

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7227

COUNCIL SPONSOR: MS. CAZAUBON/PRES. COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF TRACT B-1-C, B-1-B, B-1-A, 60FT RIGHT OF WAY, FROM PARISH HC-2 (HIGHWAY COMMERCIAL LIGHT INDUSTRIAL) TO CITY OF COVINGTON CR (REGIONAL COMMERCIAL). THE PROPERTY IS LOCATED ALONG RONALD REAGAN HWY, COVINGTON, LA, SITUATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 11 EAST; WARD 3, DISTRICT 3

WHEREAS, The City of Covington is contemplating annexation of an of tract B-1-C, B-1-B, B-1-A, 60ft right of way, from parish HC-2 (Highway Commercial Light Industrial) to City of Covington CR (Regional Commercial). The property is located along Ronald Reagan Hwy, Covington, LA, situated in Section 29, township 6 south, range 11 East; Ward 3, District 3 owned by BLD Investments, LLC, as described below:

WHEREAS, the property upon annexation, will be rezoned from Parish HC-2 (HIGHWAY COMMERCIAL) to City of Covington CR (Regional Commercial): a change which proposed City zoning is CR, in which is less intensive; and

WHEREAS, the property that is proposed to be annexed is Undeveloped Land; and

WHEREAS, St. Tammany Parish Government ("Parish") entered into a Growth Management and Revenue Sharing Agreement with the City of Covington ("City") dated effective April 1, 2003, as amended by the 2006 Supplemental and Amending Growth Management and Revenue Sharing Agreement dated November 27, 2006 (collectively "Agreement"); and

WHEREAS, GIS mapping indicates the subject parcel as situated within Area One. The Agreement describes the areas as Area One, Area Two and Area Three. Property in Area One is allowed to be annexed by City in accordance with La.R.S. 33:171 through La.R.S. 33:180 (petition by owner). Per Agreement, City's sole obligation is to provide notice of intent to annex, with Parish's only objection being as to non-contiguous boundaries; and

WHEREAS, For Area One property, City shall receive 100% of the sales tax revenue; and

WHEREAS, Currently the property is not producing any Sales Taxes because it is undeveloped. If the Parish Council agrees with the proposed annexation, the Parish will receive 0% of the Sales Tax Revenue and Covington will receive 100% when the site is developed; and

WHEREAS, Zoning only requires informal development notice, consulting with and/or general cooperation under the Agreement. Property is Parish-zoned HC-2 Highway Commercial Light Industrial and CR – Regional Commercial is proposed by City; and

WHEREAS, The property being annexed is an existing undeveloped commercial property. Article 13 – Land Use and Zoning Issues of the Growth Management and Revenue Sharing Agreement states that "The Parish and City may jointly develop regulatory ordinances to manage these growth areas if they are mutually agreeable. These ordinances may include but are not limited to land use, zoning, project design, drainage, traffic and transportation infrastructure, and other regulatory functions". Therefore, any land clearing, site work or development performed on the property shall be permitted and reviewed by the City of Covington and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish; and

WHEREAS, Utilities has no comments or objections on this annexation as we do not have any service areas near this property; and

WHEREAS, The property is Parish-zoned HC-2 Highway Commercial Light Industrial and CR – Regional Commercial is proposed by City. No intensity in zoning is proposed; and

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur (circle one)** with

The City of Covington annexation and rezoning of tract B-1-C, B-1-B, B-1-A, 60ft right of way, from parish HC-2 (Highway Commercial Light Industrial) to City of Covington CR (Regional Commercial) in accordance with the sales tax enhancement plan.

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 8TH DAY OF JANUARY, 2026, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

CHERYL TANNER, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, CLERK OF COUNCIL

ADMINISTRATIVE COMMENT

DECEMBER 4TH, 2025 - St. Tammany Parish Council Meeting

Planning & Development (COV2025-01)

The City of Covington submitted a request to annex and rezone an undeveloped commercial property located on Ronald Reagan Hwy.

Council Concurrence/Non-Concurrence is needed for the request to annex the property known as Tract B-1-C, B-1-B, B-1-A, 60ft Right of Way, from Parish HC-2 (Highway Commercial Light Industrial) to City of Covington CR (Regional Commercial). The property is located along Ronald Reagan Hwy, Covington, LA.