

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6913

COUNCIL SPONSOR: COUGLE/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 4<sup>TH</sup> DAY OF APRIL, 2024

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 327 ACRES, PEARL RIVER, LA. PROPERTY IS LOCATED ON PORTERS RIVER ROAD, SOUTH OF I-59 MOBILE HOME PARK, SITUATED IN SECTION(S) 13,18,37 TOWNSHIP 8 SOUTH, RANGE 14 &15 EAST (WARD 8, DISTRICT 9)

WHEREAS, The Town of Pearl River is contemplating annexation of 327 ACRES. Situated in Section 13,18 & 37, Township 8 South, Range 14 & 15 East, Ward 8, District 9 as described below:

SEE ATTACHED EXHIBIT A FOR REFERENCE

WHEREAS, the property upon annexation, will be rezoned from parish A-2, A-3, NC-4, & HC-2 to Town of Pearl River R-4 (recreational vehicle resorts): a change which **is not** an intensification of zoning; and

WHEREAS, no sales tax revenue has been generated by this property.

WHEREAS, the proposed change in zoning from Parish A-2, A-3, NC-4, and HC-2 to Town R-4 ***does*** represent an intensification.

WHEREAS, For Area Two Developed Commercial Properties, the proceeds of sales taxes shall be shared 50%-50%. The subject property is not presently developed, with "R-4" being proposed. Should the R-4 zoning classification be more intensive and if Parish objects to the more intense zoning classification, Parish has discretion to retain 100% of sales tax proceeds.

WHEREAS, Parcels are zoned a mix of commercial (HC-2; NC-4) and residential (A2-3). Proposed zoning is" R-4", which is a proposed new zoning classification pending adoption by Pearl River. In any case, the more-restrictive drainage and/or traffic impact regulations apply for two (2) years following the annexation. Parish and Town may also agree otherwise in specific cases.

WHEREAS, the property being annexed is several existing undeveloped properties. Based on Article 6.2 of the Growth Management, Annexation and Revenue Sharing Agreement for the Town of Pearl River (signed on March 30, 2023). "The Parish and Pearl River agree that, upon the annexation of undeveloped property, the more restrictive drainage and/or traffic impact regulations of either Parish or Pearl River shall be applicable to such annexed property for two (2) years after the municipal ordinance annexing the property into Pearl River". Therefore, any land clearings, site work, or development 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.

THE PARISH COUNCIL 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, A-3, NC-4, and HC-2 to Town R-4, 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 4<sup>TH</sup> DAY OF APRIL 2024, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
ARTHUR A. LAUGHLIN, COUNCIL CHAIR

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

**ADMINISTRATIVE COMMENT**

**April 4, 2024 - St. Tammany Parish Council Meeting**

**Planning & Development (PR2024-01)**

The Town of Pearl River requests to annex 327 Acre parcel located on Porters River Road, just south of I-59 Mobile Home Park.

Current Use – Vacant.

Current Zoning – A-2, A-3, NC-4, and HC-2

Proposed City of Covington Zoning – Town R-4 (RECREATIONAL VEHICLE RESORTS)