

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2510

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF .85 ACRES OF LAND MORE OR LESS FROM PARISH SA SUBURBAN AGRICULTURE DISTRICT TO TOWN OF ABITA SPRINGS C-COMMERCIAL DISTRICT WHICH PROPERTY FRONTS HARRISON AVENUE BEHIND THE WALGREENS & STATEWIDE BANK. SECT 12, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, WARD 3, DISTRICT 3.

WHEREAS, the TOWN OF ABITA SPRINGS is contemplating annexation of .85 acres of land more or less owned by William Strain, and Property fronts harrison Avenue behind the Walgreens & Statewide Bank. Sect 12, Township 7 South, Range 11 East, st Tammany Parish, 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 SA Suburban Agriculture District to TOWN OF ABITA SPRINGS C- 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 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 .85 acres of land more or less. Property fronts harrison Avenue behind the Walgreens & Statewide Bank. Sect 12, Township 7 South, Range 11 East, st Tammany Parish from Parish SA Suburban Agriculture District to TOWN OF ABITA SPRINGS C- Commercial 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.

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.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (AB2008-01)



Annexation

City: Abita Springs City Case No: processing Staff Reference AB2008-01

Notification Date: 9/23/2008 Dead Line 10/6/2008 Priority

Owner: William Strain Ward 3 Council District: 3

Location: Property fronts harrison Avenue behind the Walgreens & Statewide Bank. Sect 12, Township 7 South, Range 11 East, st Tammany Parish

Parish Zoning: SA Suburban Agriculture

City Zoning: C- Commercial

Subdivision:

Existing Use: vacant

Size: .85 acres

STR: Sect 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:

AB2008-01: Department notes

Date	Department	Note
9/30/2008	CAO: B Thompson	<ul style="list-style-type: none">• Informed Town of Abita (jennifer Oalman) that survey submitted w/ request does not adequately describe property to be annexed, they plan to follow-up with owner.
10/3/2008	CAO: B Thompson	<ul style="list-style-type: none">• Received property description from Abita and forwarded to GIS for plot confirmation.
10/7/2008	Planning: S Fontenot	<ul style="list-style-type: none">• The proposal complies with Louisiana Revised Statutes relative to annexation.• Only a portion of the property is located within the Growth Management Area. Proposal therefore does not comply with the Growth Management Agreement.
10/14/2008	Public Works: J Lobrano	<ul style="list-style-type: none">• Proposed annexation is abutting approximately 145 feet of Harrison Ave. R03L034
10/7/2008	Environmental: T Brown	<ul style="list-style-type: none">• No DES issues.



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

Kevin Davis
Parish President

October 8, 2008

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

The City of Abita Springs submitted this annexation request on 9/23/2008. The parish reference number is AB2008-01.

AB 2008-01

Town of Abita Springs, La.

TOWN CLERK
SECRETARY-TREASURER
TAX COLLECTOR
JENNIFER B. OALMANN

CLERK
DONNA KILPATRICK

CLERK OF COURT
KATHY ARMAND

ATTORNEY
EDWARD DEANO

BUILDING INSPECTOR
DAVID CHATELAIN

PUBLIC WORKS DIRECTOR
JOHNNY CLAY

September 16, 2008



MAYOR
LOUIS FITZMORRIS

RECEIVED
SEP 23 2008

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
KIMBERLY BYRD

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

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

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

RE: A request by William P. Strain requested annexation of a parcel of land (0.85 Acres) fronting on Harrison Avenue behind the Walgreens & Statewide Bank. The property is 0.85 Acres in Section 12, Township 7 South, Range 11 East, St. Tammany Parish as per survey CPN: 225205 0230 C dated April 2, 1991 See attached survey.

Dear Gentleman,

This is to advise you that the Abita Springs Town Council plans to hold a public hearing to consider the annexation and zoning change to commercial on the above referenced property. The public hearing will be held no later than Tuesday, December 16th, 2008 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.

Please advise if this time table meets with your approval.

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

Respectfully,

Jennifer Oalman
Town Clerk

JO/dk

Cc: Louis Fitzmorris, Mayor – Town of Abita Springs
Edward Deano, Town Attorney – Town of Abita Springs
Abita Springs Town Council

William P. Strain

79160 Highway 1082
Covington, LA 70435
(985) 892-9701

February 29, 2008

Town of Abita Springs
Attention: Mayor Louis Fitzmorris
22161 Level Street
Abita Springs, LA 70420

Dear Louis,

I would like to have my property on Harrison Ave. that borders the current Walgreens and Statewide sites annexed into the Town of Abita Springs and rezone it to Commercial. I have attached a copy of the map for your review.

If you have any questions please call me. I can be reached at the following numbers:

*Office: 893-5308
Cell: 373-0463*

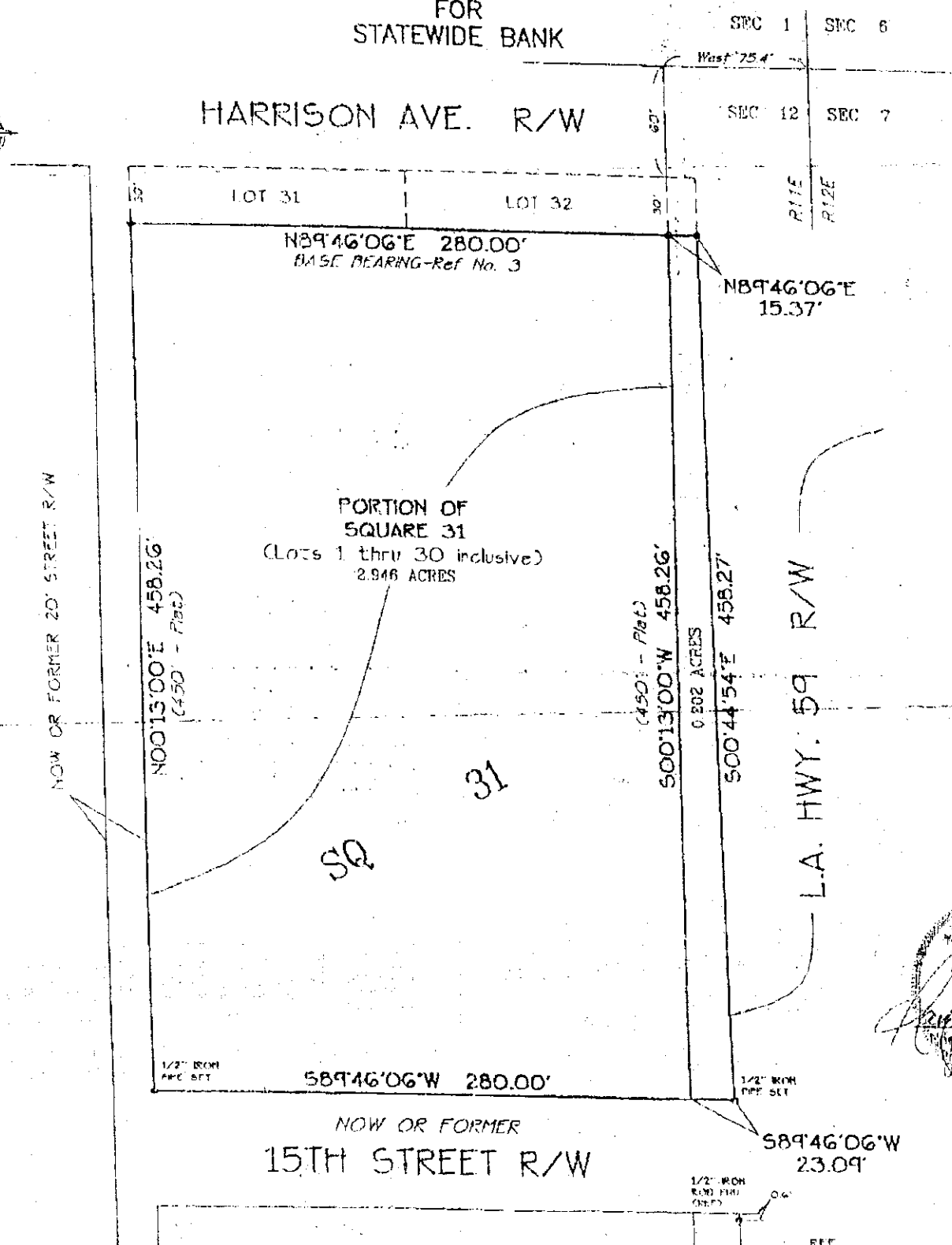
Thank you for your assistance with this matter.

Sincerely,

William P. Strain

William P. Strain

Survey of
 A PORTION OF SQUARE 31 * (LOTS 1 THRU 30 INCLUSIVE)
 THE BIRG BOULEVARD * NORTHERN DIVISION
 AND A PORTION OF GROUND LYING BETWEEN
 EAST LINE OF SQUARE 31 & WEST RIGHT-OF-WAY LINE OF LA. HWY No. 59
 SECTION 12, TOWNSHIP 7 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 STATEWIDE BANK



STATE OF LOUISIANA
 PROFESSIONAL LAND SURVEYOR
 REGISTERED NO. 01586
[Signature]

REF
 1) SURVEY BY LAND ENGINEERING

Oct 02 08 03:25p

13/21/2008 15:04 9858933989

STRANCO

PAGE 02/06

p2

AB2008-01

hereinafter designated as "purchaser", here present, accepting and purchasing for themselves, their heirs, successors and/or assigns, and acknowledging delivery and possession of the following described property, to-wit:

A CERTAIN PARCEL 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, located in Section 12, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the Northwest corner of Section 12, Township 7 South, Range 11 East, and run South 89 degrees 56 minutes 50 seconds East, 4274.67 feet; thence South 1 degree 00 minutes 09 seconds East 60.01 feet; thence North 89 degrees 32 minutes 07 seconds East 625.00 feet to the POINT OF BEGINNING.

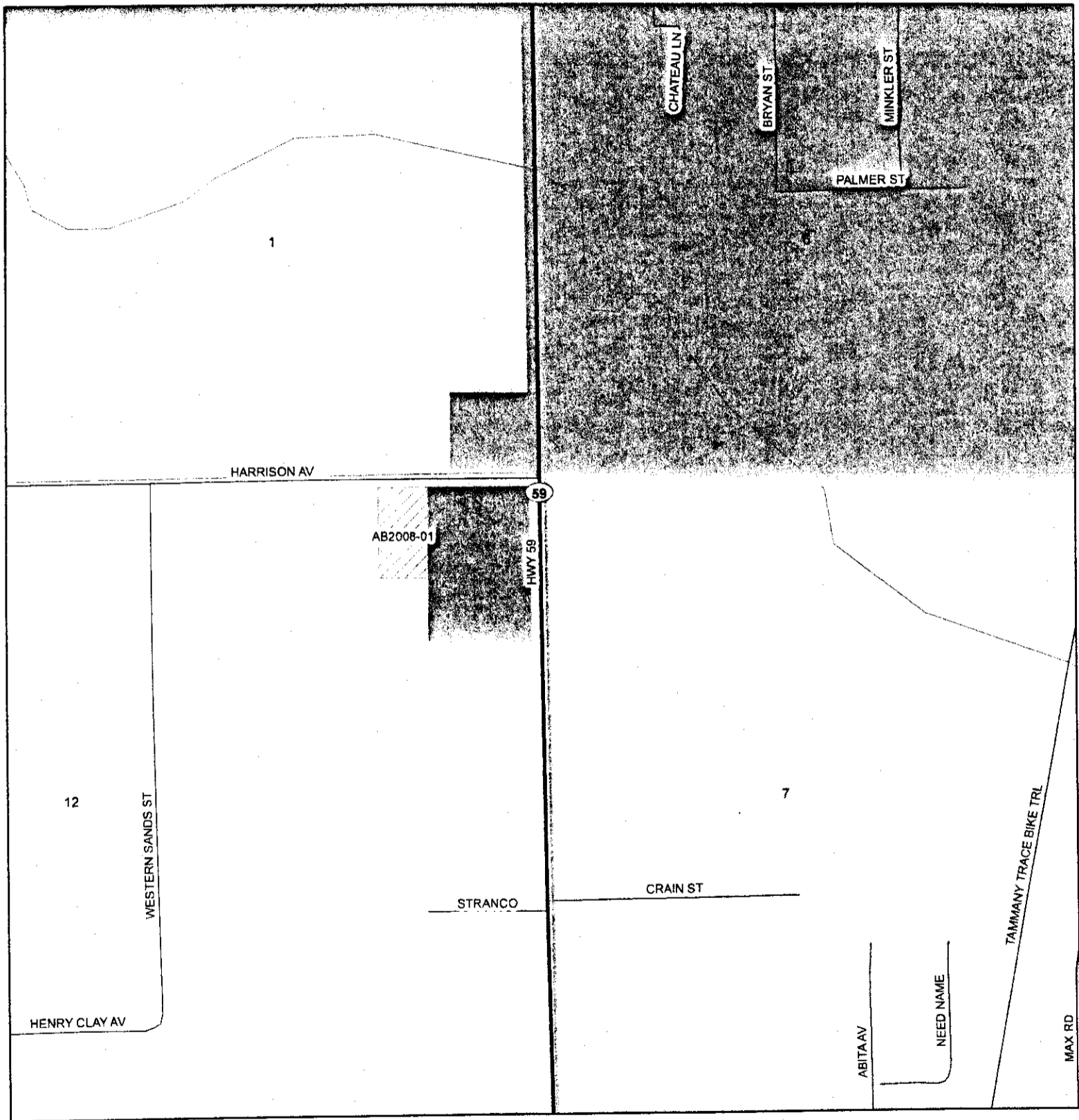
From the POINT OF BEGINNING thence continue North 89 degrees 32 minutes 07 seconds East, 142.00 feet; thence South 00 degrees 57 minutes 41 seconds East, 260.14 feet; thence South 87 degrees 04 minutes 47 seconds West 142.08 feet; thence North 00 degrees 57 minutes 41 seconds West 266.23 feet to the POINT OF BEGINNING, containing 0.85 acres.

All in accordance with a survey by Wilson-Pope, Inc., Professional Land Surveyors, dated January 14, 1997, a copy of which is attached to Instrument No. 1002123 of the records of St. Tammany Parish.

Being the same property acquired by Happy Homes, Inc., from Betty J. Bradshaw Fletcher by act of sale dated September 6, 2006, recorded as COB Instrument No. 1578593.

ASSESSMENT NO. 107-129-3249

To have and to hold the said property unto the said purchaser forever.



Annexation Request AB2008-01



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

Kevin C. Davis,
President

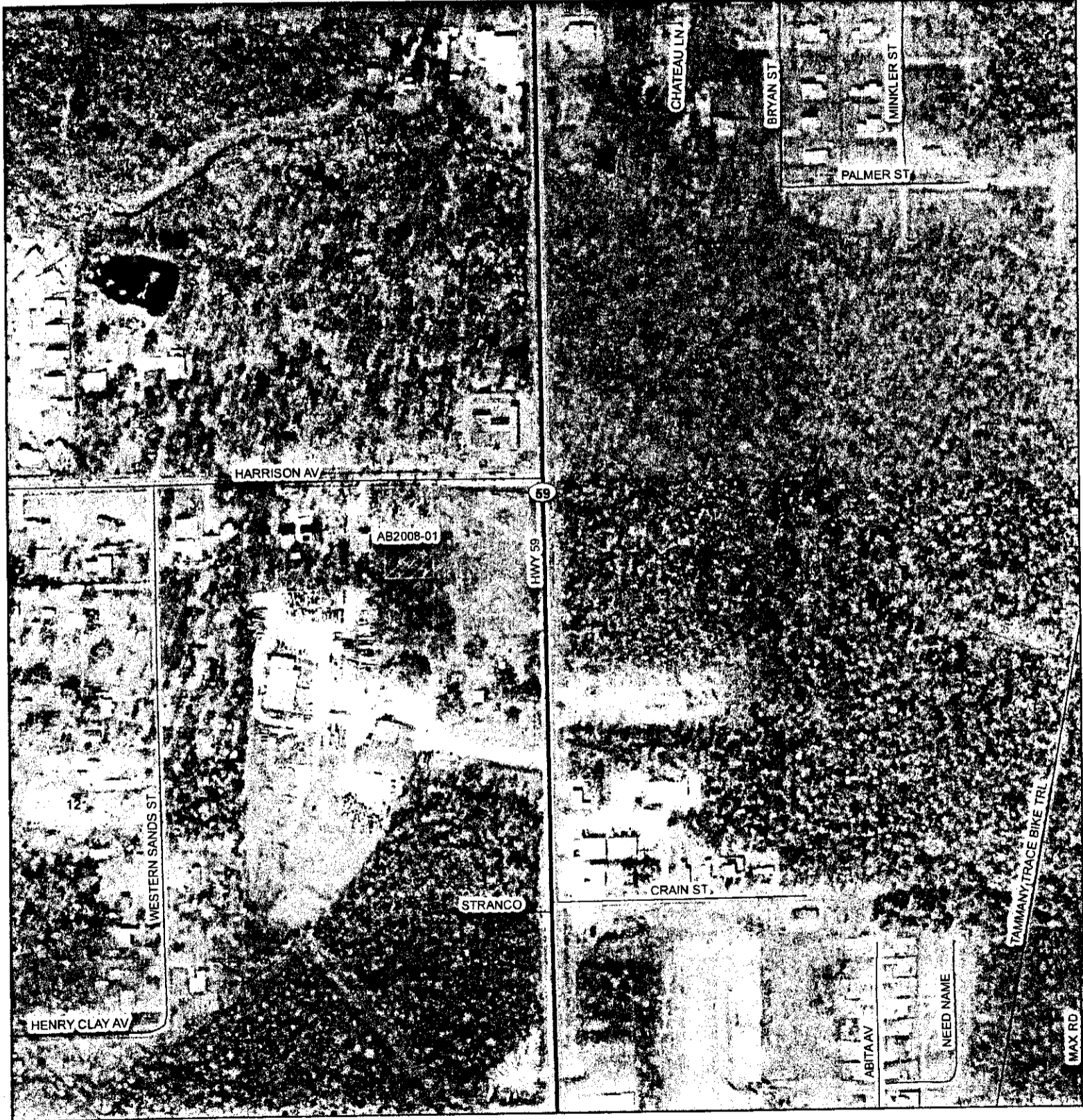
Legend

- | | |
|----------------------|-----------------------|
| — Major Roads | Abita_UG_Areas |
| --- Streams & Rivers | TAX_TYPE |
| ▭ Sections | Priority 1 |
| ▭ Township/Range | Priority 2 |
| ▭ AB2008-01 | Growth Management |
| ▭ Abita_Springs | |



0 95 190 380 570 760 Feet

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 AB2008-01



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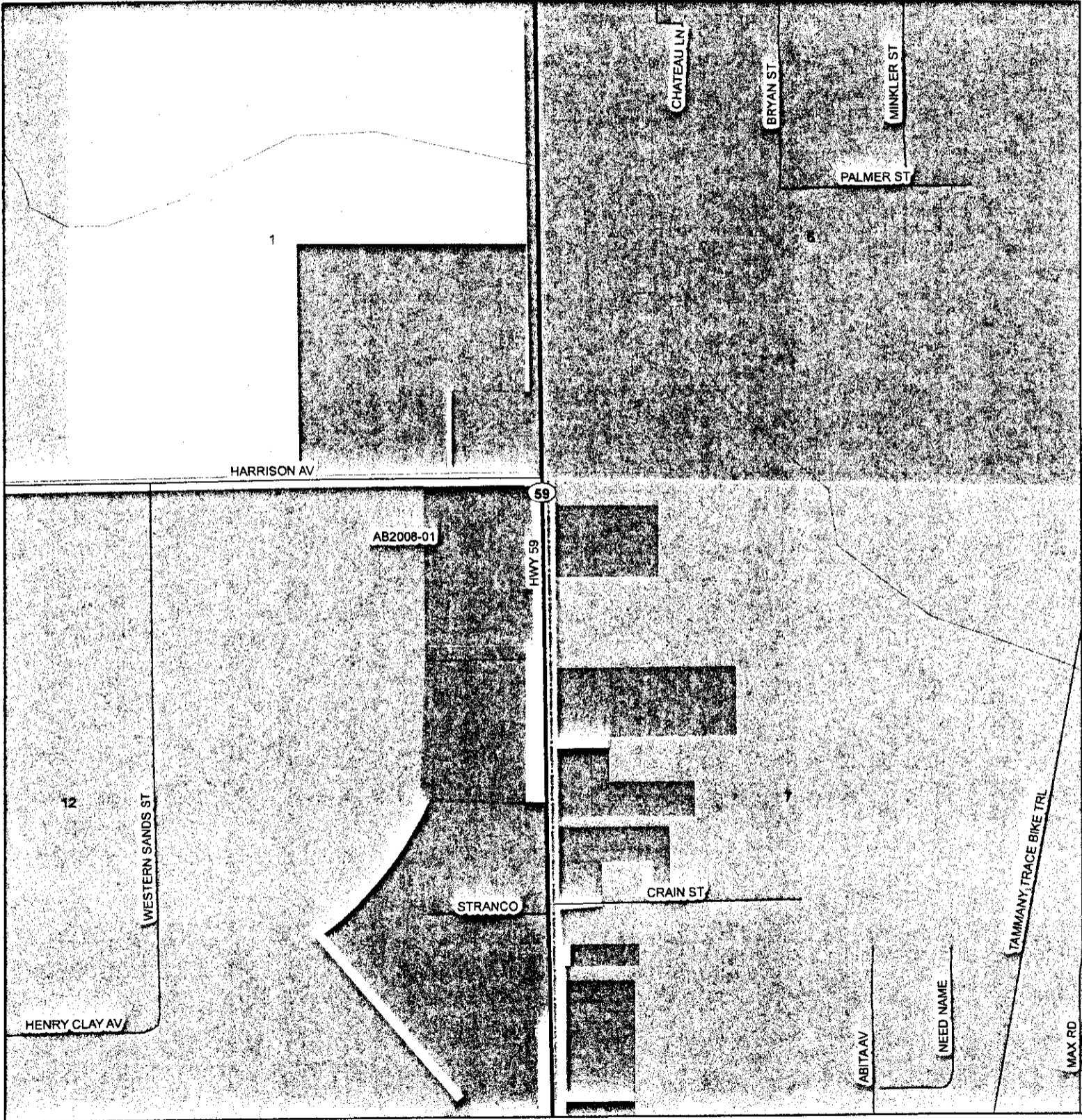
Kevin C. Davis,
President

- Legend**
- Major Roads
 - Streams & Rivers
 - Sections
 - Township/Range
 - AB2008-01
 - Abita_Springs



0 95 190 380 570 760 Feet

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Annexation Request AB2008-01



St. Tammany Parish Government
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Kevin C. Davis,
President

Legend

Major Roads	zoning-stp-0908	RC Recreation/Conservation
Streams & Rivers	Rural	ID Institutional
Sections	SA Suburban Agriculture	PUD Planned Unit Development
Township/Range	A-1 Suburban	LC Light Commercial
AB2008-01	A-2 Suburban	C-1 Neighborhood Commercial
Abita_Springs	A-3 Suburban	C-2 Highway Commercial
	A-4 Single Family Residential	C-3 Planned Commercial
	MH Mobile Home	M-1 Light Industrial
	A-5 Two Family Residential	M-2 Intermediate Industrial
	A-6 General Multiple Family	M-3 Heavy Industrial
	SD Special District	



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