

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6589

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF .96 ACRES, MORE OR LESS, FROM PARISH A-2 SUBURBAN: TO TOWN OF PEARL RIVER R-1, SINGLE FAMILY RESIDENTIAL. PROPERTY IS LOCATED AT 66019 CRAWFORD LANE - PEARL RIVER, LA 70451. SITUATED IN SECTION 40, TOWNSHIP 8 SOUTH, RANGE 14 EAST, WARD 8, AND DISTRICT 9.

WHEREAS, the Town of Pearl River is contemplating annexation of .96 acres, more or less, owned by Melissa Madere, and is located at 66019 Crawford Lane - Pearl River, LA 70451, in Sections 40, Township 8 South, Range 14 East, Ward 8, and District 9, and as fully described below:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings improvements thereon, and all the right, ways, privileges; servitudes, appurtenances thereunto belonging or in anywise appertaining, situated in SECTION 40, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA, and being a part of LOT 11 and TRACT B of the revised HUTCHINSON SUBDIVISION, said lot being 0.96 Acres on a plan of survey by Wilson Pope, Inc. and fronting on Crawford Lane and measures 169.31 feet and a depth on Swann Road side of 287.61 feet and on the opposite sideline of 205.59 feet, a width in the rear or Highway 41 side of 192.00 feet all as fully shown on survey attached to and made a part of this act.

The improvements Theron bear the Municipal No. 66019 Crawford Lane, Pearl River, LA 70452.

WHEREAS, The property, upon annexation, will be rezoned from Parish A-2 Suburban to Town of Pearl River R-1, Single Family Residential. A change which **is not** an intensification of zoning; and

WHEREAS, No sales tax revenue has been generated by this property. Should this property generate Sales Tax District No. 3 proceeds in the future and STP concurs, Sales Tax District No. 3 proceeds shall be paid (100%) to the Town of Pearl River.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to concur/not concur (circle one) with the Town of Pearl River annexation and rezoning of the Property from Parish A-2 Suburban: to Town of Pearl River R-1, Single Family Residential, in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that since property being annexed is an existing developed property, there is not a provision in the annexation agreement that defines the engineering requirements for Article 5. Annexation Procedure related to previously developed residential property that has been subsequently annexed; therefore, any renovations, remodels, site work, etc. performed on the property shall be permitted and reviewed by the Town of Pearl River, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Pearl River provide water and sewer services to the Property;

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Engineer will cooperate with the Town of Pearl River in the review of development proposals utilizing the applicable Parish or Town Traffic Impact Regulations, whichever is more restrictive and in compliance with the provisions of the Agreement;

BE IT FURTHER RESOLVED that should the Property be annexed, Swann Road (between Hwy 41 and Crawford Lane) appears to be within Town limits on both sides. Pearl River shall also annex and maintain as per LSA R.S. 33:224. A portion of Crawford Lane (abutting subject property) will also be within Town limits on both sides.

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 5 DAY OF APRIL , 2022, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK



TOWN OF PEARL RIVER

39460 Willis Alley ~ Town Hall

P.O. Box 1270

Pearl River, Louisiana 70452

Phone (985) 863-5800

FAX (985) 863-2586

townhall@townofpearlriver.net

BRIDGETT BENNETT

ANGEL GALLOWAY

KATHRYN WALSH

JESSICA HANNA

TIM MORAY

Aldermen

JOE D. LEE

Mayor

CHERYL K. SCHULTHEIS

Town Clerk

TIMOTHY MATHISON

Town Attorney

MATHIEU E. DAIGLE

Town Magistrate

Assistant Town Attorney

Ross Liner – Director of Planning & Development
21454 Koop Drive, Building B, Suite 1B
Mandeville, LA 70471

February 7, 2022

Re: Annexation of 66019 Crawford Lane
Pearl River, LA 70452

Via Certified Mail No. 7018229000224047877

Dear Mr. Liner,

Pursuant to an email received from Ashleigh Mayfield dated February 3, 2022, relative to the above referenced matter please find the following:

- (1) Draft Ordinance No. 22-02-01;
- (2) Petition for Annexation;
- (3) Assessor's Certificate of Ownership.;
- (4) Certificate of Registrar of Voters;
- (5) Cash Sale Rider;
- (6) Property Survey;
- (7) Aerial Photograph.

Should you require anything further please contact me.

Thank you.

Tim Mathison
Town Attorney

AN EQUAL
OPPORTUNITY
EMPLOYER

Ordinance No. 22-01-01

An ordinance annexing property located at 66019 Crawford Lane, Pearl River, LA 70452 as petitioned by Melissa Madere.

WHEREAS, the Town has received a petition for annexation from Melissa Madere for the annexation of property located at 66019 Crawford Lane Pearl River, LA 70452; and

WHEREAS, St. Tammany Parish has consented to the annexation of 66019 Crawford Lane Pearl River, LA 70452; and

WHEREAS, the Pearl River Planning Commission has issued a favorable recommendation for the annexation;

NOW, THEREFORE BE IT ORDAINED by the Board of Aldermen of the Town of Pearl River that the following described parcel of land is hereby annexed into the corporate limits of the Town of Pearl River, LA:

Property located at 66019 Crawford Lane, Pearl River, LA 70452.

BE IT FURTHER ORDAINED that this ordinance shall become effective upon adoption.

ADOPTED this ____ day of _____, 2022.

YEAS: __

NAYS: __

ABSTENTIONS: __

ABSENT: __

Joe D. Lee, Mayor

Cheryl K. Schultheis, Town Clerk

pd. Call \$50.00

12/27/21

(Signature)

**TOWN OF PEARL RIVER
PETITION FOR ANNEXATION**

DATE: 12/20/2021

Planning and Zoning Commissions
Town of Pearl River, Parish of St. Tammany
State of Louisiana

(1) According to the attached Certificate of Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to owner's information and belief, there are 1 registered voters residing in the area proposed to be annexed. **If applicable, written assent to this annexation by a majority of the registered voters is attached hereto.** To obtain this information call the Registrar of Voters in Covington at 985-809-5500. (See attached sample).

(2) The property owner(s) of the proposed area to be annexed is/are: (please print clearly):

NAME	MAILING ADDRESS	TELEPHONE NUMBER
<u>Meissa Madere</u>	<u>66019 Crawford Lane</u> <u>Pearl River, LA. 70452</u>	<u>504-442-6895</u>

(3) There are: 1 resident property owners. **If applicable, written assent to this annexation by a majority of the resident property owners as well as twenty-five percent in value of the property of the resident property owners within the area proposed to be included in the annexation is attached hereto.** A Certificate of Ownership and Assessed Valuation prepared and signed by the Assessor's Office shall be attached to this Petition. Contact the Assessor's Office at 985-809-8180 to determine its requirements. (See attached sample).

(4) **A COPY OF THE ACT OF SALE/DEED SHALL BE ATTACHED.** Attach a plat of survey or map drawn to scale no smaller than 1" equals 100' showing the address, location, measurements, and ownership of all property proposed for annexation.

(5) The legal description of the proposed property to be annexed shall be attached so that the new Town boundaries can be defined with certainty and precision.

(6) If the petitioner(s) is/are a corporation, partnership, or other legal entity, the petitioner(s) shall attach a copy of the resolution authorizing the petitioner(s) to sign and authorizing the Petition for Annexation. If a couple, both husband and wife shall sign the Petition.

(7) Petitioner(s) desire to have the property as described pursuant to Paragraph (4) annexed into the Town of Pearl River, St. Tammany Parish, Louisiana.

(8) A copy of the last paid tax assessment shall be submitted with this Petition For Annexation.

(9) Petitioner(s) or legal representative must be present at the Planning/Zoning Commission meeting(s) and the public hearings or the application may be tabled. The Planning/Zoning Commission meet on the first Tuesday of every month at 7:00 p.m. at the Pearl River Town Hall.

(10) Petitioner(s), by signing below acknowledge(s), that he/she/they have been informed of the estimated cost of connection to Town utilities.

(11) A fee of fifty dollars (\$50.00) per parcel of property proposed for annexation is due at the time the Application is submitted to the Town.

The undersigned petitioner(s), after being duly sworn, did depose and say that all the allegations and statements of fact contained herein are true and correct.

PETITIONER(S):

Meiuse Madoka 12/26/2021

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



**St. Tammany Parish
Assessor's Office**

Louis Fitzmorris
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 is assessed in the name **Rudesill, Peter J Jr Etux** as owner for the tax year **2021** and whose address is **66126 Mary Dr., Pearl River, La 70452** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **Town of Pearl River:**

PROPERTY DESCRIPTION

2021 Tax Roll Assessment: Assessment Number: 125-103-1120

Pt Lot 11 Tract B Hutchison Sub Cont .98 Acs M/L CB 1416 635 CB 1468 475 CB 1493 692

The total assessed value of all property within the above described area is
\$ 2,500 .

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 \$ 2,500 .

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

2021 ASSESSED VALUATION : **\$ 2,500**

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 20th day of January, 2022 .



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish
Assessor's Office**

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

Louis Fitzmorris
Assessor

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LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

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 Wilson-Pope, Inc. Survey No. 7084/7084C dated October 17, 1989 and further identified as that certain piece or portion of ground containing 0.96 acres being part of Lot 11 and Tract B of the revised Hutchison Subdivision situated in Section 40, Township 8 South, Range 14 East, in the Parish of St. Tammany, 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 26th day of January 2022.

A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

Attachments:

Legal description, Map and Survey

Cc: Lauren Brock, Elections Services, Secretary of State

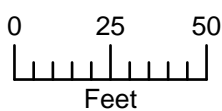


Pearl River Annexation
PR2022-01
Aerial



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

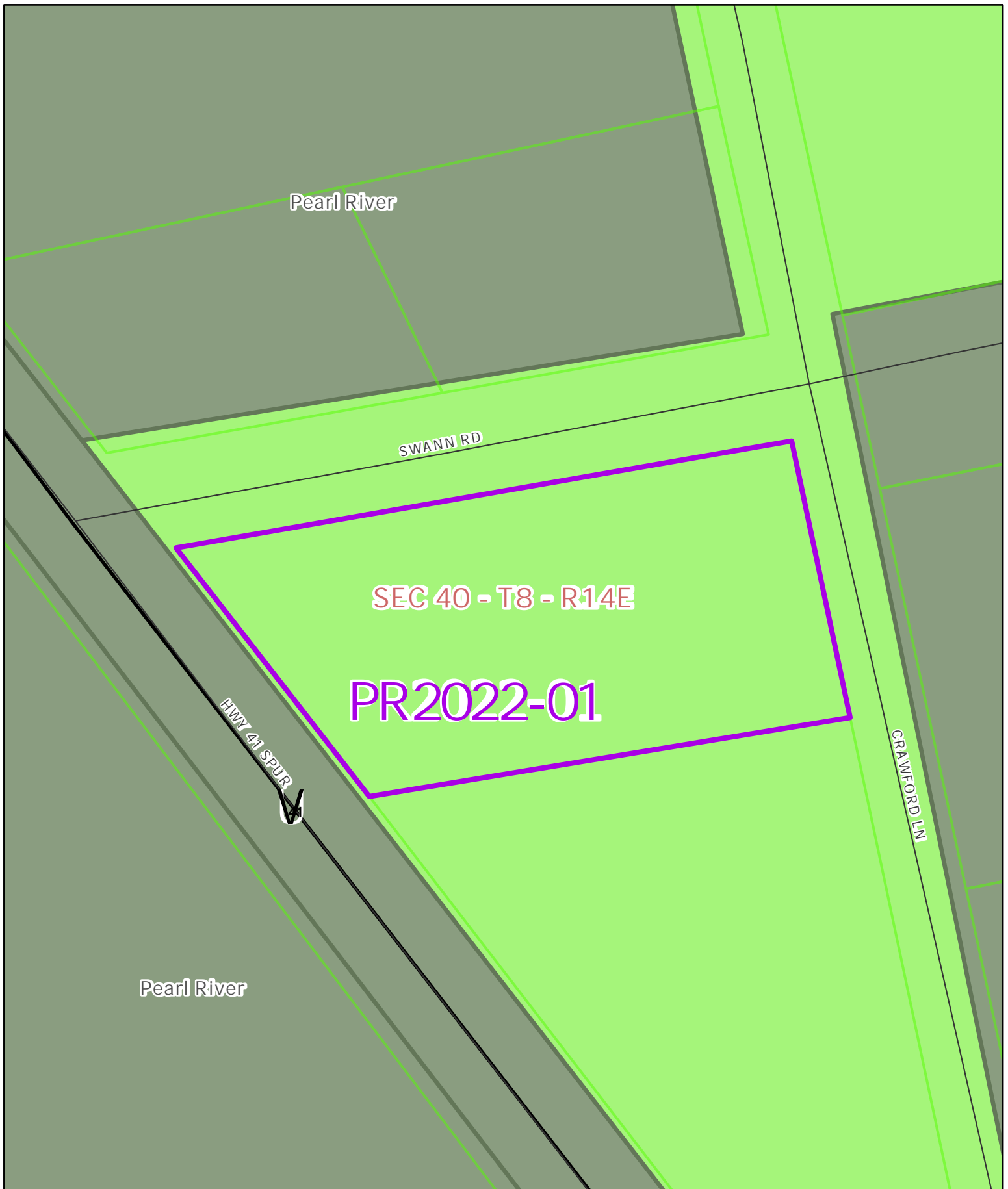
- Roads
- Major Roads
- Township-Range
- ▭ Section
- ▭ Assessor Parcels
- ▭ Town of Pearl River



R

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Map ID: 2022-cde-006 Date: 2/15/2022

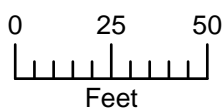


Pearl River Annexation
PR2022-01
GMA



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

- Roads
- Major Roads
- Township-Range
- Section
- Assessor Parcels
- Town of Pearl River
- Pearl River GMA



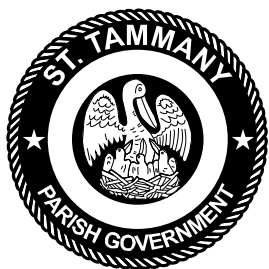
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Map ID: 2022-cde-009 Date: 2/15/2022

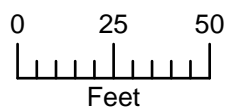


Pearl River Annexation PR2022-01 Political



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

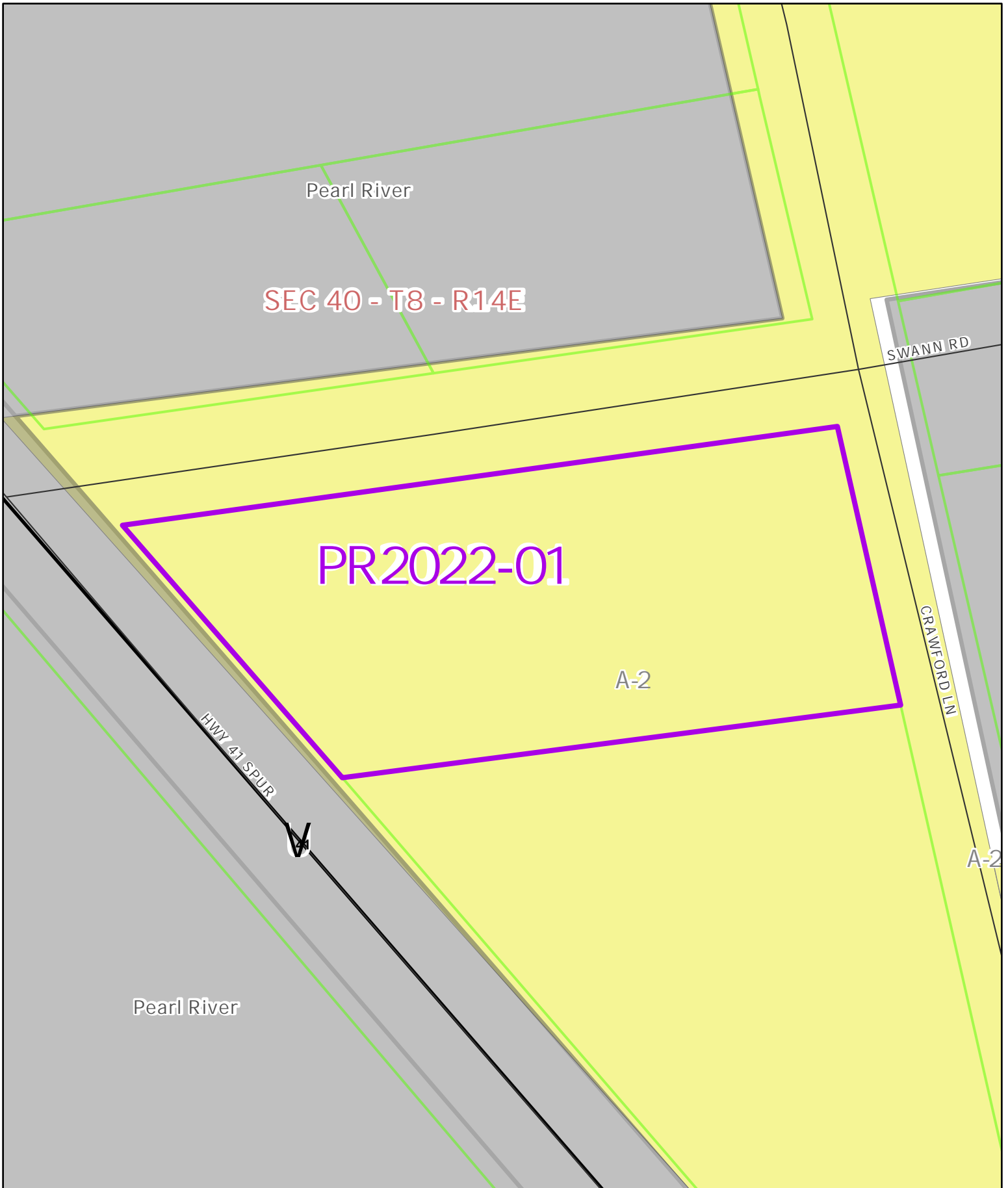
- Roads
- Major Roads
- Township-Range
- Section
- Council Districts
- Wards
- Town of Pearl River



R

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Map ID: 2022-cde-007 Date: 2/15/2022

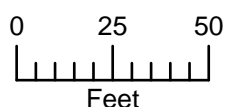


Pearl River Annexation PR2020-02 Zoning



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

- Roads
- Major Roads
- Township-Range
- Section
- Assessor Parcels
- Town of Pearl River
- Zoning Classification
- A-2 Suburban



R

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Map ID: 2022-cde-008 Date: 2/15/2022

PR2022 01 - STAFF IMPACT NOTES

Civil Division Comments: The proposed property for Pearl River annexation is located within Area One of the existing Growth Management Agreement with Pearl River (Section 2.1). Annexation appears consistent with the Agreement. As per Section 5.3, Parish concurrence, but not approval, is required for Area One properties.

Sales taxes arising in Area One are already payable 100% to Pearl River (Section 4.2.1). This would include delivery points as well based on location of delivery (Section 4.5). Annexation appears to not result in any change to 100% payable to Pearl River.

Parish zoning is A-2 and Pearl River has proposed R-1 zoning. Per Section 6.2, the more restrictive drainage/traffic impact regulations of either jurisdiction apply to this property. Section 4.6 (more intensive commercial/industrial uses) does not appear to apply with the residential zoning proposed.

With this annexation, Swann Road (between Hwy 41 and Crawford Lane) appears to be within Town limits on both sides. Pearl River shall also annex and maintain as per LSA R.S. 33:224. A portion of Crawford Lane (abutting subject property) will also be within Town limits on both sides.

Publics Works agrees with Civils response, With this annexation, Swann Road (between Hwy 41 and Crawford Lane) appears to be within Town limits on both sides. Pearl River shall also annex and maintain as per LSA R.S. 33:224. A portion of Crawford Lane (abutting subject property) will also be within Town limits on both sides.

Finance - No sales tax revenue has been generated by this property. Should this property generate Sales Tax District No. 3 proceeds in the future and STP concurs, Sales Tax District No. 3 proceeds shall be paid (100%) to the Town of Pearl River.

DES - No DES issues

Planning - The proposal is consistent with the Louisiana Revised Statutes relative to annexation.

The proposal is consistent with the sales tax agreements with the Town of Pearl River, as per notes from DA Civil Division.

The proposal does not appear to be an intensification of zoning.

Engineering Comment: The property being annexed is an existing developed property. There is not a provision in the annexation agreement that defines the engineering requirements for Article 5. Annexation Procedure related to previously developed residential property that has been subsequently annexed; therefore, any renovations, remodels, site work, etc. performed on the property shall be permitted and reviewed by the Town of Pearl River, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.