



**JOE D. LEE**  
Mayor

**BRIDGETT BENNETT**  
Mayor Pro Tempore

**CHERYL SCHULTHEIS**  
Town 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

**ANGELA GALLOWAY**  
**JESSICA HANNAH**  
**TIM MORAY**  
**KATHRYN WALSH**  
Aldermen

**TIMOTHY MATHISON**  
Town Attorney

**MATHIEU E. DAIGLE**  
Town Magistrate  
Assistant Town Attorney

**BRENDA WICHTERICH**  
Deputy Clerk/Court Clerk

Mr. Ross Liner  
St. Tammany Parish Planning Director  
21454 Koop Drive, Building B, Suite 1B  
Mandeville, LA 70471

August 3, 2022

Re: Intent to Annex Property – Pump Slough Road, Pearl River, LA 70452

Via Certified Mail Return Receipt Requested #70203160000190956724

Dear Mr. Liner,

This Notice of Intent to Annex Property is being provided pursuant to Section 5.2 of the Growth Management, Annexation, and Revenue Sharing Agreement Between St. Tammany Parish Government, Sales Tax District No. 3, and the Town of Pearl River (Agreement)>

Please be advised that the Town of Pearl River intends to annex the property bearing the description shown on the attached in Pearl River, LA 70452. There will be no intensification in zoning as it will remain as it is currently.

This property is located within the area specified as Area One in the Agreement.

Should you require anything further please contact me.

Sincerely,

Tim Mathison  
Town Attorney

**PARCEL 1:**

A certain parcel of land located in Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commence at the Southwest corner of Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana and run North 00 degrees 18 minutes 38 seconds West, 3538.76 feet to the POINT OF BEGINNING; thence North 32 degrees 34 minutes 49 seconds West, 643.67 feet to the west bank of the West Pearl River; thence Returning to the Point of Beginning, North 00 degrees 18 minutes 38 seconds West 646.37 feet; thence North 38 degrees 11 minutes 58 seconds East, 311.15 feet to the west bank of the West Pearl River; thence Along the right descending bank of the river to the POINT OF BEGINNING, containing 3 acres more or less.

**PARCEL 2:**

A certain parcel of land located in Lots 2 and 7, Section 6 Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

All of said parcel is that portion of land lying south of Interstate 59, west of the West Pearl River and North of Pump House Slough, containing 12.2 acres more or less.

---

Paid Cash  
5/31/22  
Cey

**TOWN OF PEARL RIVER  
PETITION FOR ANNEXATION**

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

DATE: 5-30-22

- (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 \_\_\_ 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):

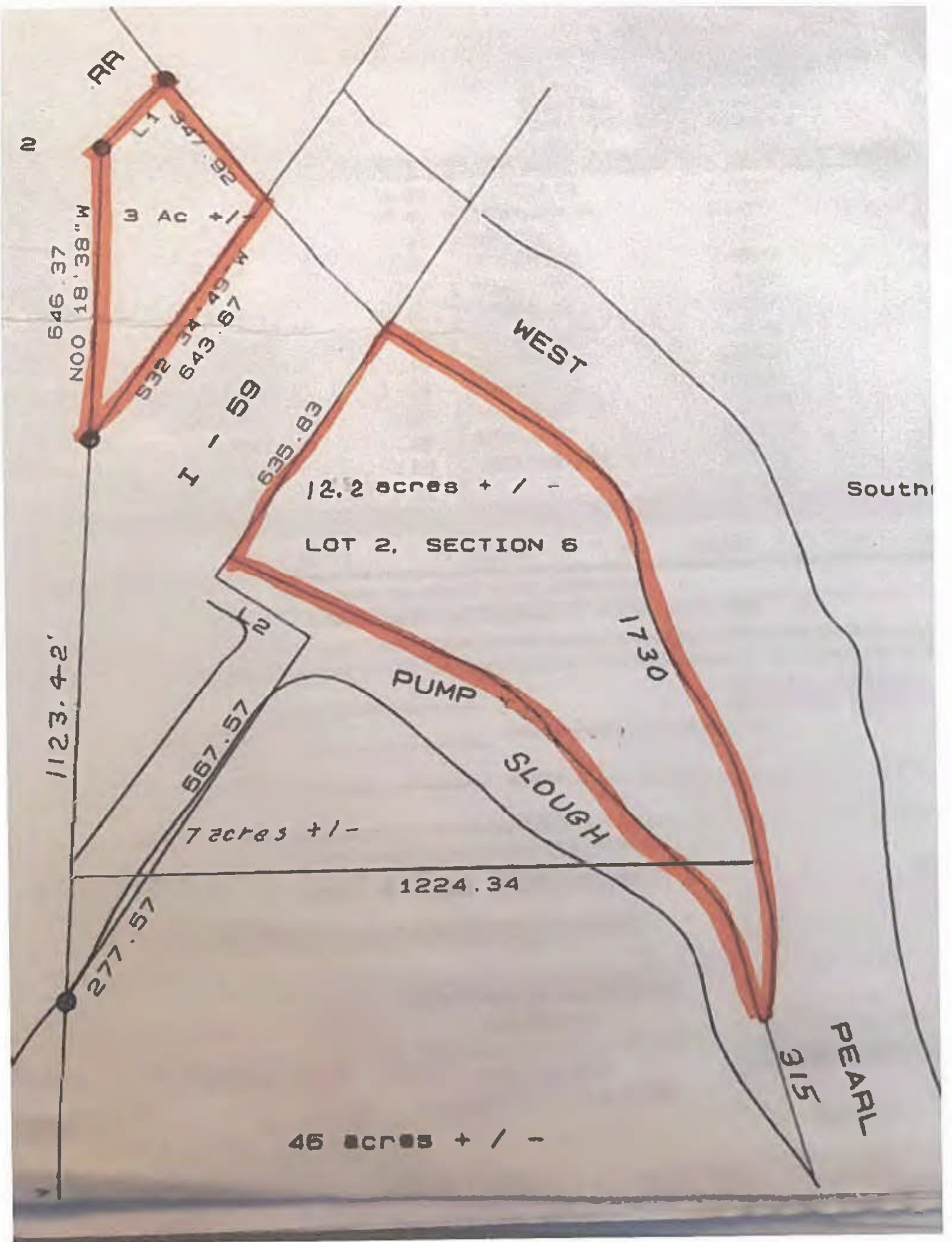
NAME	MAILING ADDRESS	TELEPHONE NUMBER
<u>A. G. CROWE</u>	<u>PEARL RIVER 70452</u> <u>201 CROWES LANDING RD</u>	<u>985-788-9772</u>
<u>A. MASON BARNES</u>	<u>P.R. LA 70452</u>	
<u>HONEY ISLAND NATURE</u> <u>PARK, LLC</u>	<u>201 CROWES LANDING RD</u>	<u>985-788-9772</u>

- (3) There are: 0 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









**CASH SALE**

**UNITED STATES OF AMERICA**

**BY: RONNIE GLYNN PENTON, ET UX**

**STATE OF LOUISIANA**

**TO: HONEY ISLAND NATURE  
PARK, L.L.C.**

**PARISH OF ST. TAMMANY**

**BE IT KNOWN**, that on this 3<sup>rd</sup> day of February, 2005, before me, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

**PERSONALLY CAME AND APPEARED:**

**LAWANA FLYNT PENTON** (SS# 439-88-2356), wife of and **RONNIE GLYNN PENTON**, (SS# 438-94-9646), both persons of the full age of majority, residents of and domiciled in the Parish of Washington, State of Louisiana, who declared, unto me, Notary, that they have been Married but once and then to each other: they are presently living and residing together. Lawana Flynt Penton resented herein through her duly appointed agent, Ronnie Glynn Penton by virtue of Power of Attorney, an original of which is attached hereto and made a part hereof; their mailing address being 1218 Founders Drive, Bogalusa, LA 70427; and

**MARYANA PENTON** (SS# 436-81-5529), a person of the full age of majority and resident of and domiciled in the Parish of Washington, State of Louisiana, who declared unto me, Notary, that she is single, never having been married; Maryana Penton represented herein through her duly appointed agent, Ronnie Glynn Penton by virtue of Power of Attorney, an original of which is attached hereto and made a part hereof; her mailing address is 1218 Founders Drive, Bogalusa, LA 70427; and

**ALEXANDER PENTON** (SS# 436-81-5530), a person of the full age of majority and a resident of and domiciled in the Parish of Washington, State of Louisiana, who declared unto me, Notary, that he is single, having never been married; Alexander Penton represented herein through his duly appointed agent, Ronnie Glynn Penton by virtue of Power of Attorney, an original of which is attached hereto and made a part hereof: his mailing address is 1218 Founders Drive, Bogalusa, LA 70427

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

**HONEY ISLAND NATURE PARK, L.L.C.**, (TIN# 20-2246855), A Louisiana limited liability company formed under the laws of the State of Louisiana, by Articles of Organization dated January 28, 2005, filed with the Secretary of State for the State of Louisiana on January 28, 2005, represented herein by its duly authorized members/managers, A.G. Crowe and Alfred Mason Barnes, III and whose mailing address is 201 Crowe's Landing, Pearl River, LA 70452;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

**PARCEL 1:**

A certain parcel of land located in Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commence at the Southwest corner of Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana and run North 00 degrees 18 minutes 38 seconds West, 3538.76 feet to the POINT OF BEGINNING; thence North 32 degrees 34 minutes 49 seconds West, 643.67 feet to the west bank of the West Pearl River; thence Returning to the Point of Beginning, North 00 degrees 18 minutes 38 seconds West 646.37 feet; thence North 38 degrees 11 minutes 58 seconds East, 311.15 feet to the west bank of the West Pearl River; thence Along the right descending bank of the river to the POINT OF BEGINNING, containing 3 acres more or less.

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All of said parcel is that portion of land lying south of Interstate 59, west of the West Pearl River and North of Pump House Slough, containing 12.2 acres more or less.

TO HAVE AND TO HOLD the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of **ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00) Dollars**, lawful current money of the United States of America, which amount the said purchaser has paid in ready cash, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

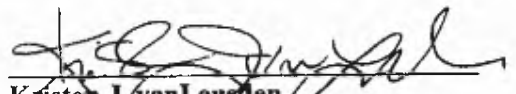
The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

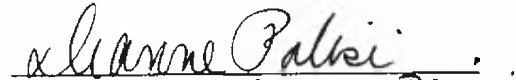
All state and parish taxes assessed against the property herein conveyed up to and including 2004 are paid with the Purchaser being responsible for reimbursing the Vendor its prorated share of the 2005 taxes attributed to the property herein transferred. The taxes for the year 2005 are in bulk assessment and will be paid by the Vendor. Taxes for the year 2006 and future ad valorem property taxes shall be paid by the Purchaser.

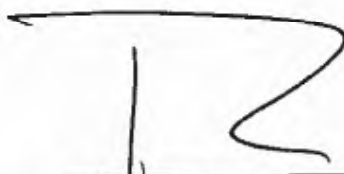


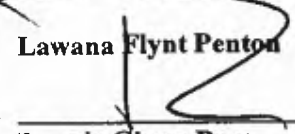
THUS DONE AND PASSED in St. Tammany Parish, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

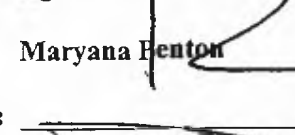
WITNESSES:

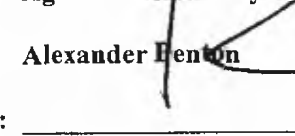
  
Kristen J. vanLeusden


  
Terri McAndrews DEANNE PAKISI


  
Ronnie Glynn Penton -Seller

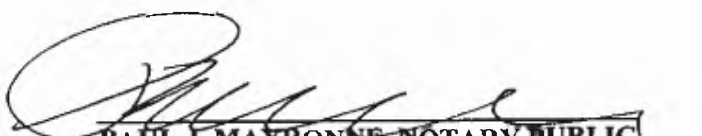
Lawana Flynt Penton  
BY:   
Ronnie Glynn Penton , -Seller  
Agent and Attorney-In-Fact

Maryana Penton  
BY:   
Ronnie Glynn Penton, -Seller  
Agent and Attorney-In-Fact

Alexander Penton  
BY:   
Ronnie Glynn Penton , -Seller  
Agent and Attorney-In-Fact

HONEY ISLAND NATURE PARK, L.L.C  
BY:   
A.G. Crowe, -Purchaser  
Member/Manager

BY:   
Alfred Mason Barnes, III, -Purchaser  
Member/Manager

  
PAUL J. MAYRONNE, NOTARY PUBLIC



**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 **Honey Island Nature Park LLC** as owner for the tax year **2021** and whose address is **201 Crowe's Landing, 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: 125-806-1811**

15.2 Acs Being Parcel 1 Meas 3 Acs and Parcel 2 Meas 12.2 Acs Located  
in Lots 2 & 7 Sec 6 8 15

The total assessed value of all property within the above described area is  
\$ 76.

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 \$ 76.

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

2021 ASSESSED VALUATION : \$ 76

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 22nd day of September, 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

### 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:

2021 Tax Roll - Assessment Number 125-806-1811

OWNERS: Honey Island Nature Park Inc

201 Crowe's Landing  
Pearl River, La 70452

PROPERTY DESCRIPTION: **2021 TAX ROLL**

15.2 Acs Being Parcel 1 Meas 3 Acs and Parcel 2 Meas 12.2 Acs  
Located in Lots 2 & 7 Sec 6 8 15

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

<b>2021 VALUATION:</b>	Land	-	76
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>76</u>

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

Slidell, Louisiana this the 22nd day of September, 2022.

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 survey by Wilson-Pope. Inc. Job No. 8325N dated 20 Nov 01 and further identified as a certain parcel of land located in Section 6, Township 8 South, Range 15 East, St Tammany Parish Louisiana containing 3 acres more or less and A certain parcel of land located in Lots 2 and 7, Section 6, Township 8, South Range 15, East, St Tammany Parish Louisiana containing 12.2 acers more or less. 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 23<sup>rd</sup> day of September 2022.

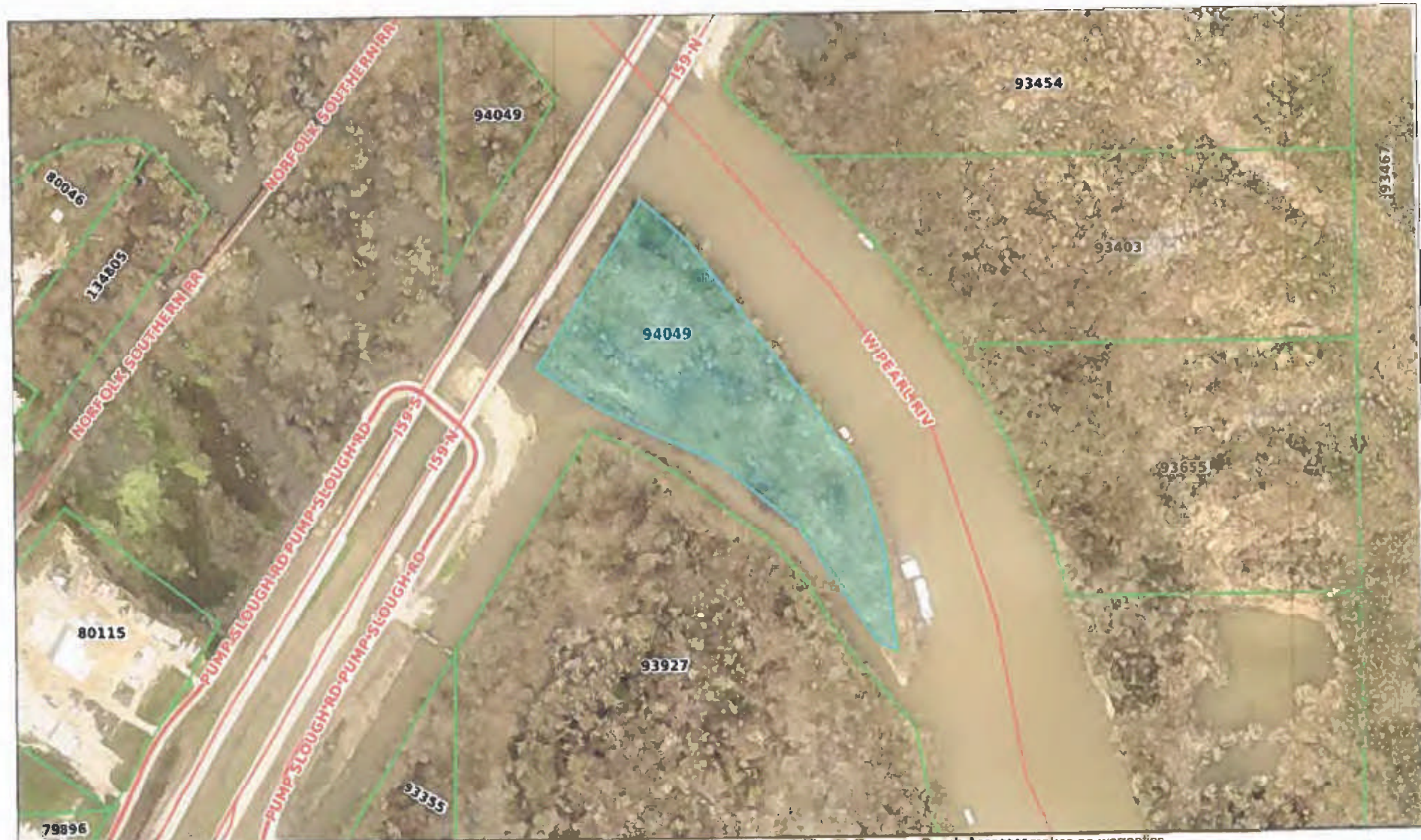
Sincerely,

A handwritten signature in black ink that reads "M. Dwayne Wall".

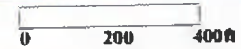
M. Dwayne Wall, CERA  
Registrar of Voters  
Parish of St. Tammany



# Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.





STAFF IMPACT NOTES – PR2022-03 – PUMP SLOUGH ROUGH ROAD -HONEY ISLAND NATURE PARK, LLC

9-27-2022 – (Public Works-Joey Lobrano) - No Public Works Issues.

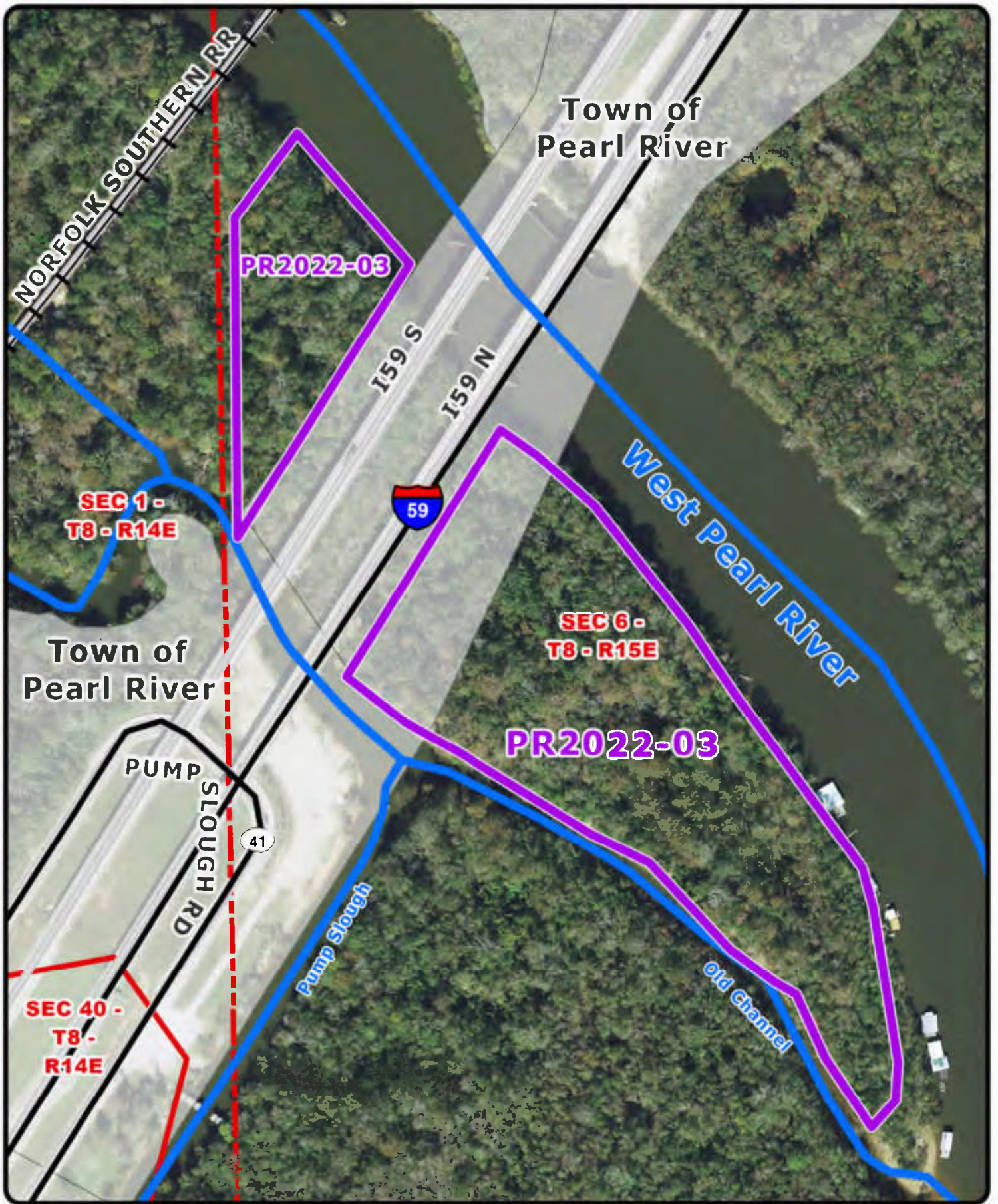
9/29/2022 – (Department of Environmental Services-Tim Brown) - No DES issues.

10/6/2022 – (Civil Division – Emily Couvillion) - The proposed property for Pearl River annexation is a 15.2-acre undeveloped parcel. Pursuant to Sec. 5.1 of the Growth Management Agreement with Pearl River, Pearl River shall not annex immovable property outside of Area One and Area Two. The property proposed to be annexed is located outside of Area One and Area Two pursuant to the property descriptions of those Areas attached as Exhibits “A” and “B” to the Growth Management Agreement. Thus, the property not subject to annexation by Pearl River.



10/6/2022 – (Engineering – Theodore Reynolds) - The property being annexed is an existing undeveloped property. There is a provision in the annexation agreement that defines the engineering requirements for Article 6. Land Use And Zoning, Section 6.2 Undeveloped Properties: The Parish and Pearl River agree that, upon annexation of undeveloped property, the more restrictive drainage and/or traffic impact regulations of either The Parish or Pearl River shall be applicable to such annexed property.

10/12/2022 – (Planning & Development-Ross Liner) - The proposal is not consistent with the sales tax agreements with the Town of Pearl River. The proposal is not an intensification of zoning for the 12.2 acres zoned I-2. However, the 3 acre parcel zoned A-2 is proposed to be multi-family which is an intensification of zoning.

10/12/2022 – (Finance Department of Finance) - No sales tax revenue has been generated by this property.

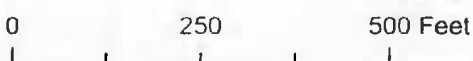


**Town of Pearl River Annexation  
PR2022-03  
Aerial Map**

-  PR2022-03
-  Major Roads
-  Roads
-  Railroads
-  Waterways
-  S/T/R
-  Town of Pearl River



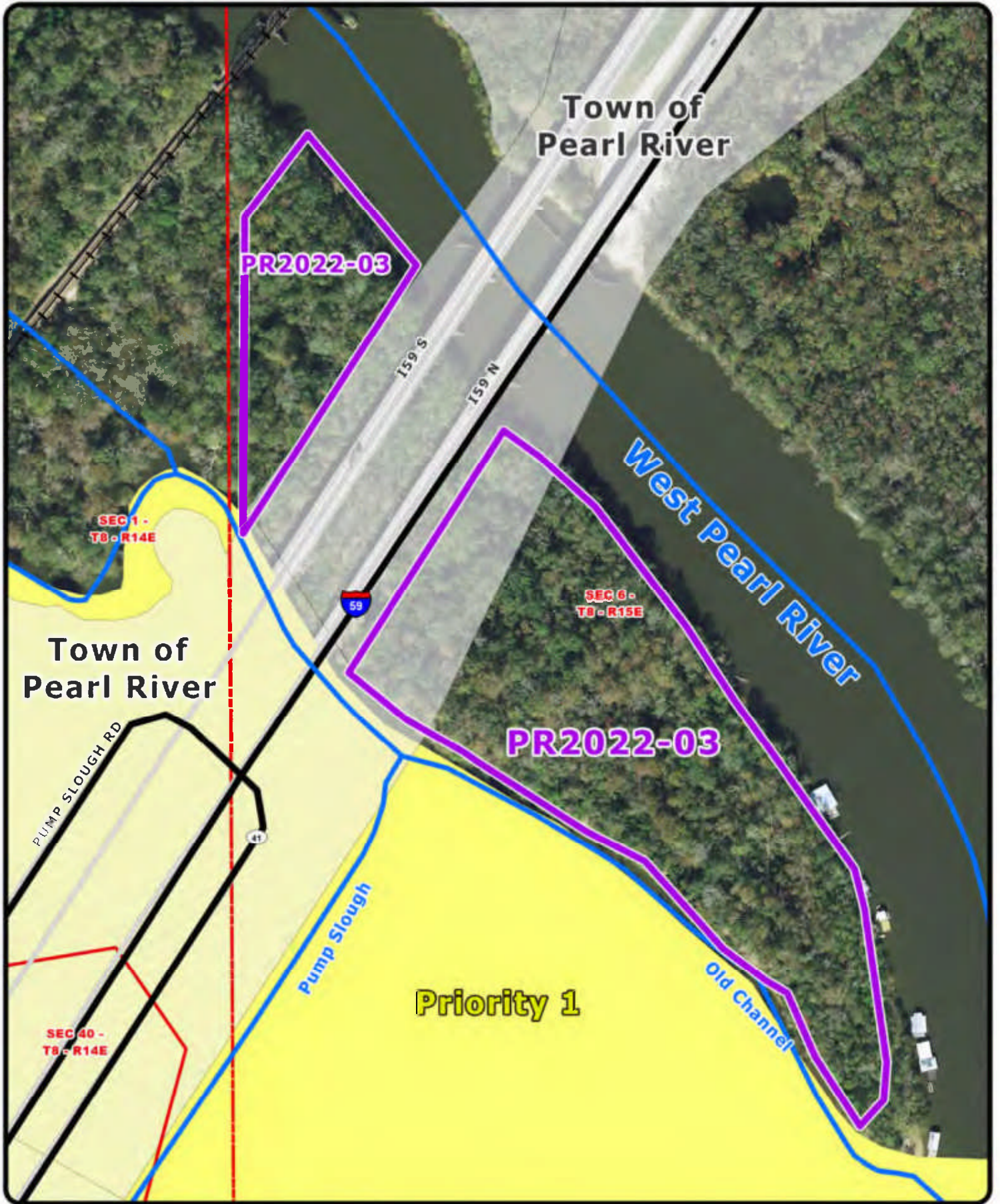
**St. Tammany Parish Government**  
P.O. Box 628, Covington, LA.  
70434



This map was prepared by the 2015 Version of the Geographic Information System (GIS) of St. Tammany Parish Government. It is not a legally recorded map. It is not intended to be used as such. It is not intended to be used as a substitute for a survey or other professional services. It is not intended to be used as a substitute for a survey or other professional services. It is not intended to be used as a substitute for a survey or other professional services.

















## Town of Pearl River Annexation

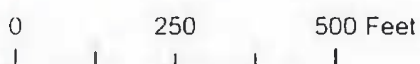
PR2022-03

GMA Map

-  PR2022-03
-  Major Roads
-  Roads
-  Railroads
-  Waterways
-  S/T/R
-  Town of Pearl River
-  Pearl River GMA
-  Priority 1
-  Priority 2



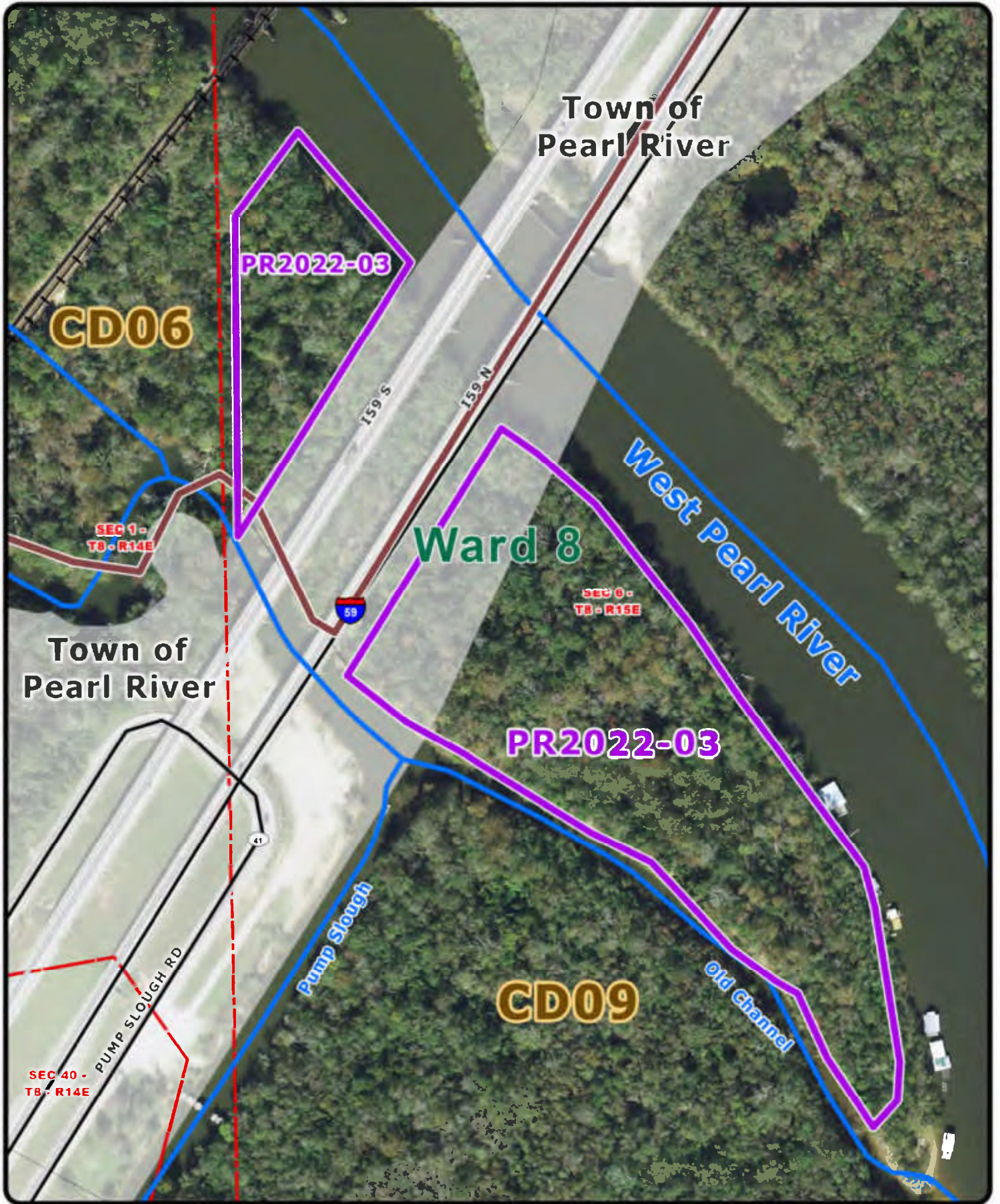
St. Tammany Parish Government  
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**Town of Pearl River Annexation  
PR2022-03  
Political Map**

- PR2022-03
- Major Roads
- Roads
- Railroads
- Waterways
- S/T/R
- Council Districts
- Wards
- Town of Pearl River



**St. Tammany Parish Government**  
P.O. Box 628, Covington, LA.  
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MapID: 2022-aps-050  
Map Date: 09/28/2022





**JOE D. LEE**  
Mayor

**BRIDGETT BENNETT**  
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**CHERYL SCHULTHEIS**  
Town Clerk

## TOWN OF PEARL RIVER

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Mr. Ross Liner  
St. Tammany Parish Planning Director  
21454 Koop Drive, Building B, Suite 1B  
Mandeville, LA 70471

August 3, 2022

Re: Intent to Annex Property – Pump Slough Road, Pearl River, LA 70452

Via Certified Mail Return Receipt Requested #70203160000190956724

Dear Mr. Liner,

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Please be advised that the Town of Pearl River intends to annex the property bearing the description shown on the attached in Pearl River, LA 70452. There will be no intensification in zoning as it will remain as it is currently.

This property is located within the area specified as Area One in the Agreement.

Should you require anything further please contact me.

Sincerely,

Tim Mathison  
Town Attorney



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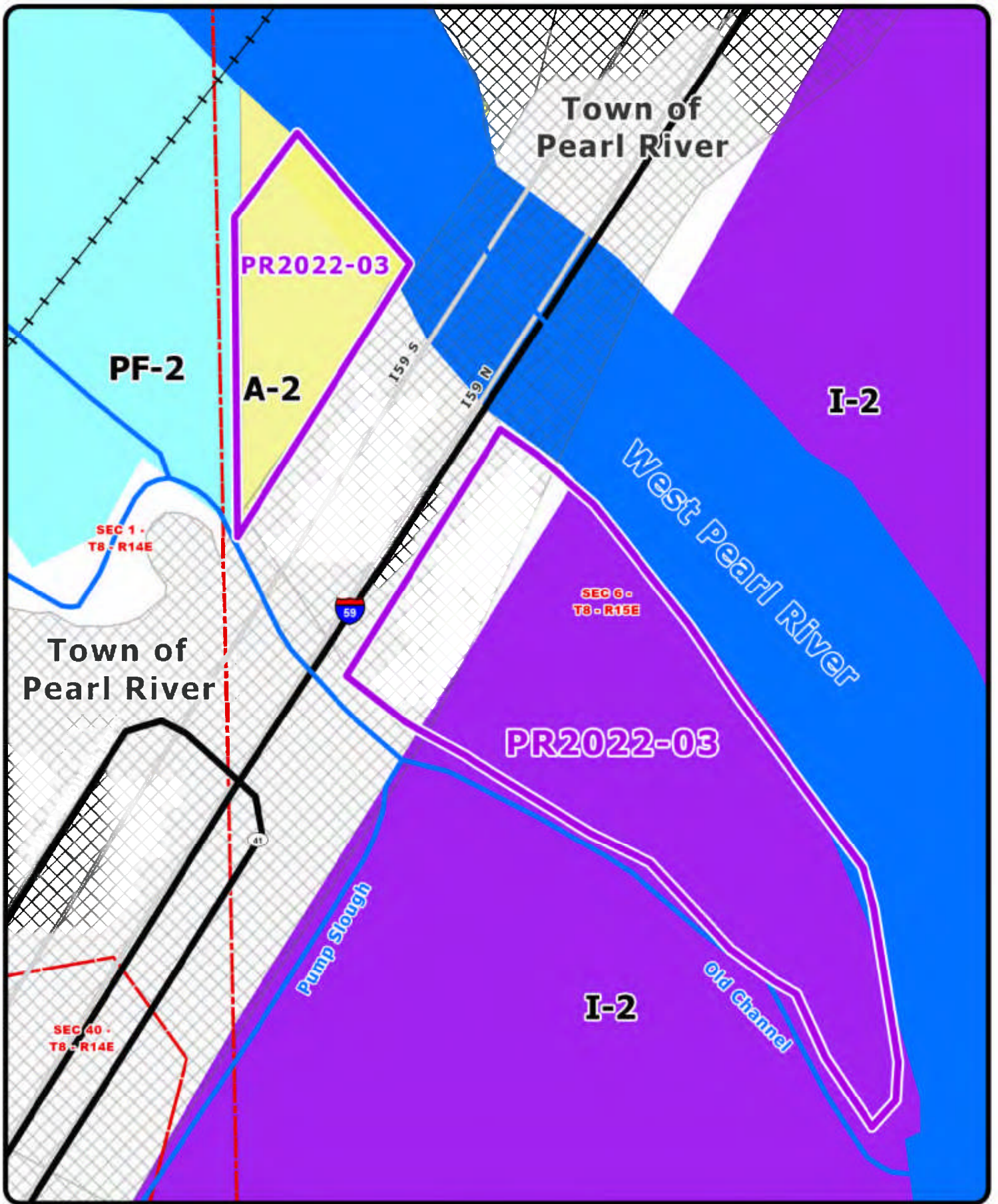
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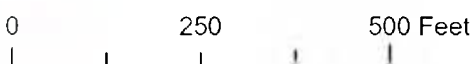


## Town of Pearl River Annexation PR2022-03 Zoning Map

- PR2022-03
- Major Roads
- Roads
- Railroads
- Waterways
- S/T/R
- Town of Pearl River
- A-2 Suburban
- I-2 Industrial
- PF-2 Public Facilities



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



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