

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3277

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 6.317 ACRES OF LAND MORE OR LESS, FROM PARISH HC-3 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON CR REGIONAL COMMERCIAL DISTRICT, WHICH PROPERTY IS LOCATED AT AND NEAR THE INTERSECTION OF NORTH HIGHWAY 190 AND NORTH SECOND STREET, (TRACT A) IN SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA. (WARD 3, DISTRICT 3)

WHEREAS, the City of Covington is contemplating annexation of 6.317 acres of land more or less, owned by WHS, LLC/ WHS, LLC, (Max Nathan Jr.) Walmart Neighborhood, and located at and near the intersection of North Highway 190 and North Second Street, (Tract A) in Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana. (Ward 3, District 3) (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 HC-3 Highway Commercial District to City of Covington CR Regional Commercial District which **is not** 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 City.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Covington annexation and rezoning of 6.317 acres of land more or less, located at and near the intersection of North Highway 190 and North Second Street, (Tract A) in Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana, from Parish HC-3 Highway Commercial District to City of Covington CR Regional 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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 1 DAY OF DECEMBER, 2011, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

**Annexation package checklist:**

**Annexation CO2011-04 CAO due 11/14/2011 Council 12/1/2011**

<u>CAO Packet</u>		<u>Ordinance system</u>
Ework time stamp document	___	
Annexation Request (Should include; owner request, property description, survey, etc.)	✓	✓
Resolution	✓	✓
Zoning map	✓	✓
Enhancement map	✓	✓
Aerial map	✓	✓
District/ ward map	✓	✓
Ework form	✓	✓
Ework notes	✓	✓
Agenda memo	✓	✓
Files Placed on admin	___	
Ework – CAO notification	___	
Forward Resolution to MS	✓	
Ordinance/ Resolution System:		
Resolution	✓	
All files attached	✓	



**ST. TAMMANY PARISH**

SPECIAL REVENUE MANGER

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2865

FAX: (985) 898-5238

EMAIL: RTHOMPSON@STPGOV.ORG

*Kevin Davis*

*Parish President*

**Memo**

TO: Mr. Bill Oiler  
CAO  
FROM: Robert Thompson  
Special Revenue Manager  
DATE: October 17, 2011  
RE: PLACEMENT OF ITEM(S) ON COUNCIL AGENDA

Please find transmitted item(s) that I am requesting be placed on the December 1, 2011 Council Agenda. The below listed item(s) are saved on (Administration: \December2011\ D3).

**RESOLUTION(S)**

**CO2011-03**

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 1.49 ACRES OF LAND MORE OR LESS FROM PARISH A-2 SUBURBAN DISTRICT TO CITY OF COVINGTON CR REGIONAL COMMERCIAL DISTRICT WHICH PROPERTY IS APPROXIMATELY 64,904 SQUARE FEET OF LAND, AND IS LOCATED IN SQUARE 2 AND PORTION OF CARLOS STREET (REVOKED) MAILLEVILLE, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 1.

**CO2011-04**

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 6.317 ACRES OF LAND MORE OR LESS FROM PARISH HC-3 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON CR REGIONAL COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT AND NEAR THE INTERSECTION OF NORTH HIGHWAY 190 AND NORTH SECOND STREET (TRACT A) IN SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 3.

If you have any questions, regarding this matter, please give me a call at ext 42865.

Robert Thompson  
Special Revenue Manager

Received by: \_\_\_\_\_ Date: \_\_\_\_\_



**CO2011-04: STP Department notes:**

<b>Date</b>	<b>Department</b>	<b>Originator</b>	<b>Note</b>
10/31/2011	PW	J Lobrano	If annexed STPPW suggest that the City of Covington Maintain the first 830 feet of second st or n. second on survey, starting from Hwy 190 going east
11/3/2011	Engineering	D Zechenelly	The St. Tammany Parish Dept. of Engineering has this parcel shown on its Critical Drainage Map which designates that this parcel must adhere to a no net fill requirement. If the surface elevation of this site is planned to be raised the developers must be able to ensure that there are no adverse impacts to the surrounding parcels and area. Provided that the previous comment and all of the latest STP Gov't. Traffic and Drainage ordinances are followed in the development of this parcel STPDOE has no objection to the annexation of this parcel.
11/8/2011	Planning	S Fontenot	The proposal is in conformance with the Louisiana Revised Statutes relative to annexation  The proposal is consistent with the Covington Growth management Agreement being in an area designated for annexation  The proposal is not an intensification of zoning
11/9/2011	ENV	T Brown	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: [rthompson@stpgov.org](mailto:rthompson@stpgov.org)

*Kevin Davis*  
*Parish President*

November 8, 2011

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

City of Covington submitted this annexation request on 10/24/2011. The parish reference number is CO2011-04.



**Annexation**

City: Covington City Case No: Processing: GIS Staff Reference CO2011-04

Priority 1

Location: at and near the intersection of North Highway 190 and North Second Street (Tract A) in Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana

District:   
Parish Zoning: HC-3 Highway Commercial  
City Zoning: CR Regional Commercial  
Subdivision:

Existing Use: developed  
Size: 6.317 acres  
STR: sect 42, T-7-S, R-11-E

Developed  Intensification  Concur w/ City

Population:  Concur:

Annex Status: processing Sales Tax:

**City Actions**

**Council Actions**

Ordinance:  City Date:

Resolution:  Council Date:

CO 2011-04

## CITY OF COVINGTON

317 North Jefferson Avenue  
Post Office Box 778  
Covington, Louisiana 70434  
phone 985.892.1811  
fax 985.898.4723  
www.cityofcovingtonla.com



MIKE COOPER  
*Mayor*

October 19, 2011

RECEIVED  
Oct 24  
SEP 24 2011

**CERTIFIED MAIL**  
**7007 3020 0001 1974 5134**  
**RETURN RECEIPT REQUESTED**

Robert Thompson  
Special Revenue Manager  
Engineering Department  
21490 Koop Drive  
Mandeville, LA 70471

Re: Notice of Receipt of Annexation Petition  
Property Owner – WHS, L.L.C./WHS, L.L.C, (Max Nathan, Jr.) Walmart  
Neighborhood  
Zoning Case No. 11-11-03ANNEX

Dear Mr. Thompson:

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

The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for November 14, 2011.

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

Sincerely,

  
Dominique A. Elzy  
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  
Bonnie D. Champagne, Council Clerk

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JERRY CONER Councilman, District "B"	LEE S. ALEXIUS Councilman-at-Large	MARK WRIGHT Councilman, District "C"	R. S. "SAM" O'KEEFE Councilman-at-Large	LARRY ROLLING Councilman, District "D"	JOHN CALLAHAN Councilman, District "A"	RICK SMITH Councilman, District "E"
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City Council Office: 985.898.4722 • Fax: 985.898.4723 • Email: council@covla.com



# ANNEXATION REQUEST APPLICATION

City of Covington

Petition for Annexation

Name WHS, L.L.C.

Mailing Address P.O. Box 98, Covington, Louisiana 70434

Address of Property Proposed for Annexation the intersection of North Highway 190 and North Second Street, St. Tammany Parish, Louisiana

Current Zoning of Property Proposed for Annexation HC-3 (Highway Commercial) District

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:

N/A

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

N/A

General Zoning Preference: Please indicate the zoning classification(s) requested. For example - CN- Neighborhood Commercial District. CR-Regional Commercial District

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

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Institutional
- Industrial
- Planned District

10-03-11P03:10 RCVD

## ANNEXATION REQUEST APPLICATION

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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 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.

\_\_\_\_\_

*Warren A. Smith for*  
\_\_\_\_\_

\_\_\_\_\_

*Kathryn DuBarry Smith*  
\_\_\_\_\_

(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.)

10-03-11P03:10 RCVD

RESOLUTION  
OF  
WHS, L.L.C.

At a meeting of the Board of Directors of WHS, L.L.C., a Louisiana limited liability company (the "**Company**") on this 30 day of September 2011, at which meeting a quorum was present and acting throughout, the following resolutions were duly and validly adopted by unanimous vote of the Board of Directors:

A. BE IT RESOLVED, that Warren H. Smith, Jr., and Kathryn Dubarry Smith, both managers of WHS, L.L.C. (each an "**Agent**"), shall each be fully authorized and empowered, acting alone in the name of and on behalf of this Company, to bind and take the following actions on behalf of the Company:

- (1) to act on behalf of the Company to execute a petition to have the following property annexed into the limits of the City of Covington, Louisiana: Tract A, located in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, said petition being attached hereto and made a part hereof (the "**Petition**");
- (2) to do any and all other acts that the said Agent may in his sole discretion consider appropriate in order to effectuate any of the matters described herein, all upon such terms and conditions as the said Agent may in his sole discretion consider appropriate, and all pursuant to such documents and instruments, containing such clauses and provisions, as the said Agent may in his sole discretion consider appropriate.

B. BE IT FURTHER RESOLVED, that all acts previously done and performed by Agent in accordance with the authority granted in this Resolution are hereby expressly ratified, confirmed and acknowledged.

[The remainder of this page intentionally left blank]

10-03-11P03:10 RCVD

CERTIFICATE

The undersigned certifies that they are managers of the Company; and that the above and foregoing is a true, correct and exact copy of a resolution which was validly adopted on motion duly made and seconded at a meeting of the Board of Directors of WHS, L.L.C. on this 30 day of Sept, 2011, at which meeting a quorum was present; and that the resolution is duly entered in the minutes of said meeting, and has not been modified, amended or rescinded and is in full force and effect.

Signed this 30 day of Sept 2011.

*Warren H. Smith, Jr.*

Warren H. Smith, Jr., Manager

*Kathryn Dubarry Smith*

Kathryn Dubarry Smith, Manager

10-03-11P03:10 RCVD



**Addendum #1**

**Supplement to City of Covington Petition for Annexation**

The property subject to this petition is commercial property owned by WHS, L.L.C. There are no registered voters or property owners living on the subject property.

10-03-11P03:11 RCVD

**PETITION FOR ANNEXATION  
Supplement to Part 2**

**The name and address of the registered agent for service of process of WHS, L.L.C.  
is as follows:**

AGENT: Max Nathan, Jr.

ADDRESS: 201 St. Charles Avenue, 35<sup>th</sup> Floor, New Orleans, LA 70170-3500

APPOINTMENT DATE: 5/18/1999

10-03-11P03:11 RCVD



Raechtha Vasquez  
not admitted in Alabama  
Direct Dial 225-248-2096  
rvasquez@joneswalker.com

September \_\_, 2011

Nahketah R. Bagby  
Director of Planning & Zoning  
City of Covington  
317 North Jefferson Street  
P.O. Box 778  
Covington, LA 70434

10-03-11P03:11 RCVD

Re: WM/Covington, LA (Store No. 4874): Annexation Request Letter  
JW Matter No: 20355/123743-00

Dear Ms. Bagby:

In accordance with the document entitled "Annexation Request Application" please accept this letter as a formal request to initiate procedures for the annexation of property located at and near the intersection of North Highway 190 and North Second Street in St. Tammany Parish, Louisiana into the corporate limits of the City of Covington. The property to be annexed is as follows:

**TRACT A**, containing 6.317 acres or 275,190 square feet, located in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, as shown on the map entitled "Plat Showing Survey Resubdivision of Lots 1 Thru 13 of Woodlawn Lane, Lots 57, 58, 67 and 68 of the Town of Claiborne, and a Revoked Portion of Cherry Street into Tract A, Town of Claiborne, Located in Section 42, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana for Wal-Mart Louisiana, L.L.C."

The intended use of the property is as a Wal-Mart Neighborhood Market. We have received written confirmation that the current zoning for the Property is HC-3 Highway Commercial District under Section 5.22 the Unified Development Code of St. Tammany Parish and supports Wal-Mart's intended use. According to the Code of Ordinances of the City of Covington, Louisiana, (Appendix B Comprehensive Zoning Ordinance, Section 3.18), CR-Regional commercial use supports retail. As such, we are requesting that upon annexation, the property be zoned CR-Regional commercial district. The plat and legal description for the above-referenced tract is attached.

Please do not hesitate to contact me should you have any questions or require any additional clarification.

{B0752271.1}

JONES, WALKER, WAECHTER, POITEVENT, CARRÈRE & DENÈGRE L.L.P.

8555 UNITED PLAZA BOULEVARD • BATON ROUGE, LOUISIANA 70809-7000 • 225-248-2000 • FAX 225-248-2010 • E-MAIL [info@joneswalker.com](mailto:info@joneswalker.com) • [www.joneswalker.com](http://www.joneswalker.com)

ALABAMA ARIZONA DISTRICT OF COLUMBIA FLORIDA LOUISIANA TEXAS

September \_\_, 2011  
Page 2

Sincerely,

Raedtha Vasquez

RAV/jel

Enclosures

10-03-11P03:12 RCVD

**PETITION FOR ANNEXATION  
Part 5**

**The names, mailing addresses, phone numbers of all owners, (including spouses) as they appear of the tax rolls, petitioning the annexation is as follows:**

OWNER: WHS, L.L.C.

ADDRESS: P.O. Box 98, Covington, Louisiana 70434

PHONE NUMBER: (985) 892-1223

10-03-11P03:12 RCVD

St. Tammany Parish Registrar of Voters  
Certificate – Item 7

10-07-11 01:33 RCVD

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA  
REGISTRAR



**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 survey by Acadia Land Surveying, LLC, dated July 7, 2011, and further identified as a certain portion of land designated as TRACT A of the Town of Claiborne, containing 6.317 acres located in Section 42, Township 7 South, Range 11 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 28<sup>th</sup> day of September, 2011.

A handwritten signature in black ink, appearing to read "M. Dwayne Wall".

M. Dwayne Wall  
Registrar of Voters  
St. Tammany Parish, Louisiana

**Attachments:**

Legal description, Map and Survey

**Cc: Joanne Reed**

**LEGAL DESCRIPTION TRACT A:**

A certain piece or portion of land designated as TRACT A of the Town of Claiborne, containing 6.317 acres or 275,190 square feet, located in Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana, and being more fully described as follows:

Commencing from the intersection of the Easterly right of way line of U.S. Highway No. 190 and the Northerly right of way line of N. Second Street, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, continuing along the Easterly right of way line of U.S. Highway No. 190, along a curve to the left having a delta of 03 degrees 24 minutes 33 seconds, a radius of 3,759.72 feet, an arc length of 223.70 feet, a chord bearing of North 11 degrees 39 minutes 06 seconds West and a chord distance of 223.67 feet to a point;

Then, North 04 degrees 46 minutes 02 seconds West a distance of 196.20 feet to a point;

Then, North 05 degrees 23 minutes 44 seconds West a distance of 53.24 feet to a point;

Then, departing said right of way line, North 75 degrees 15 minutes 56 seconds East a distance of 92.85 feet to a point;

Then, North 75 degrees 02 minutes 53 seconds East a distance of 182.00 feet to a point;

Then, North 56 degrees 15 minutes 58 seconds East a distance of 29.52 feet to a point;

Then, South 32 degrees 34 minutes 46 seconds East a distance of 2.76 feet to a point;

Then, North 56 degrees 15 minutes 58 seconds East a distance of 29.52 feet to a point;

Then, North 57 degrees 21 minutes 17 seconds East a distance of 332.43 feet to a point, located along the Westerly right of way line of Apricot Street (Not Constructed);

Then, continuing along said right of way line, South 32 degrees 56 minutes 23 seconds East a distance of 332.60 feet to a point, said point being located along the Northerly right of way of N. Second Street;

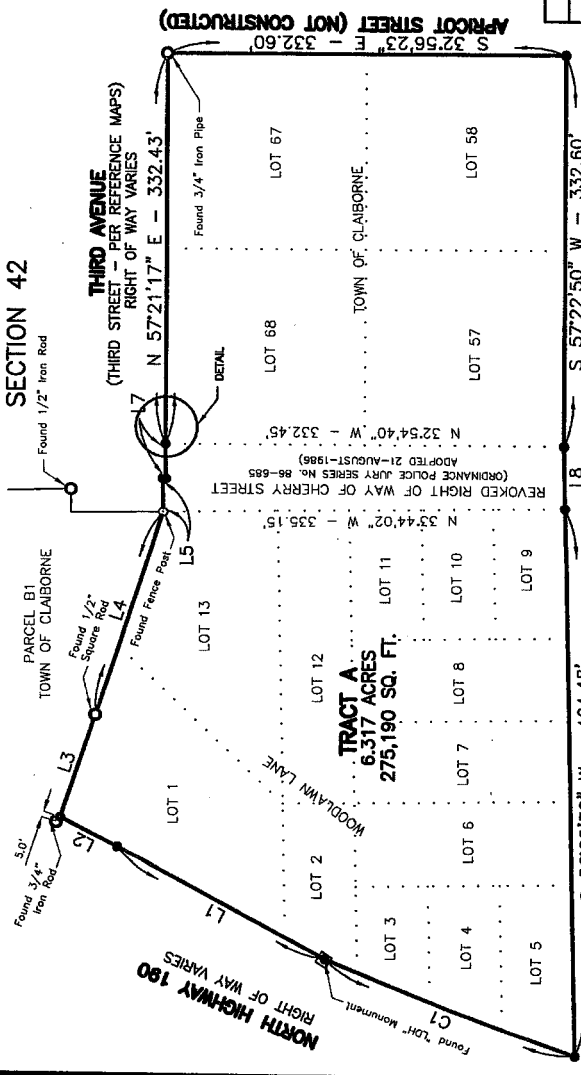
Then, continuing along said right of way line, South 57 degrees 22 minutes 50 seconds West a distance of 332.60 feet to a point;

Then, South 56 degrees 17 minutes 20 seconds West a distance of 54.21 feet to a point;

Then, South 56 degrees 02 minutes 39 seconds West a distance of 464.48 feet to the "POINT OF BEGINNING."



T 7 S - R 11 E  
SECTION 42



TRACT A  
6.317 ACRES  
275,190 SQ. FT.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	324°33'	3759.72'	223.70'	N 11°39'05" W - 223.67'

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD	●



SCALE: 1" = 100'  
SCALE IN FEET

**CERTIFICATION:**  
This is to certify to WAL-MART LOUISIANA, L.L.C. & WAL-MART STORES, INC. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the survey was done in accordance with the standards and specifications of the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors. I also certify that there are no visible encumbrances on any property-lines except as shown.

**BYRON J. DWYALE**  
Surveyor  
No. 0011  
P.L.S.  
This seal is to be used without the raised or colored seal and signature of the Registered Land Surveyor.

26-376462-2-011  
Reg. No. 0011  
P.L.S.  
This seal is to be used without the raised or colored seal and signature of the Registered Land Surveyor.

**NOTES:**

- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, assessments, ditches, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the surveyor.
- No improvements shown.

**REFERENCE MAP:**

- Basis of Bearing Referenced to NAD83, Louisiana South Zone, provided by G.P.S.
- Survey of Parcels "A" & "B" of Site No. 1 and portion of Site No. 2, Town of Claiborne, Parish of St. Tammany, Louisiana, prepared by H. C. Sanders & Associates, Inc. Prepared By: D & S Surveyors, Inc. Dated: March 10, 2004. Entry # 3387 D
- A portion of Cherry Street in the Town of Claiborne Subdivision located in Section 42, T7S-R11E, Township 7 South, Range 11 East, Parish of St. Tammany, Louisiana, prepared by H. C. Sanders & Associates, Inc. Dated: May 12, 1988. Instrument # 655426
- Map showing resubdivision of Woodlawn Lane in the town of Claiborne prepared by Robert A. Berlin Dated: June 7, 1954. Entry # 131A

**FEMA FLOOD ZONE AND HAZARDS:**

In accordance with FEMA Flood Insurance Rate Map Panel Number 225205 0230 C, dated October 17, 1989 for St. Tammany Parish, Louisiana; the property hereon is located in Flood Zone "C" (Areas of Minimal Flooding).

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS FOR ST. TAMMANY PARISH, LOUISIANA WITH THE EXCEPTION OF THE EXCEPTIONS LISTED AND NOTED BY THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF ST. TAMMANY PARISH.

SECRETARY OF THE PLANNING COMMISSION	DATE
DIRECTOR OF PARISH ENGINEERING	DATE
CLERK OF COURT	DATE
MAP FILE NUMBER	DATE

**PLAT SHOWING RESUBDIVISION**  
OF  
**LOTS 1 THRU 13 OF WOODLAWN LANE, LOTS 57, 58, 67 AND 68 OF THE TOWN OF CLAIBORNE, AND A REVOKED PORTION OF CHERRY STREET**  
INTO  
**TRACT A**  
**TOWN OF CLAIBORNE**  
LOCATED IN SECTION 42, TOWNSHIP 7 SOUTH RANGE 11 EAST

ST. TAMMANY PARISH, LOUISIANA  
FOR  
**WAL-MART LOUISIANA, L.L.C.**

**ACADIA**  
LAND SURVEYING, LLC  
LOUISIANA • MISSISSIPPI • TEXAS  
314 EAST BAYOU ROAD, THIBODAUX, LOUISIANA 70301  
Phone • (855) 449-0064 Fax • (855) 449-0085  
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

COMPLETED ON: JULY 7, 2011

# Copy of Tax Bills – Item 8

10-07-11 01:33 RCVD

Assessor Patricia Schwarz Core, CLA  
St. Tammany Parish  
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2010

Parcel # 107-013-4023  
Name W HS LLC  
C/O PO BOX 98  
Addr COVINGTON, LA 704340098  
City  
City Mills 0.00  
Parish Mills 137.66  
Ward 03R  
Subdivision C37  
CLATBORNE  
Total Assessed Value 3,600

Prior Owner SMITH, WARREN H JR

Land 3,600  
Improvements 0  
Est. City \$0.00  
Est. Parish \$495.58  
Estimated Tax \$495.58

Phys Address 2800 N HWY 190

Code	Qty	Value	Description
Assmnt 1	10	4.0	3,600 COUNTRY LOTS-NO IMP
-----			
		Value	Description
Spcl 49	3.60		Drainage Dist 5 Gravity
Spcl 109	10.80		Rec. Dist 1 Special

----- p r o p e r t y   d e s c r i p t i o n -----  
LOTS 57 58 67 68 CLATBORNE CB 747 640 INST NO 1184411

Assessor Patricia Schwarz Core, CIA  
St. Tammany Parish  
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2010

Parcel # 107-014-3618  
Name W HS LLC  
C/O PO BOX 98  
Addr COVINGTON, LA 70434  
City  
City Mills 0.00  
Parish Mills 137.66  
Ward 03R  
Subdivision CMC  
COVINGTON MANDEVILLE CM  
--COMMERCIAL--1  
Total Assessed Value 170,513

Prior Owner SMITH, WARREN H JR

Land 71,253  
Improvements 99,260

Est. City \$0.00  
Est. Parish \$23,472.82  
Estimated Tax \$23,472.82

Phys Address 2800 N HWY 190

Code	Qty	Value	Description
Assmnt 1	11	13.0	71,253 COUNTRY LOTS (IMP)

	Value	Description
Spcl 109	511.54	Reg. Dist 1 Special
Spcl 49	170.51	Drainage Dist 5 Gravity

----- P r o p e r t y   d e s c r i p t i o n -----

13 LOTS WOODLAWN LANE SUB CLAIBORNE SEC 42 7 11 CB 317

ST. TAMMANY PARISH

STATUS: ACTIVE

TAX YEAR	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY
2010	0	1070143818	ST. TAMMANY PARISH 03

PROPERTY IDENTIFICATION	PROPERTY LOCATION
NAME UNAVAILABLE PO BOX 98 COVINGTON, LA 70434	2800 N HWY 190 COVINGTON MANDEVILLE CM LOT NO

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

ABATEMENT TYPE	PERCENT	2009	2010	2011
NOT AVAILABLE	1.0	99200	0	99200
NOT AVAILABLE	13.0	71253	0	71253
<b>TOTALS</b>		<b>170513</b>	<b>0</b>	<b>170513</b>

DESCRIPTION	PRO RATA	2009	2010	2011
Alimony 1	3.02M	\$514.95	\$0.00	\$514.95
Animal Shelter	0.85M	\$144.94	\$0.00	\$144.94
Coroner's Mileage	3.40M	\$579.74	\$0.00	\$579.74
Council On Aging/STARC	1.70M	\$289.87	\$0.00	\$289.87
Drainage Dist 5 Gravity	1.00M	\$170.51	\$0.00	\$170.51
Drainage Maintenance	1.84M	\$313.74	\$0.00	\$313.74
Fire Dist 12	25.00M	\$4,262.83	\$0.00	\$4,262.83
Florida Par. Juv. Center	3.00M	\$511.54	\$0.00	\$511.54
Law Enforcement	11.73M	\$2,000.12	\$0.00	\$2,000.12
Library	5.38M	\$917.38	\$0.00	\$917.38
Mosquito Dist 2	4.72M	\$804.82	\$0.00	\$804.82
Operation and Maint. Schools	35.47M	\$6,048.10	\$0.00	\$6,048.10
Parish Special Assessor	2.73M	\$465.50	\$0.00	\$465.50
Public Health	1.84M	\$313.74	\$0.00	\$313.74
Rec. Dist 1 Special	3.00M	\$511.54	\$0.00	\$511.54
School Additional Support Tax	4.84M	\$825.28	\$0.00	\$825.28
School Bldg Repair	3.44M	\$588.56	\$0.00	\$588.56
School Constitutional Tax	3.80M	\$647.95	\$0.00	\$647.95
School Dist No. 12 Bond/Int.	20.90M	\$3,563.72	\$0.00	\$3,563.72
<b>TOTALS</b>		<b>\$23,472.81</b>	<b>\$0.00</b>	<b>\$23,472.81</b>

13 LOTS WOODLAWN LANE SUB CLAIBORNE SEC 42 7 11 CB 317 525 CB 564 8 LESS PT SOLD TO HWY CB 564 8 INST NO 1184411 [COVINGTON MANDEVILLE CM]

*Wpd*

ST. TAMMANY PARISH

STATUS: ACTIVE

TAX ACCOUNT	PARISH	PROPERTY LOCATION	ST. TAMMANY PARISH
2010	0	1070134023	03

NAME UNAVAILABLE	2800 N HWY 190	LOT NO
PO BOX 98	CLAIBORNE	
COVINGTON, LA 704340098		

HOMESTEAD: NONE

HISTORICAL TAX ABATEMENT:

NOT AVAILABLE	4.0	3600	0	3600
<b>TOTALS</b>		<b>3600</b>	<b>0</b>	<b>3600</b>

Alimony 1	3.02M	\$10.67	\$0.00	\$10.67
Animal Shelter	0.85M	\$3.06	\$0.00	\$3.06
Coroner's Millege	3.40M	\$12.24	\$0.00	\$12.24
Council On Aging/STARC	1.70M	\$6.12	\$0.00	\$6.12
Drainage Dist 5 Gravity	1.00M	\$3.60	\$0.00	\$3.60
Drainage Maintenance	1.84M	\$6.62	\$0.00	\$6.62
Fire Dist 12	25.00M	\$90.00	\$0.00	\$90.00
Florida Par. Juv. Center	3.00M	\$10.80	\$0.00	\$10.80
Law Enforcement	11.73M	\$42.23	\$0.00	\$42.23
Library	5.98M	\$19.37	\$0.00	\$19.37
Mosquito Dist 2	4.72M	\$16.99	\$0.00	\$16.99
Operation and Maint. Schools	35.47M	\$127.69	\$0.00	\$127.69
Parish Special Assessor	2.73M	\$9.83	\$0.00	\$9.83
Public Health	1.84M	\$6.62	\$0.00	\$6.62
Rec. Dist 1 Special	3.00M	\$10.80	\$0.00	\$10.80
School Additional Support Tax	4.84M	\$17.42	\$0.00	\$17.42
School Bldg Repair	3.44M	\$12.38	\$0.00	\$12.38
School Constitutional Tax	3.80M	\$13.68	\$0.00	\$13.68
School Dist No. 12 Bond/Int.	20.80M	\$75.24	\$0.00	\$75.24
<b>TOTALS</b>		<b>\$495.56</b>	<b>\$0.00</b>	<b>\$495.56</b>

LOTS 57 58 87 88 CLAIBORNE CB 747 640 INST NO 1184411

*pd ✓*



*Patricia Schwarz Core*  
*Certified Louisiana Assessor*

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

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

I, 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:

2010 Tax Roll - Assessment Number 107-014-3618

OWNERS: W HS, LLC  
P.O. Box 98  
Covington, Louisiana 70434

**PROPERTY DESCRIPTION: 2010 TAX ROLL**

13 Lots Woodlawn Lane Sub Claiborne Sec 42 7 11 CB 317 525 CB 564 8 Less Pt sold to hwy  
CB 564 8 INST NO 1184411 (Covington Mandeville CM)

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

<b>2010 VALUATION:</b>	Land	-	71,253
	Improvements	-	<u>99,360</u>
<b>TOTAL ASSESSED VALUATION</b>			170,513

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

Covington, Louisiana this the 3rd day of October, 2011.

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

*Covington* (985) 809-8180

*Slidell* (985) 646-1990

*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)



*Patricia Schwarz Core*  
*Certified Louisiana Assessor*

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

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name W HS, LLC as owner for the tax year 2010 and whose address is P.O Box 98, Covington, Louisiana 70434 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Covington**:

**PROPERTY DESCRIPTION**

**2010 Tax Roll Assessment: Assessment Number 107-014-3618**

13 Lots Woodlawn Lane Sub Claiborne Sec 42711CB 317 525 CB 564 8 Less Pt sold to hwy CB 564 8 INST NO 118441 (Covington Mandeville CM)

- I. The total assessed value of all property within the above described area is \$170,513.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is 170,513.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	71,253
	Improvements	-	99,2600

TOTAL ASSESSMENT	-	<u>170,513</u>
------------------	---	----------------

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 3rd day of October, 2011.

*Patricia Schwarz Core*  
**PATRICIA SCHWARZ CORE, CIA, CRB, CRS, GRI**  
**ST. TAMMANY PARISH ASSESSOR**

*Covington* (985) 809-8180

*Slidell* (985) 646-1990

*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)





*Patricia Schwarz Core*  
*Certified Louisiana Assessor*

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

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name W HS, LLC as owner for the tax year 2010 and whose address is P.O Box 98, Covington, Louisiana 70434 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Covington**:

**PROPERTY DESCRIPTION**

**2010 Tax Roll Assessment: Assessment Number 107-013-4023**


Lots 57 58 67 68 Claiborne CB 747 640 INST NO 1184411

- I. The total assessed value of all property within the above described area is \$3,600 .  
II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is 3,600 .  
III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	3,600
	Improvements	-	0
	TOTAL ASSESSMENT	-	<u>3,600</u>

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

Covington, Louisiana this the 3rd day of October , 2011 .

  
**PATRICIA SCHWARZ CORE, CIA, CRB, CRS, GRI**  
**ST. TAMMANY PARISH ASSESSOR**

*Covington (985) 809-8180*  
*Slidell (985) 646-1990*  
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*Patricia Schwarz Core*  
*Certified Louisiana Assessor*

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

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

I, 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:

2010 Tax Roll - Assessment Number 107-013-4023

OWNERS: W HS, LLC  
P.O. Box 98  
Covington, Louisiana 70434

PROPERTY DESCRIPTION: **2010 TAX ROLL**

Lots 57 58 67 68 Claiborne CB 747 640 INST NO 1184411

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

<b>2010 VALUATION:</b>	Land	-	3,600
	Improvements	-	<u>0</u>
<b>TOTAL ASSESSED VALUATION</b>			3,600

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

Covington, Louisiana this the 3rd day of October, 2011.

*Patricia Schwarz Core*  
PATRICIA SCHWARZ CORE, CIA, CRB, CRS, GRI  
Certified Louisiana Assessor

*Covington* (985) 809-8180

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

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 6.317 ACRES OF LAND MORE OR LESS FROM PARISH HC-3 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON CR REGIONAL COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT AND NEAR THE INTERSECTION OF NORTH HIGHWAY 190 AND NORTH SECOND STREET (TRACT A) IN SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 3.

WHEREAS, the City of Covington is contemplating annexation of 6.317 acres of land more or less owned by WHS, LLC/ WHS, LLC, (Max Nathan Jr) Walmart Neighborhood, and located at and near the intersection of North Highway 190 and North Second Street (Tract A) in Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana, Ward 3, District 3 (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 HC-3 Highway Commercial District to City of Covington CR Regional Commercial District which **is not** 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 City.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Covington annexation and rezoning of 6.317 acres of land more or less, located at and near the intersection of North Highway 190 and North Second Street (Tract A) in Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana from Parish HC-3 Highway Commercial District to City of Covington CR Regional 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:

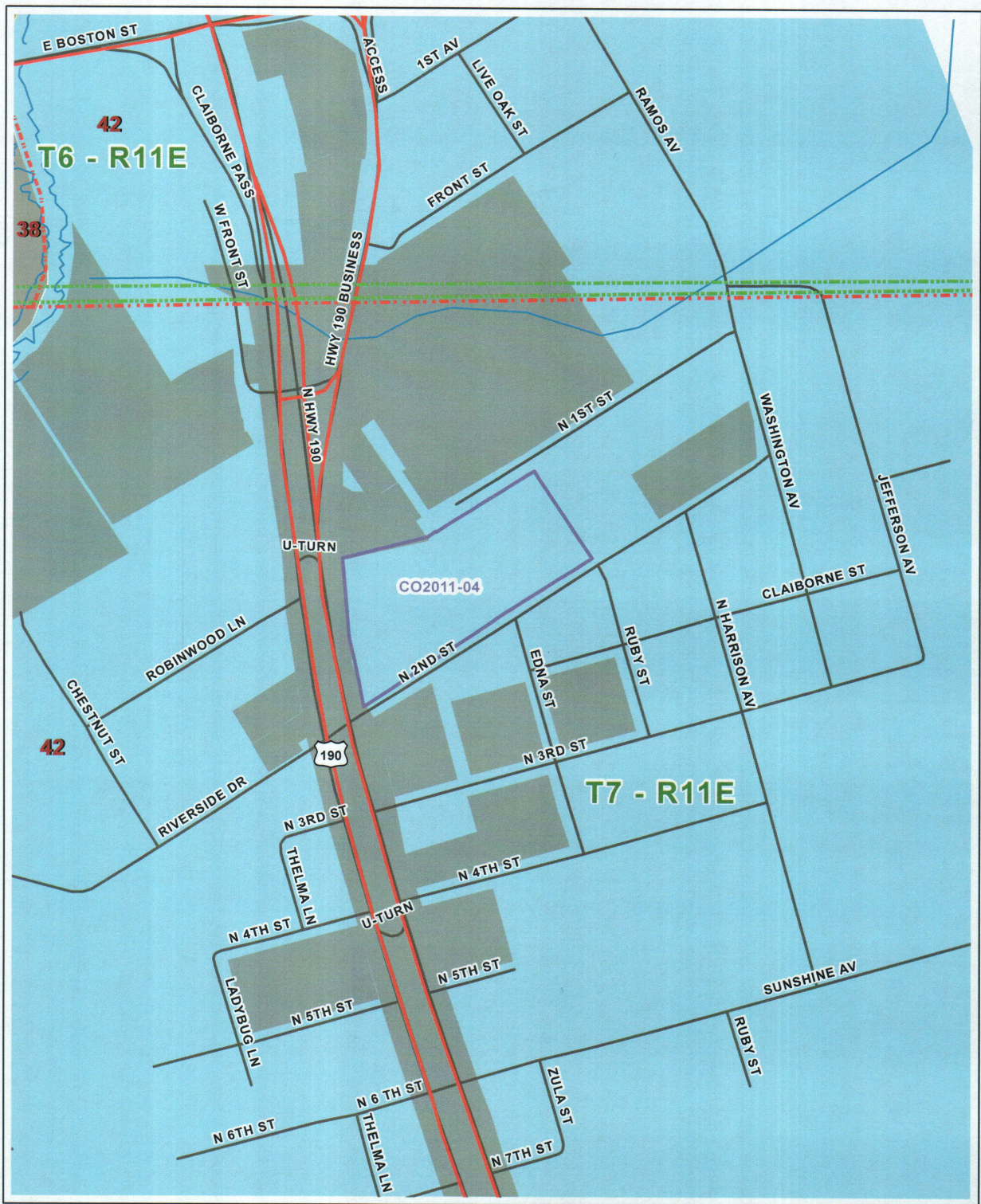
THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
MARTIN GOULD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, CLERK OF COUNCIL (CO2011-04)





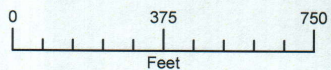
### Covington Annexation CO2011-04



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

Kevin C. Davis,  
President

- Major Roads
- Streets
- Streams
- Sections
- Township/Range
- Covington
- CO2011-04
- Urban Growth Areas**
- Annexation Area 1
- Annexation Area 3
- Growth Management Area 2



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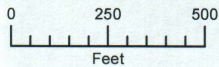


### Covington Annexation CO2011-04

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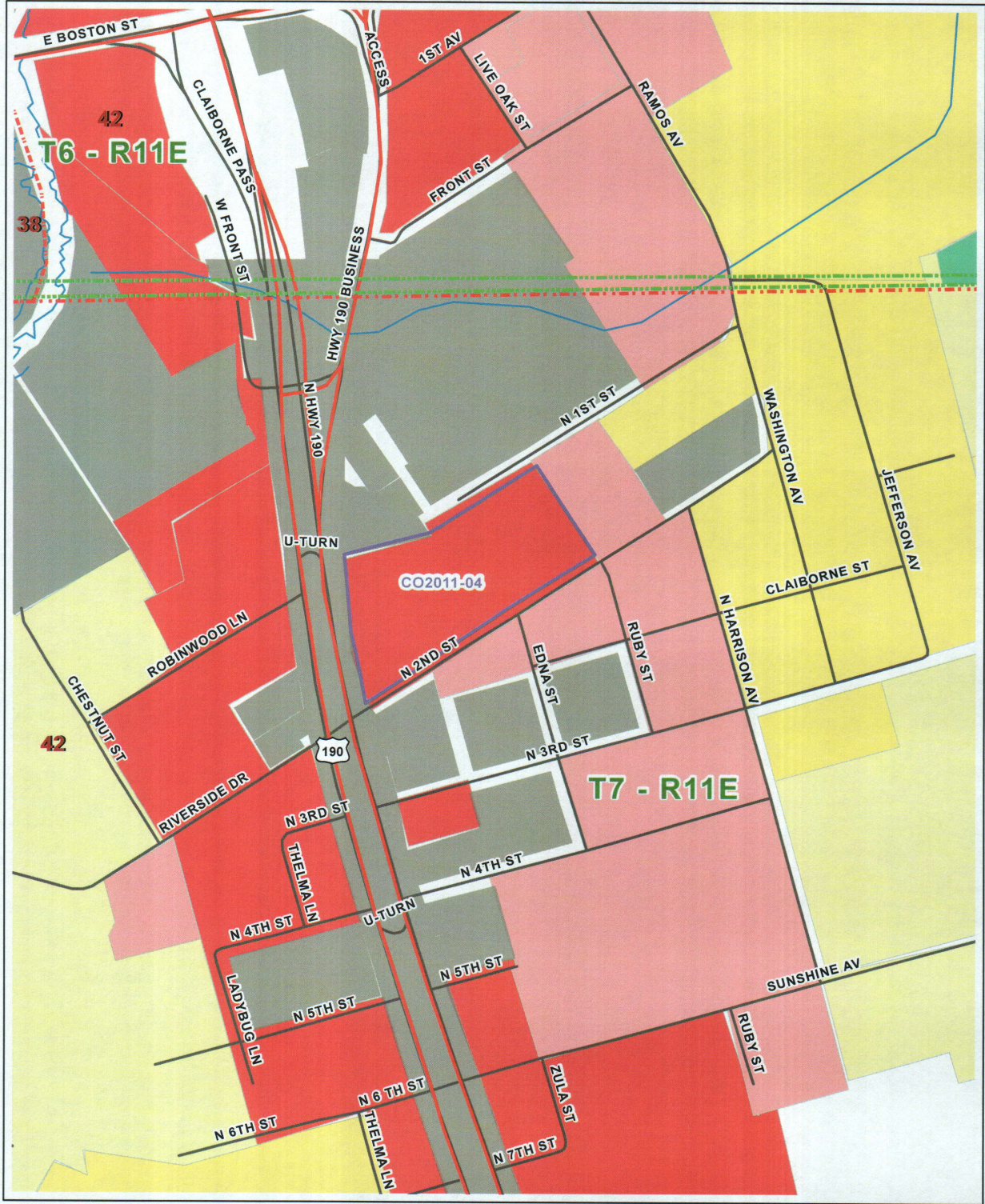
- Streams
- Streets
- Major Roads
- Sections
- Township/Range
- Covington
- CO2011-04



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

Kevin C. Davis,  
 President





### Covington Annexation CO2011-04



St. Tammany Parish Government  
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Covington, LA 70434  
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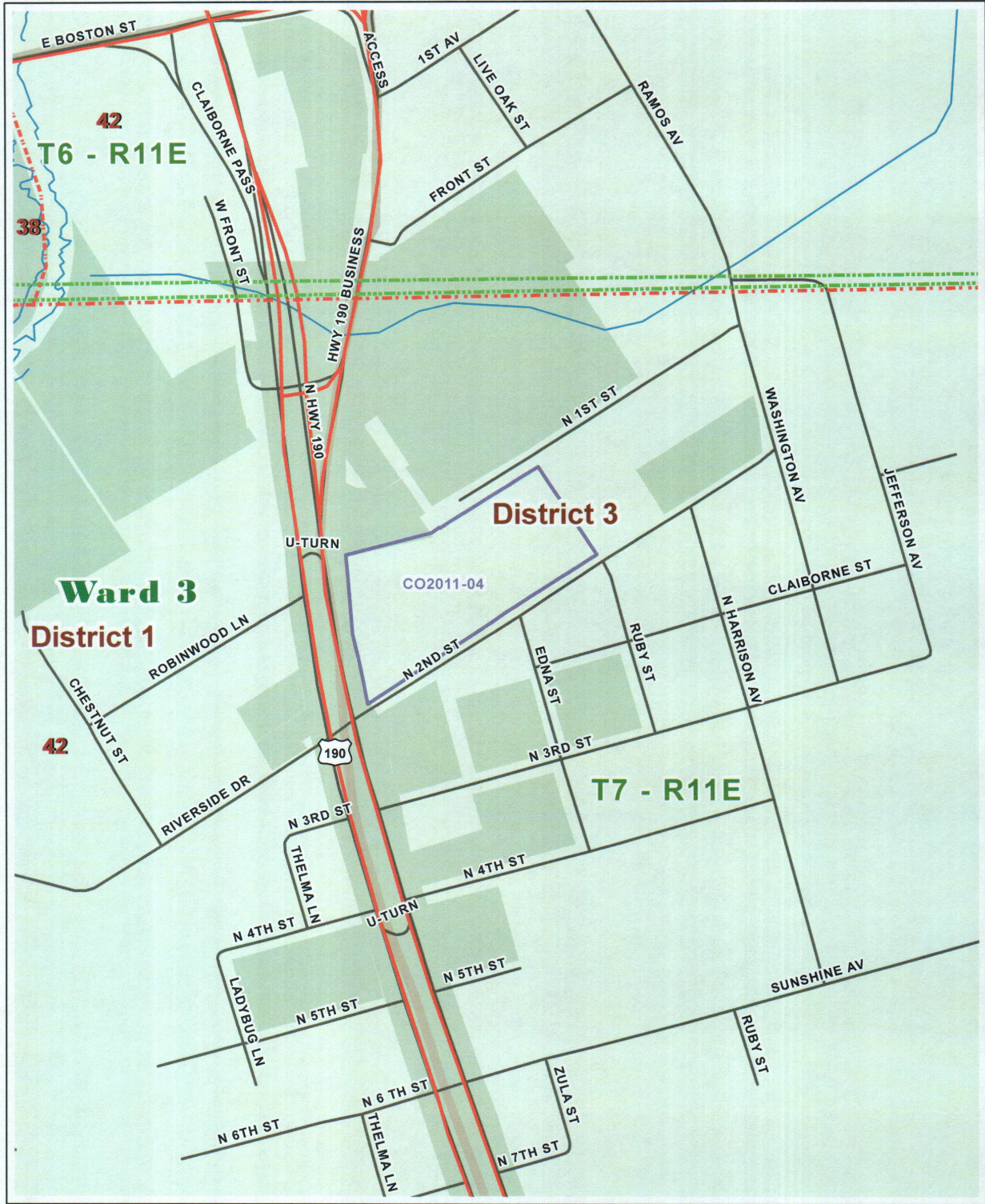


0 60 120  
Feet

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Streams	Major Roads	Township/Range	CO2011-04
Streets	Sections	Covington	
E-1 Estate	NC-2 Indoor Retail Service	I-4 Heavy Industrial	
E-2 Estate	NC-3 Lodging	MD-1 Medical Residential	
E-3 Estate	NC-4 Neighborhood Institutional	MD-2 Medical Clinical	
E-4 Estate	NC-5 Retail and Service	MD-3 Medical Facility	
A-1 Suburban	NC-6 Public, Cultural and Recreational	MD-4 Medical Facility	
A-1A Suburban	PBC-1 Planned Business Campus	PF-1 Public Facilities	
A-2 Suburban	PBC-2 Planned Business Campus	PF-2 Public Facilities	
A-3 Suburban	HC-1 Highway Commercial	CB-1 Community Based Facilities	
A-4 Single Family Residential	HC-2 Highway Commercial	ED-1 Primary Education	
A-4A Single Family Residential	HC-3 Highway Commercial	ED-2 Secondary Education	
A-5 Two Family Residential	HC-4 Highway Commercial	AT-1 Animal Training Housing	
A-6 Multiple Family Residential	HC-5 Highway Commercial	RBG Riverboat Gaming District	
A-7 Multiple Family Residential	I-1 Industrial	PUD Planned Unit Development	
A-8 Multiple Family Residential	I-2 Industrial	TND-1 Traditional Neighborhood Development	
NC-1 Professional Office	I-3 Heavy Industrial	TND-2 Traditional Neighborhood Development	





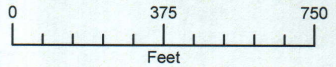
### Covington Annexation CO2011-04



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

Kevin C. Davis,  
President

- Major Roads
- Streets
- Streams
- - - Sections
- - - Township/Range
- Covington
- CO2011-04
- Council Districts
- Wards



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