

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2621

COUNCIL SPONSOR: BINDER/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 3.608 ACRES OF LAND MORE OR LESS FROM PARISH C-2: HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON C-3: HIGHWAY BUSINESS DISTRICT WHICH PROPERTY IS LOCATED 1884 COLLINS BLVD, SECT 45, TOWNSHIP 7 SOUTH, RANGE 11 EAST, COVINGTON, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 2.

WHEREAS, the CITY OF COVINGTON is contemplating annexation of 3.608 acres of land more or less owned by Olga B. Riegel/ Warren J. Salles, Jr. - Tractor Supply company, and located at 1884 collins Blvd, Sect 45, Township 7 South, Range 11 East, Covington, St Tammany Parish, Louisiana, 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 December 1, 2006; and

WHEREAS, the property requires rezoning from PARISH C-2: Highway Commercial District to CITY OF COVINGTON C-3: Highway Business 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 City.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the CITY OF COVINGTON annexation and rezoning of 3.608 acres of land more or less, located 1884 collins Blvd, Sect 45, Township 7 South, Range 11 East, Covington, St Tammany Parish, Louisiana from P ARISH C-2: Highway Commercial District to CITY OF COVINGTON C-3: Highway Business District in accordance with the December 1, 2006 *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:

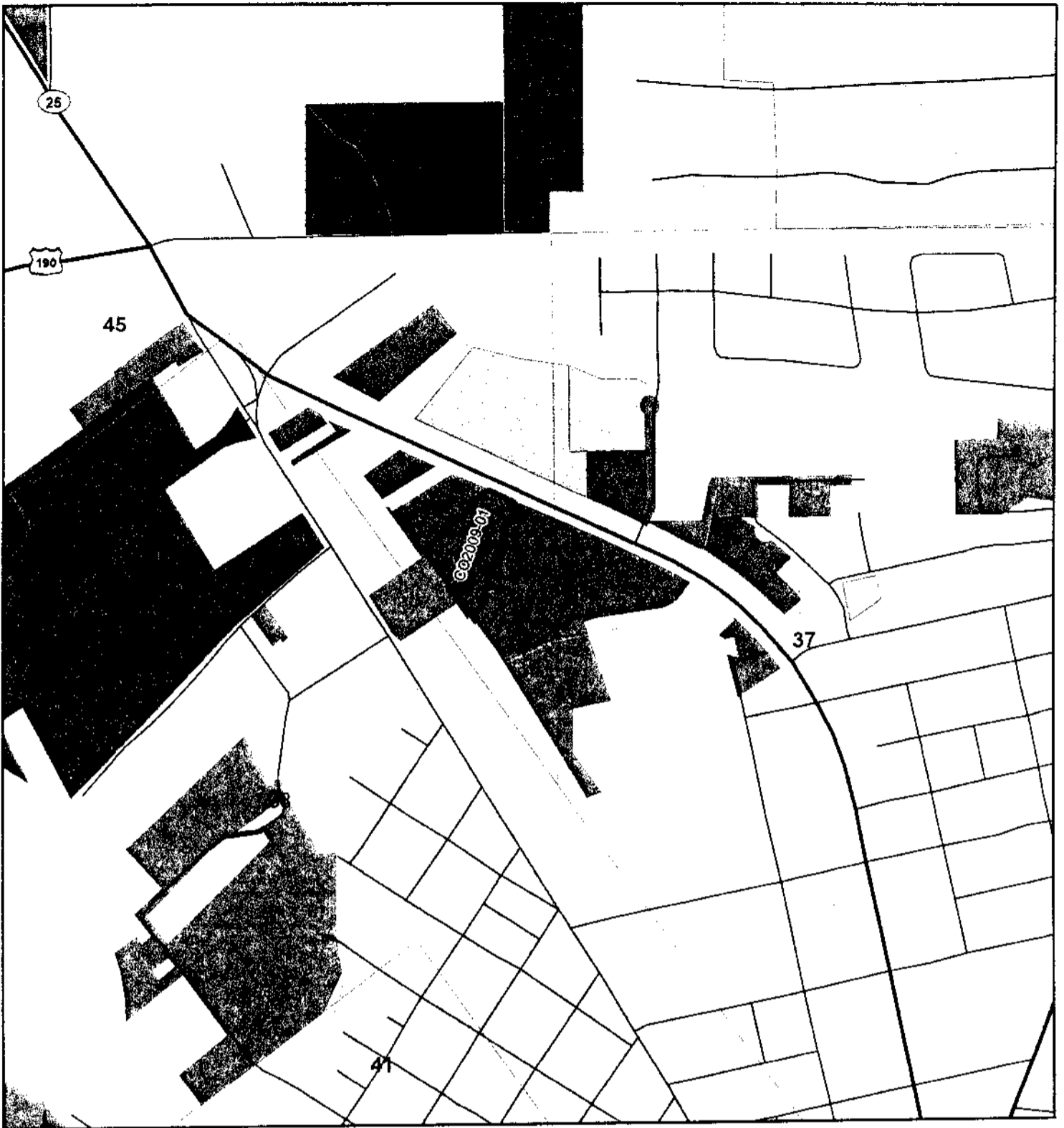
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2009, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, CLERK OF COUNCIL



## Covington Annexation CO2009-01

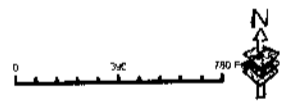


St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

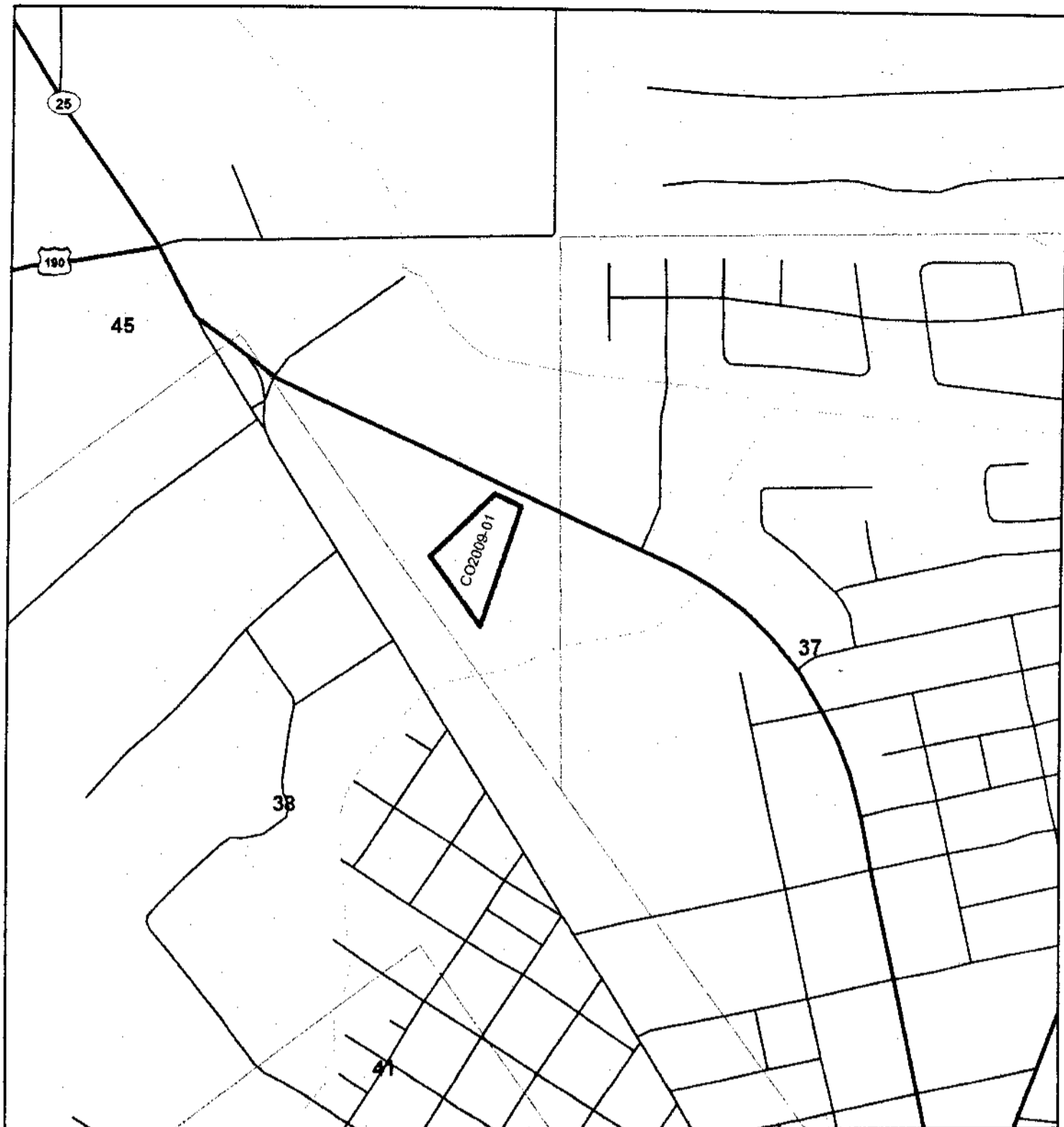
Kevin C. Davis,  
President

### Legend

Streams	A-3 Suburban	LC Light Commercial
Streets	A-4 Single Family Residential	C-1 Neighborhood Commercial
Township/Range	MH Mobile Home	C-2 Highway Commercial
Sections	A-5 Two Family Residential	C-3 Planned Commercial
Zoning Classifications	A-6 General Multiple Family	M-1 Light Industrial
Rural	SD Special District	M-2 Intermediate Industrial
SA Suburban Agriculture	RC Recreation/Conservation	M-3 Heavy Industrial
A-1 Suburban	ID Institutional	
A-2 Suburban	PUD Planned Unit Development	



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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## Covington Annexation CO2009-01

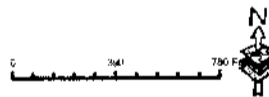


St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

Kevin C. Davis,  
President

**Legend**

- |   |                |                       |
|---|----------------|-----------------------|
| — | Streams        | <b>Abita_UG_Areas</b> |
| — | Streets        | <b>TAX_TYPE</b>       |
| ▤ | Township/Range | Priority 1            |
| ▤ | Sections       | Priority 2            |
| ■ |                | Growth Management     |



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## Covington Annexation CO2009-01

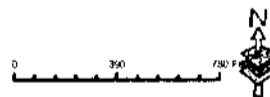


St. Tammany Parish Government  
P. O. Box 628  
Covington, LA 70434

Kevin C. Davis,  
President

### Legend

- Streams
- Streets
- Township/Range
- Sections



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Annexation package checklist:

Annexation CO2009-01

- Ework time stamp document ✓
- Annexation Request ✓  
(Should include; owner request,  
property description, survey, etc.) ✓
- Resolution ✓
- Zoning map ✓
- Enhancement map ✓  
(If applicable)
- Aerial map ✓
- Ework form ✓
- Ework notes ✓
- Agenda memo ✓
- Files Placed on admin ✓
- Ework - CAO notification ✓

*Forwards*  
Forward Resolution to Mike Sevaute ✓

**CO2009-01: Department notes**

<b>Date</b>	<b>Department</b>	<b>Note</b>
3/31/2009	PW – J Lobrano	No Public Works Issues
3/31/2009	Planning - S Fontenot	Proposal is in compliance with Louisiana Revised Statutes relative to annexation. Proposal is in compliance with Sales Tax and Growth Management Agreements.
4/13/2009	Engineering -- D Zechenelly	Developer shall comply with latest St. Tammany Parish Commercial Drainage and Traffic ordinances as required by Council resolution. Care also should be taken to provide an adequate service area to allow future maintenance on lateral ditch at the rear of this property.



# Annexation

City: Covington City Case No: processing - DEPARTMEI Staff Reference CO2009-01

Notification Date: 3/25/2009  Dead Line 4/15/2009  Priority

Owner: Olga B. Riegel/ Warren J. Salles, Jr. - Tractor Supply cor Ward 3 Council District: 2 Map

Location: 1884 collins Blvd, Sect 45, Township 7 South, Range 11 East, Covington, St Tammany Parish, Louisiana

Parish Zoning: C-2: Highway Commercial

City Zoning: C-3: Highway Business

Subdivision:

Developed      Intensification      Concur w/ City

Population:  Concur:

Annex Status: processessing Sales Tax:

Existing Use: vacant


Size: 3.608 acres

STR: Sect 45, T-6-S, R-11-E

### City Actions

### Council Actions

Ordinance:  City Date:  

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: [rthompson@stpgov.org](mailto:rthompson@stpgov.org)

*Kevin Davis*

*Parish President*

April 6, 2009

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

The City of Covington submitted this annexation request on 3/25/2009. The parish reference number is CO2009-01.

---



Candace Watkins  
Mayor

City of Covington  
Louisiana  
609 N. Columbia St.  
P.O. Box 778  
Covington, Louisiana 70434  
985-892-1811  
Fax 898-4723

March 23, 2009

RECEIVED

MAR 25 2009

02009-01  
W.T. "Trey" Blackgall III  
Councilman-at-Large  
Matthew "Matt" T. Faust  
Councilman-at-Large  
Frances R. Dunn  
Councilwoman, District "A"  
Clarence Romage  
Councilman, District "B"  
Mark X. 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**  
**7008 0500 0002 1636 0840**  
**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 Owner - Olga B. Riegel/Warren J. Salles, Jr. -  
Tractor Supply Company  
Zoning Case No. 09-11ANNEX

Dear Mr. Thompson:

Attached please find copies of the application, survey, legal description, tax bill, Parish zoning verification letter and Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for April 20, 2009.

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,

*Bonnie Champagne*  
Bonnie D. Champagne  
Planning and Zoning Department

Attachments

cc: ✓ Robert Thompson, Special Revenue Manager  
Mike Sevante, Council Administrator  
Sidney Fontenot, Planning Director  
Darrell Guilott, Chief, St. Tammany Fire District #12  
Diana W. MacKinnon, Council Clerk

March 11, 2009

03-12-09 P02:58 IN

Nahketah Bagby  
Director of Planning & Zoning  
City of Covington  
609 North Columbia Street  
Covington, Louisiana 70434

Re: Application for Annexation

Dear Ms. Bagby:

We are submitting a package of documents to respectfully apply for annexation into the City of Covington. We are planning to develop a new retail store for Tractor Supply Company. Tractor Supply is one of the largest retail chains serving full and part-time farmers and ranchers, the hobby farmer, rural homeowners and contractors. They operate over 800 stores in 40 states. Our company has developed new stores in Zachary, Abbeville and Hammond (scheduled to open Mar. 21<sup>st</sup>). We have also done a retrofit of a Walmart building in Plaquemine and developed three new stores in Texas.

The exterior of the building will consist of split-face masonry block and metal panels. The overall area of the building is approximately 19,000 sf, with 15,000 sf of retail sales. The remainder of the building is made up of a stockroom, restrooms, employee lounge and a manager's office. The proposed development includes a fenced Outdoor Display Area of approximately 15,000 sf. Our site plan also indicates Sidewalk and Equipment Display Areas.

Upon approval by the City, we will design the new building in accordance with all applicable codes and regulations, submit the plans and specifications to the Louisiana State Fire Marshal's for review and approval and subsequently apply to the City for a Building Permit. We truly appreciate your help and cooperation in assisting us in preparing this package for review and we are looking forward to a favorable response from the City of Covington.

Sincerely,



Michael E. Coontz  
Construction Manager



03-12-09 P02:58 IN

City of Covington

Petition for Annexation

Name Ola B. Biegel & Warren J. Salles Jr.  
Mailing Address c/o Attorney P.R. Biegel, 3017 21st St., Metairie La 70002  
Address of Property Proposed for Annexation 1884 Collins Blvd.

Current Zoning of Property Proposed for Annexation C-2

Current Status of Property: Check all that apply.

Resident Property Owner  Renter  
 Non-Resident Property Owner  Registered Voter

Names of all registered voters in your household:

N/A

Voting Location (School Name, fire station number, etc.)

General Zoning Preference: Please indicate the zoning classification(s) requested. For example—C-2 Neighborhood Commercial District. C-3

Proposed land use for annexation property (Check one or more):

Single-Family Residential  Institutional  
 Multi-Family Residential  Industrial  
 Commercial  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.

- d. Provide vicinity map and a map (survey or drawing of area sought to be rezoned.)
- e. A pre-application meeting with the City Planner is advised.

2008 PROPERTY TAX PARISH OF ST TAMMANY

03-12-09 10:25:59 AM

\*\*\*\*\*AUTO\*\*3-DIGIT 701  
 P FARM LLC  
 2514 ADAMS ST  
 NEW ORLEANS LA 70125-4004

111 145  
 1-26396

WARD/TAX DISTRICT	ASSESSMENT NUMBER
07	1070127868
CID NUMBER	BILL NUMBER
	00019166
PROPERTY ASSESSED	ASSESSMENT
LAND	4.118
BUILDING(S)	5.172
TOTAL ASSESSMENT	9.290
NET ASSESSMENT	9.290

MILLAGE & PARCEL FEE - BASED CHARGES		
TAX DISTRICT	MILLAGE	TAXAMT
LAW ENFORCEMENT	11.73	\$108.86
ANIMAL SHELTER	.85	\$7.80
COUNCIL ON AGING	.85	\$7.80
STARC	.85	\$7.80
CORONER'S MILLAGE	3.40	\$31.59
PARISH SPECIAL ASSESSOR	2.73	\$25.36
PUBLIC HEALTH	1.84	\$17.09
ALIMONY 1	3.02	\$28.06
SCHOOL DIST NO 12 BOND/INT	21.90	\$203.45
FIRE DIST 12	25.00	\$232.25
MOSQUITO DIST 2	4.72	\$43.85
SCHOOL CONST TAX	3.80	\$35.30
SCHOOL MAINT OPERATIONS	3.44	\$31.88
TIMBERLAND FIRE PROTECTION	.00	\$4.35
SCHOOL BLDG REPAIR	4.84	\$44.98
OPERATION AND MAINT SCHOOL	35.47	\$328.52
FLORIDA PARISH JUV CENTER	3.00	\$27.87
DRAINAGE MAINTENANCE	1.84	\$17.09
LIBRARY	5.38	\$49.98
TOTAL MILLAGE	124.68	
PAY THIS AMOUNT		\$1,255.34

Tax Year: 2008  
 Due Date: February 27th, 2009

- This document and your cancelled check shall serve as your receipt. If your check has not cleared by April 15th, 2009, please contact our office at 985-809-8217.
- Interest will accrue at a rate of 1% per month or any portion thereof beginning February 28th, 2009.
- Supplemental Assessment Notices become delinquent 15 days following their issuance.
- If your mortgage company pays this bill, please forward this bill to them.
- If you no longer own this property, please forward this bill to the new owner.

See reverse side of this form for additional information.

PROPERTY DESCRIPTION  
 112.88 ACS M/L BEING 109.70 ACS BEING E .5 OF NE S  
 EC 30 S 11 CONT. 71.02 ACS CB  
 211 141 88 ACS BEING ALL PT OF E .5 OF SE N OF RR  
 RW N OF HWY 190 SEC 30 S 11 CB

*1/24/09*

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

CHANGE OF ADDRESS NOTIFICATION: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433.

Assessment #: 1070127868

My Correct Address is: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 The physical address of my property is: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

03-12-09 P02:59 IN



**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](mailto:planning@stpgov.org)

*Kevin Davis*  
*Parish President*

March 12, 2009

Nahketah Bagby  
Planning Director  
City of Covington  
P.O.Box 778  
Covington, LA 70434

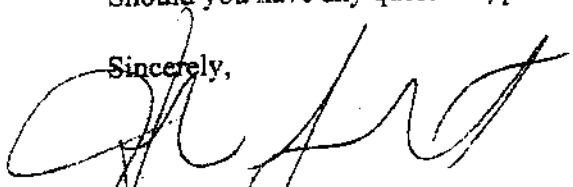
RE: Property located on Collins Blvd, Covington, LA

Dear Ms. Bagby ,

The object of this letter is to confirm that the property located on the west side of Collins Blvd, Covington, LA (see attached survey) is zoned C-2 (Highway Commercial) District, according to the St. Tammany Parish Zoning Map.

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

Sincerely,

  
Helen Lambert  
Assistant Director







*Patricia Schwarz Core*

*Certified Louisiana Assessor*

*St. Tammany Parish Justice Center  
701 North Columbia Street  
Covington, Louisiana 70433*

03-18-09 P02:54 IN

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

I, **PATRICIA SCHWARZ CORE**, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2008 TAX ROLL - Assessment Number 1061052330

OWNERS: Parlongue, Sidney etal  
2514 Adams St.  
New Orleans, Louisiana 70125

**PROPERTY DESCRIPTION: 2008 TAX ROLL**

13.260 acs m/l being 4.85 acs Sec 30 6 11 and 8.41 acs Sec 30 6 11 CB 1464 693  
CB 1536 655 664 Olga Rigel's Int to P Farm LLC Inst No 1397474

I do further certify that the assessed valuation of the above described tract is as follows:


**2008 VALUATION:**

	Land	390
	Improvements	<u>0</u>
<b>TOTAL ASSESSED VALUATION</b>	<b>\$</b>	<b>390</b>

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 16th day of March, 2009.

**PATRICIA SCHWARZ CORE, CLA, CRB, CRS, GRI**  
Certified Louisiana Assessor

  
\_\_\_\_\_  
Debra M. Fendlason, Certified Deputy Assessor

Covington (985) 809-8180

Stidall (985) 646-1990

Ina (985) 809-8190

*Member International Association of Assessing Officers*

E-mail: [pcore@stassessor.org](mailto:pcore@stassessor.org)

Website: [stassessor.org](http://stassessor.org)



*Patricia Schwarz Core*

*Certified Louisiana Assessor*

*St. Tammany Parish Justice Center  
701 North Columbia Street  
Covington, Louisiana 70433*

03-18-09 P02:54 1N

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, PATRICIA SCHWARZ CORE, the undersigned Assessor of St. Tammany Parish, Louisiana, hereby certifies that the following property is assessed for the tax year 2008 in the name Parlongue, Sidney etal as owner and whose mailing address is 2514 Adams St., New Orleans, Louisiana 70125 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Covington:

**2008 Tax Roll - Assessment Number 1061052330**

13.260 acs m/l being 4.85 acs Sec 30 6 11 and 8.41 acs Sec 30 6 11 CB 1464  
693 CB 1536 655 664 Olga Riegel's int to P Farm LLC Inst No 1397474

**TO BE ANNEXED: 3.60 Acs. Sec 30 6 11**

- I. The total assessed value of all property within the above described area is \$ 390.
- II. The total assessed value of the resident property owners within the above described area is \$                      and the total assessed value of the property of non-resident property owners is \$ 390.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

**2008 ASSESSED VALUATION - \$ 390**

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 16th day of March, 2009.

**PATRICIA SCHWARZ CORE, Assessor  
ST. TAMMANY PARISH ASSESSOR**

Debra M. Fendlason, Certified Deputy Assessor

*Covington (985) 809-8180*

*Midall (985) 646-1590*

*Fax (985) 809-8190*

*Member International Association of Assessing Officers*

E-mail: [pcore@stassessor.org](mailto:pcore@stassessor.org)

Website: [stassessor.org](http://stassessor.org)

ST. TAMMANY PARISH  
REGISTRAR OF VOTERS



M. DWAYNE WALL, CERA  
REGISTRAR

03-18-09 P02:54 IN

STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached legal description, which is further identified in the survey by Acadia Land Surveying, LLC., dated March 10, 2009, and further identified as a certain tract of land or parcel of ground containing 3.608 acres or 157,170 square feet of the Sidney J. Parlongue Estate, located in Section 45, T-6-S, R-11-E, situated along the westerly right of way of Collins Blvd-Hwy 25-Hwy 190 and by the records in the Registrar of Voters office, does not have any registered voters within the said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 17th day of March, 2009.

M. DWAYNE WALL  
Registrar of Voters  
St. Tammany Parish, Louisiana

Attachments:  
Legal description, Survey, and Map

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500  
61134 HWY 1090 • SLIDELL, LOUISIANA 70461 • 985-646-4125  
FAX NUMBER 985-809-5508

**LEGAL DESCRIPTION:**

A certain tract of land or parcel of ground containing 3.608 acres or 157,170 sq. ft. of the Sidney J. Parlougue Estate, located in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, said parcel being more particularly described as follows

Commencing at the intersection of the Section Corner common to Sections 37, 38 & 45, said point being the "POINT OF COMMENCEMENT,"

Then, North 35 degrees 45 minutes 00 seconds West a distance of 693.14 feet to a point;

Then, North 35 degrees 59 minutes 15 seconds West a distance of 211.00 feet to a point, said point being the "POINT OF BEGINNING,"

Then, North 35 degrees 59 minutes 15 seconds West a distance of 454.97 feet to a point;

Then, North 46 degrees 06 minutes 00 seconds East a distance of 470.74 feet to a point, said point being located along the westerly right of way line of Collins Boulevard -

Louisiana State Highway No. 25 - U.S. Highway No. 190;

Then, continuing along said right of way line, South 64 degrees 57 minutes 30 seconds East a distance of 154.93 feet to a point;

Then, departing said right of way line, South 18 degrees 38 minutes 40 seconds West a distance of 663.80 feet to the "POINT OF BEGINNING."

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