

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-6914

COUNCIL SPONSOR: SMITH/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4TH DAY OF APRIL, 2024

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF LOT 302, SECTION A, FLOWERS ESTATES S/D, FROM PARISH HC-2 (HIGHWAY COMMERCIAL) TO CITY OF COVINGTON CR (REGIONAL COMMERCIAL). PROPERTY IS LOCATED NEAR INTERSECTION OF HIGHWAY 21 AND ZINNIA DRIVE, COVINGTON, LA, SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST (WARD 1, DISTRICT 1)

WHEREAS, The City of Covington is contemplating annexation of Lot 302, Section A, Flowers Estates Subdivision, owned by Miller Masino Realty, LLC. Situated in Section 47, Township 7 South, Range 11 East, Ward 1, District 1 as described below:

SEE ATTACHED EXHIBIT A FOR REFERENCE

WHEREAS, the property upon annexation, will be rezoned from Parish HC-2 (highway commercial) to City of Covington CR (City Regional): a change which **is not** an intensification of zoning; and

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

WHEREAS, GIS mapping indicates the subject parcel as situated within "Priority 2" area. The Agreement describes the areas as Area One, Area Two and Area Three. Subject parcel is situated within Area Three as per the Agreement. Property in Area Three is allowed to be annexed by City in accordance with La.R.S. 33:171 through La.R.S. 33:180 (petition by owner).

For Area Three property being annexed after April 1, 2003, City shall receive 100% of the sales tax revenue.

Zoning only requires informal development notice, consulting with and/or general cooperation under the Agreement. Property is HC-2 and CR – Regional Commercial is proposed to City.

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.

WHEREAS, the proposed City zoning is C-R, which **is not** an intensification of the Commercially zoned portion.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur (circle one)** with the City of Covington annexation and rezoning of the Property from Parish HC-2 (Highway Commercial) to City of Covington C-R City Regional, 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 4TH 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 (COV2024-01)

The City of Covington requests to annex Lot 302, Section A, Flowers Estates S/D located near the intersection of Hwy 21 & Zinnia Drive – Covington, LA

Current Use – Vacant.

Current Zoning – (HC-2) Highway Commercial.

Proposed City of Covington Zoning – (C-R) City Regional