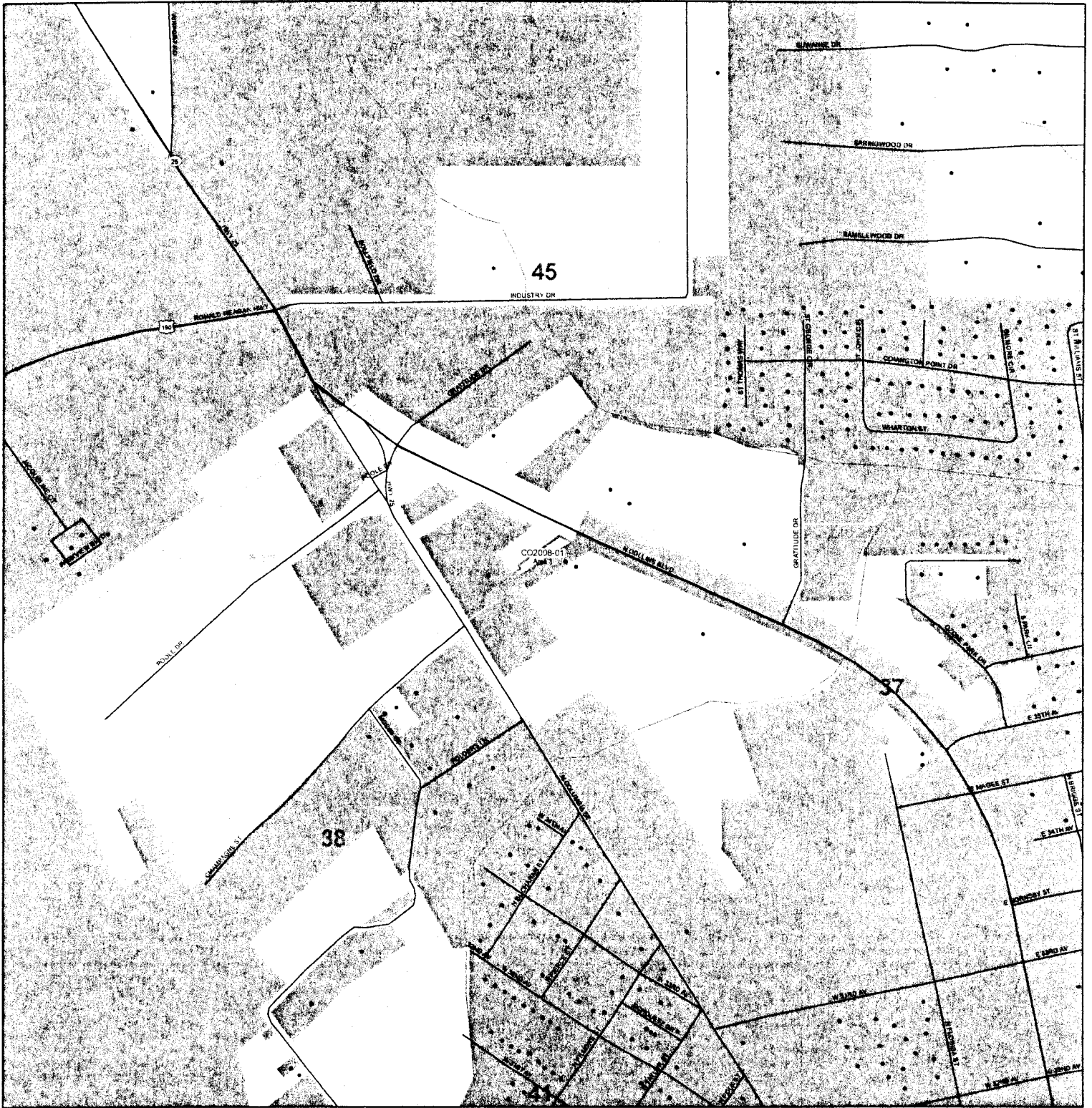
St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

Kevin C. Davis,
 President

Covington Annexation

Legend

- Streets
- Streams
- Major Roads
- ▭ Sections
- ▭ Township/Range
- ▭ CO2008-01



St. Tammany Parish

Covington Annexation Request CO2008-01

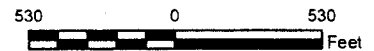


St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

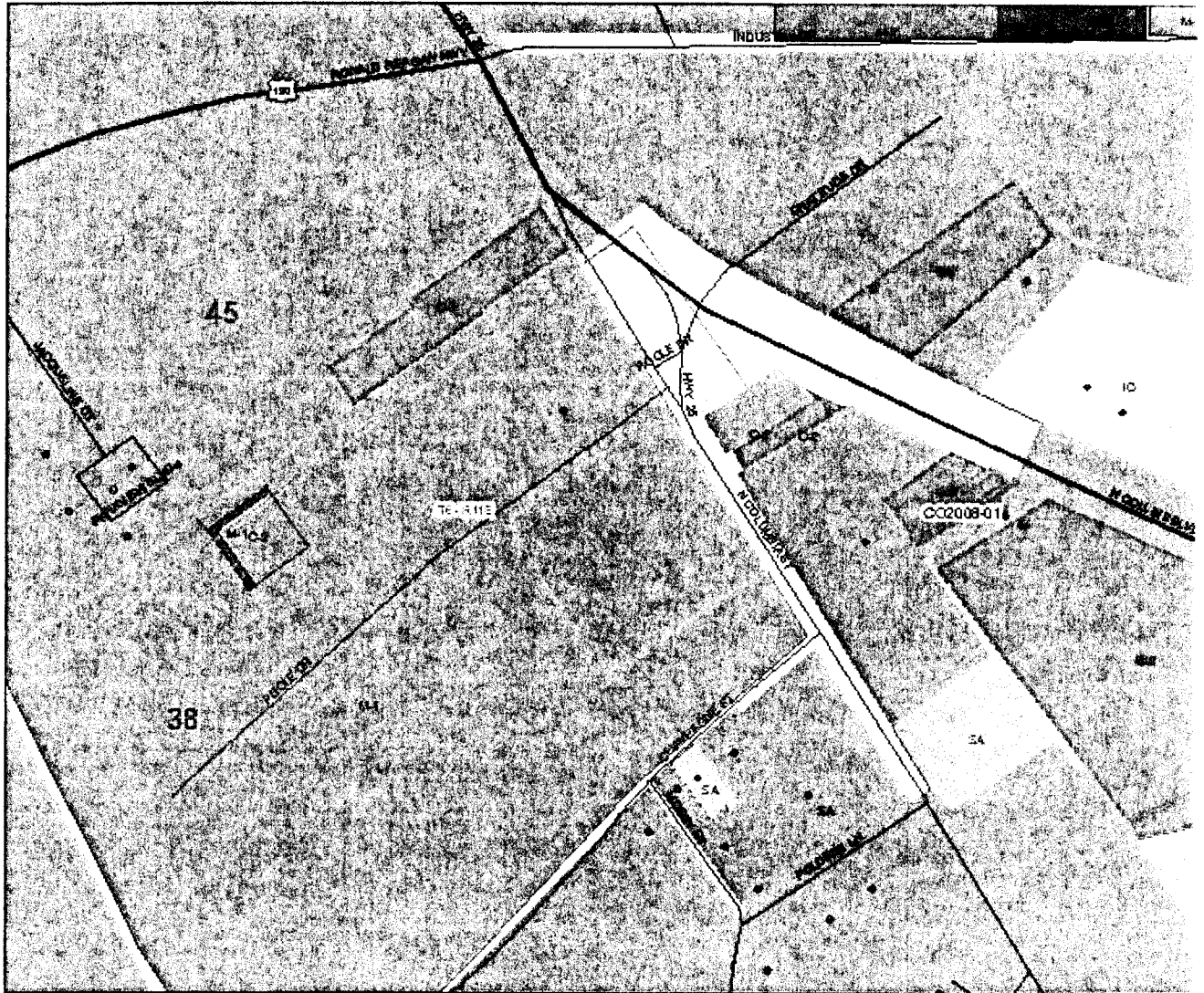
Kevin C. Davis,
President

Legend

- Streets
- Streams
- Major Roads
- Sections
- Township/Range
- Annexation Area 1
- Annexation Area 3
- Growth Management Area 2
- Municipalities



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) 2007 St. Tammany Parish, Louisiana. All rights reserved.



St. Tammany Parish

Covington Annexation



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

Kevin C. Davis,
 President

Legend

— Streets	Zoning Classifications	A-3 Suburban	SD Special District	C-1 Neigh
— Streams	Rural	A-4 Single Family Residential	RC Recreation/Conservation	C-2 Highw
— Major Roads	SA Suburban Agriculture	MH Mobile Home	ID Institutional	C-3 Plann
□ Sections	A-1 Suburban	A-5 Two Family Residential	PUD Planned Unit Development	M-1 Light I
□ Township/Range	A-2 Suburban	A-6 General Multiple Family	LC Light Commercial	M-2 Intern

CO2008-01



Candace Watkins
Mayor

City of Covington

Louisiana

609 N. Columbia St.

P.O. Box 778

Covington, Louisiana 70434

985-892-1811

Fax 898-4723

April 21, 2008

RECEIVED

APR 23 2008

APR 23 2008

RECEIVED

W.T. "Trey" Blackall III
 Councilman-at-Large
 Matthew "Matt" T. Faust
 Councilman-at-Large
 Frances R. Dunn
 Councilwoman, District "A"
 Clarence Romage
 Councilman, District "B"
 Mark K. Sacco
 Councilman, District "C"
 Martin J. "Marty" Benoit
 Councilman, District "D"
 Lee S. Alexius
 Councilman, District "E"

Office: 985-898-4722
 Fax: 985-898-4718
 Email: council@covla.com

CERTIFIED MAIL
7007 3020 0001 1973 6583
RETURN RECEIPT REQUESTED

James A. "Red" Thompson
District 3
St. Tammany Parish Council
78111 J & B Drive
Folsom, LA 70437

Re: Notice of Receipt of Annexation Petition
Property Owners – James W. and Laura Mooney Holden
Zoning Case No. 08-28-ANNEX

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 19, 2008.

If you have any questions, please feel free to contact me at (985) 898-4725.

Sincerely,

Nahketah R. Bagby
Nahketah R. Bagby, Director
Planning and Zoning

cc: Robert Thompson, Special Revenue Manager
Mike Sezante, Council Administrator
Sidney Fontenot, Planning Director
Dianna MacKinnon, City Clerk



MUNIS # 200402143

08-28-ANNEX

04-02-08P03:09 RCVD

City of Covington

Petition for Annexation

Name Laura Mooney Holder AND James W. Holder, Jr.

Mailing Address P.O. Box 9 Covington, La 70434

Address of Property Proposed for Annexation ~~XXXXXXXXXX~~

1910 Collins Blvd. Covington, La 70433

Current Zoning of Property Proposed for Annexation C-2

Current Status of Property: Check all that apply.

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

Names of all registered voters in your household:

Laura Mooney Holder

James W. Holder, Jr.

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
- Commercial
- Institutional
- Industrial
- Planned District

If the property is to be is 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

- City Council Approval
- Mayor's signature and/or veto

04-02-08P03:09 RCVD

It should be emphasized that neither the City Administration, or any of its Departments or the City Council can agree to assign any specific zoning classification to the property pending annexation other than A-2 Single Family Residential or other than the current zoning of the Parish of St. Tammany, as public hearings and the Planning and Zoning Commission affect this determination.

I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

Everyone under eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.

John Hill _____
Harmon Hill _____

(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

Annexation petitions cannot be processed without the following documentation:

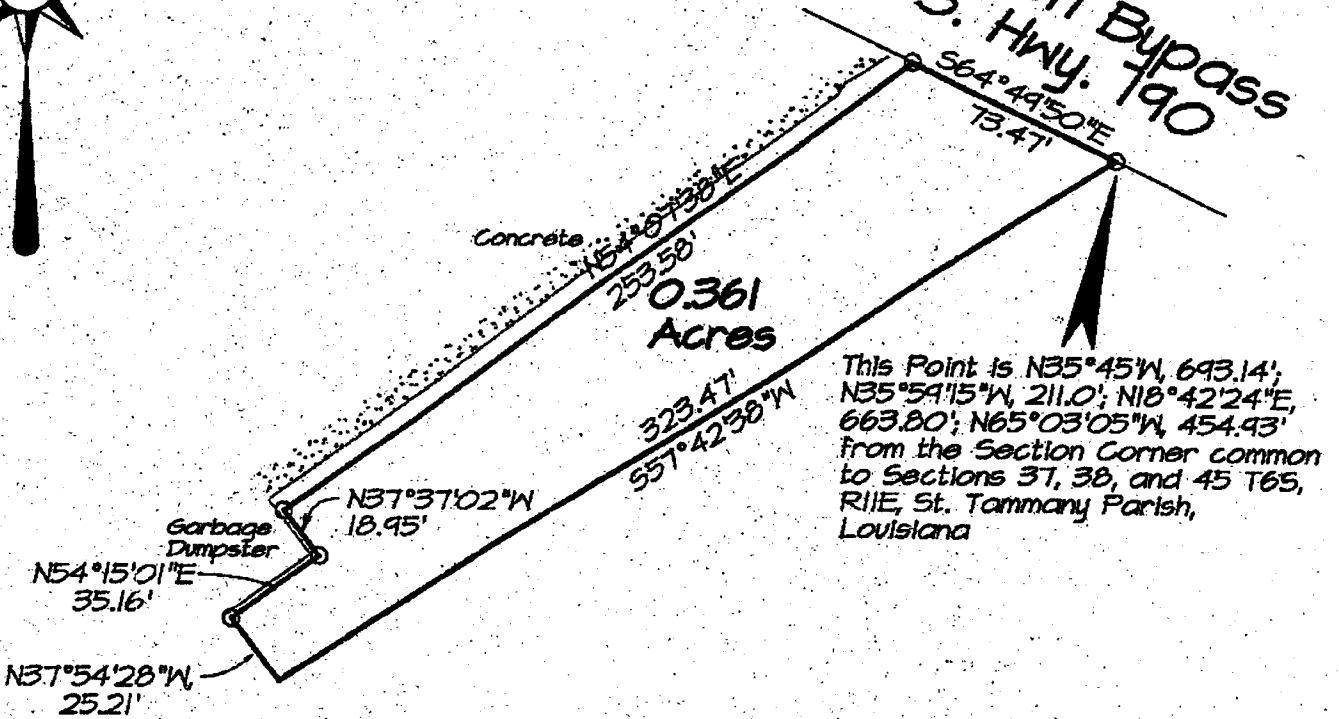
- Completed Annexation Petition
- St. Tammany Parish Assessor's Certificate of Ownership
 - Patricia Schwarz Core, Parish Assessor, St. Tammany Parish Courthouse, 701 N. Columbia, Suite 404, Phone: (985) 646-1990
- St. Tammany Parish Registrar of Voter's Certificate of Registrar of Voters
 - M. Dwayne Wall, Parish Registrar of Voters, St. Tammany Parish Courthouse, 701 North Columbia Street, First Floor, Phone: (985) 809-5500
- Corporate resolution authorizing the corporate officer to petition for annexation, if applicable.
- A written statement from St. Tammany Parish Planning Department indicating the current zoning classification of the petitioned property.
- Copies of tax bills with the names, mailing addresses and phone numbers of all owners as they appear on the tax rolls.
- Copy of the Act of Sale.
- Signed and sealed surveys
- Vicinity Map
- Property Ownership Certification Form, Notarized and Sealed.
- Applicable fees.

This property is located in Flood Zone C,
as per FEMA FIRM, Comm. Panel No.
225205 0230 C, map dated 10-17-1989.

Building setback lines should be
determined by owner or contractor
prior to any construction



Covington Bypass
U. S. Hwy. 790

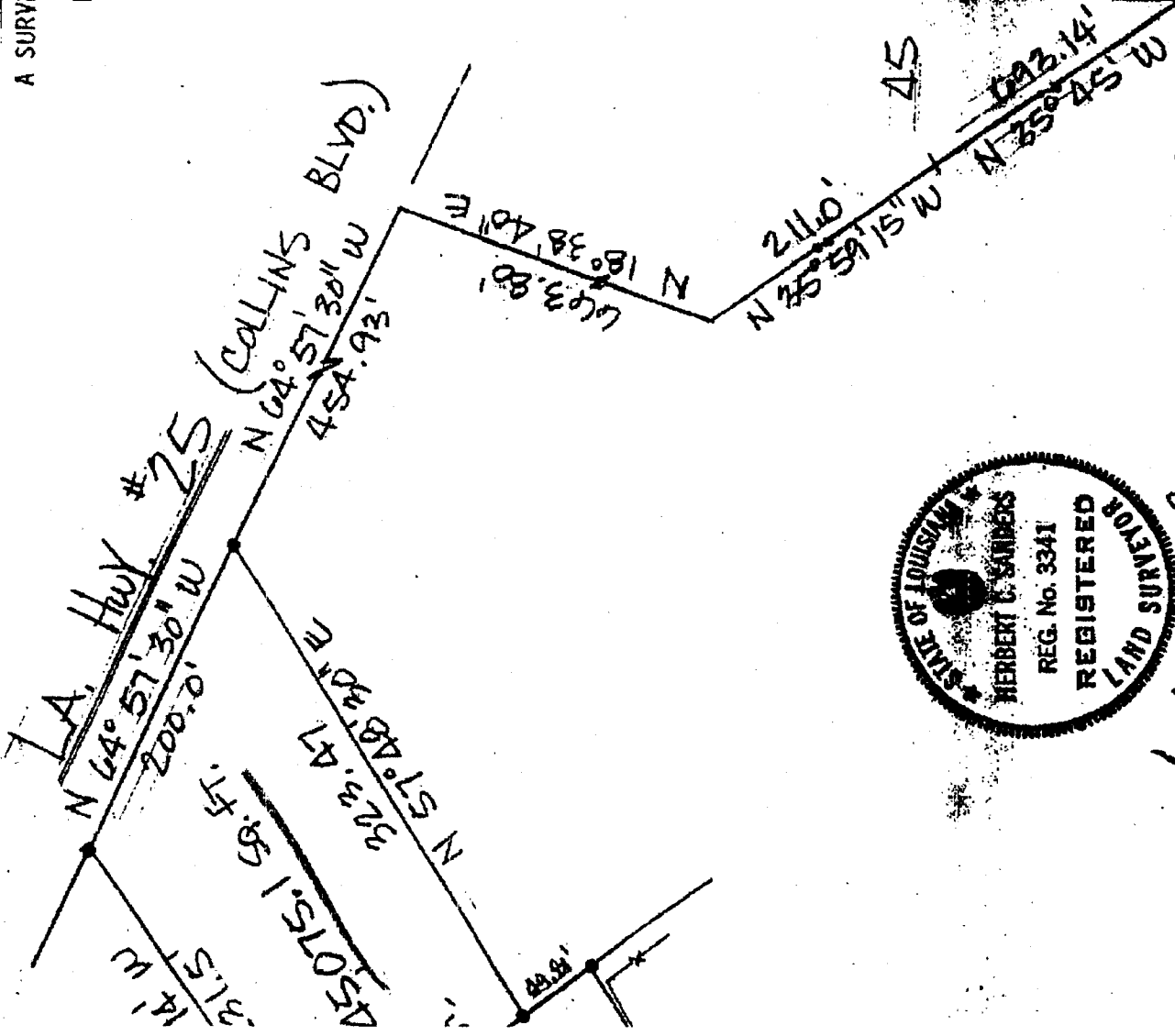


SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

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 LAG 46(LXI).

© 1/2" Rebar Set

A SURVEY OF THE PROPERTY
OF
EVERETT KING



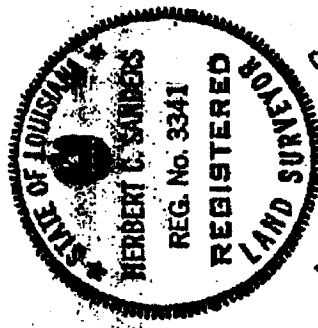
LEGEND

- 1/2" IRON ROD FOUND
- 2" IRON BAR FOUND

A PORTION OF GROUND SITUATED IN
SECTION 45, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH,
LOUISIANA.

H. C. SANDERS & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
THE FOUNTAIN BUILDING
Post Office Drawer 1779 - Covington, La. 70434
Office: 892-2847

JOB NO. ST-84-100	DRAWN RMK	DATE 21 MARCH 84	SHEET NO. 1 OF 2
	CHECKED CRS	SCALE 1" = 100'	



Herbert C. Sanders 38

04-02-08P03:10 RCVD



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

March 25, 2008

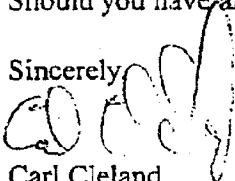
RE: Christy's Chicken

To Whom It May Concern:

This letter is to confirm that the .361 acre parcel of property located on the south side of North Collins Boulevard in Section 45, Township 6 South, Range 11 East is zoned C-2 (Highway Commercial) District. This is the same property described in a survey prepared by Jeron R. Fitzmorris, dated October 1, 2007, revised November 9, 2007.

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

Sincerely


Carl Cleland
Planner

Sell out

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

St. Tammany Parish 2092
Instrument #: 1654837
Registry #: 1785527 SHC
11/16/2007 2:23:00 PM
MB CB X MI UCC

ACT OF CASH SALE

BE IT KNOWN, that on the 16th day of November, 2007,

BEFORE ME, Cheryl I. Magee, a Notary Public, duly commissioned and qualified in and for the State and Parish aforesaid, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

JAMES EVERETT KING, a person of the full age of majority and a resident of the Parish of Washington, State of Louisiana, who declared unto me, Notary, that he has been married but twice, first to Maxine Bennett King, from whom he was divorced, and second to Eleanor Ann Twilley King, with whom he is currently living and residing, but is separate in property per marriage contract dated August 30, 1988, filed on August 31, 1988, as Instrument Number 698417, in COB 1356, folio 790, official records of St. Tammany Parish, Louisiana. His permanent mailing address declared to be 339 Superior Avenue, Bogalusa, Louisiana 70427,

(hereinafter referred to as "SELLER"),

WHICH APPEARER DECLARED that SELLER does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver the hereinafter described property, with all legal warranties and with full substitution and subrogation in and to any and all rights and actions of warranty which SELLER has or may have against all preceding owners and vendors, UNTO:

LAURA MOONEY HOLDEN, WIFE OF/AND JAMES W. HOLDEN, JR., both persons of the full age of majority and residents of the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that Laura Mooney Holden has been married but twice, first to Dennis Ray Davis, from she was divorced, and second to James W. Holden, Jr., with whom she is currently living and residing. The said, James W. Holden, Jr. has been married but once and then to Laura Mooney Holden, with whom he is currently living and residing, with a permanent mailing address declared to be P.O. Box 9, Covington, LA 70434;

(hereinafter referred to, collectively, as "BUYER"),

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging
the validity of the same, they have accepted and purchased the following described property located in

From the Section Corner common to Sections 37, 38, and 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run North 35 degrees 45 minutes West, 693.14 feet; thence North 35 degrees 59 minutes 15 seconds West, 211.0 feet; thence North 18 degrees 42 minutes 24 seconds East, 663.80 feet; thence North 65 degrees 03 minutes 05 seconds West, 454.93 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run South 57 degrees 42 minutes 38 seconds West, 323.47 feet to a point; thence North 37 degrees 54 minutes 28 seconds West, 25.21 feet to a point; thence North 54 degrees 15 minutes 01 seconds East, 35.16 feet to a point; thence North 37 degrees 37 minutes 02 seconds West, 18.95 feet to a point; thence North 54 degrees 07 minutes 38 seconds East, 253.58 feet to a point on the South right-of-way of Covington Bypass U.S. Highway 190; thence run along said right-of-way South 64 degrees 49 minutes 50 seconds East, 73.47 feet back to the POINT OF BEGINNING.

This tract contains 0.361 acres, all as per survey by Land Surveying, Inc., Jeron R. Fitzmorris, Surveyor, no. 13334, dated October 1, 2007, revised November 9, 2007, attached hereto for reference.

Being a portion of the same property acquired by Everett King from The Lawly Brooke Burns Trust dated April 27, 1984, filed on April 30, 1984, as Instrument Number 541334, in COB 1149, folio 462, official records St. Tammany, Louisiana.

(hereinafter the "Property").

THIS SALE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

- (1) Right of way in favor of Central Louisiana Electric Company, Inc. located as described in act dated August 5, 1985, filed on August 7, 1985, in COB 1216, folio 465, official records of St. Tammany Parish, Louisiana.
- (2) Right of way in favor of Central Louisiana Electric Company, Inc. located as described in act dated August 29, 1984, filed on September 14, 1984, in COB 1171, folio 202, official records of St. Tammany Parish, Louisiana.

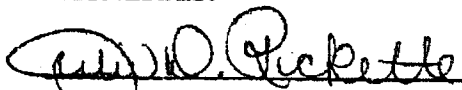
THIS SALE is made and accepted for and in consideration of the price and sum of **ONE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 (\$185,000.00) DOLLARS** all cash, which the said BUYER has well and truly paid unto the said SELLER, in ready and current money, the receipt of which is hereby acknowledged by SELLER, and full acquittance and discharge granted therefore.

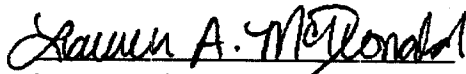
SELLER hereby declares under oath to me, Notary, that the Property stands registered in the name of SELLER, that it has not been heretofore alienated by SELLER, and that there are no mortgages, liens or encumbrances against the said Property whatsoever.

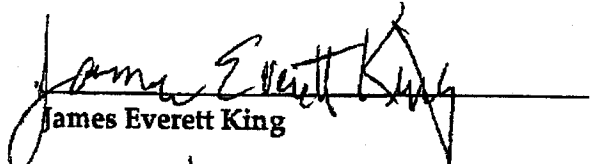
The parties hereto waive the production of any and all certificates required by law or customarily obtained and relieve and release me Notary, from any and all responsibility or liability in connection therewith. The parties also agree to indemnify me, Notary, against any penalty or liability incurred as a result of the waiver of certificates.

THUS DONE AND PASSED, in my office at Covington, Louisiana, in duplicate originals, in the presence of the hereinafter named and undersigned witnesses, both competent, who have hereunto signed their names with the said Appearers and me, Notary, after a due reading of the whole.

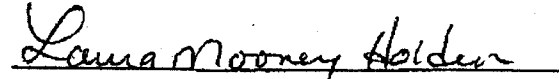
WITNESSES:

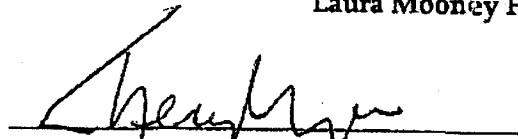

Julie D. Ricketts


Lauren A. McDonald

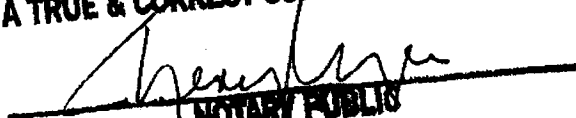

James Everett King


James W. Holden, Jr.


Laura Mooney Holden


Cheryl I. Magee, Notary Public
(Bar Roll No. 25150)

A TRUE & CORRECT COPY OF THE ORIGINAL


NOTARY PUBLIC