

Staff Notes for Village of Folsom Annexation Request (FO2026-01) for 6-4-2026 Council Meeting

Department of Utilities (C. Tissue): The Dept. of Utilities does not have any service in this area; therefore, no objection or comment to the annexation.

Department of Engineering (T. Reynolds): The property being annexed is an existing undeveloped residential property. Based on the attached Map Packet this property is located within “Area One”. Per the updated 2023 Annexation Agreement signed by St. Tammany Parish and the Town of Folsom, Section 6 – Land Use & Zoning, Sub-section 6.4 – “The Parish and Folsom agree to cooperate in the review and approval of any drainage plans and/or traffic impact analysis, in order to insure the least amount of adverse drainage and traffic impacts on surrounding areas and to existing and future drainage and traffic infrastructure.” Therefore, any renovations, remodels, site work, etc. performed on the property shall be permitted and reviewed by the Town of Folsom and St. Tammany Parish (if applicable), and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

Additionally, this site is currently being permitted through the minor subdivision process with St. Tammany Parish and all requirements regarding this process must be completed and satisfied through St. Tammany Parish in regards to applicable UDC requirements.

Department of Public Works (J. Lobrano): No Public Works Issues.

Department of Environmental Services (T. Brown): No DES issues.

Civil Division (E. Couvillon): The Property proposed to be annexed is a 4.52 acre residential parcel located at 13113 Highway 40, Folsom, Louisiana. Pursuant to the April 1, 2023 Growth Management, Annexation and Revenue Sharing Agreement Between St. Tammany Parish Government, Sales Tax District No. 3, and the Village of Folsom, Article 5 "Annexation Procedure," Section 5.1, Folsom may annex property in Area One. The proposed area to be annexed is located completely in Area One. Provided the annexation complies with State law, Parish will not object to an annexation in Area One (Section 5.4).

Pursuant to Section 4, division of sales tax proceeds of Sales Tax District No. 3 in Area 1 shall be remitted to the Village of Folsom only pertaining to developed commercial property. Property is reported to remain residential. Should the Property become commercial, Section 4.2.1.2 provides that 100% of sales tax proceeds would be remitted to Folsom.

The residential zoning classification to be applied is uncertain/unspecified beyond “residential”. Parish’s zoning is R-1. If a more intense commercial/industrial classification

is forthcoming and/or if Parish objects to same, then Parish will retain 100% of sales tax proceeds (Section 4.7).

The Property does not abut any Parish maintained roadways.

Department of Finance (E. Funches): No sales tax revenue generated by this property. Should this property generate Sales Tax with STP concurs of the annexation, the proceeds shall be hundred percent (100%) to the Village of Folsom.

Department of Planning and Development (R. Liner): Parish's zoning is R-1 request is Folsom A-1. Does not appear to be an intensification of zoning.