

Attachments:

Staff Report, Site Photos, Surveys, Petition to annex, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, October 8, 2020

City Council Introduction: Tuesday, October 13, 2020 City Council Final: Tuesday, October 27, 2020

City Council Request (Ordinance):

Introduction for an Ordinance to Annex three parcels being 11.311 acres & 13.663 acres (parcel#21T6R80000114), 17.55 Acres (parcel#21T6R80000087 & 21T6R80000113) all owned by the City of Hammond located at the NE and South intersection of Industrial Park Rd. and Hwy 190 East as per legal description by Mark T. Chemay dated 9/21/2020, to be zoned S-2 (Hammond Airport District), and City Council District #1. (Z-2020-09-00084) Recommend approval by the Zoning Commission

Site Information:

Location (Address): TEMP ADD 1 INDUSTRIAL PARK RD Council District: City Council District 1

Existing Zoning: NONE Future Land Use: Outside City Limits

Existing Land Use: Undeveloped

Site Description:

Property is adjacent to the airport property on the NE Corner of Industrial Park Rd. and Hwy 190 East, South of Industrial Park Rd. following Hwy 190 East to Wainwright Rd.

Adjacent Land Use and Zoning

Direction:Land Use/Zoning:NorthCountry Club Estates/PUDSouthOutside City LimitsWestAirport/S-2EastOutside City Limits

Additional Information:

City owned property through several deeds

Public Comment:

Provide max buffer of trees allowed by FAA when clearing property

Commission Recommendation:

Motion: Recommend Approval

For: Jeffrey Smith, William Travis, Kylan Douglas, Matt Sandifer, Jimmy Meyer

Against: None Abstain: None Absent: None

Ordinance to Read:

WHEREAS on October 8, 2020 the Zoning Commission held a public hearing to annex three parcels being 11.311 acres & 13.663 acres (parcel#21T6R80000114), 17.55 Acres (parcel#21T6R80000087 & 21T6R80000113) all owned by the City of Hammond located at the NE and South intersection of Industrial Park Rd. and Hwy 190 East as per legal description by Mark T. Chemay dated 9/21/2020, to be zoned S-2 (Hammond Airport District), and in the City Council District #1 and recommended approval (Z-2020-09-00084)

NOW THEREFORE IT BE ORDAINED; the Hammond City Council approves the annexation of three parcels being 11.311 acres & 13.663 acres (parcel#21T6R80000114), 17.55 Acres (parcel#21T6R80000087 & 21T6R80000113) all owned by the City of Hammond located at the NE and South intersection of Industrial Park Rd. and Hwy 190 East as per legal description by Mark T. Chemay dated 9/21/2020, to be zoned S-2 (Hammond Airport District), and in the City Council District #1.

Robert Barrilleaux and Associates, Inc. 42333 Deluxe Plaza Suite 8 Hammond, LA 70403 Phone 985-542-0391 Fax 985-542-6516

Legal Description City of Hammond Airport Area Annex Tracts Combined

Description of a certain parcel of land located in Section 21, T6S, R8E, Tangipahoa Parish, Louisiana, being more particularly described as follows:

Commencing at the Northeast Corner of Section 21, T6S, R8E; Thence, South 2014.23 feet and West 1978.97 feet to the Point of Beginning, which is also the Southeast Corner of Lot 29 of Country Club Estates Subdivision;

Thence, South 00 degrees 38 minutes 11 seconds East 590.09 feet to the North Right of Way of US Hwy 190; Thence, crossing said Right of Way South 00 degrees 38 minutes 11 seconds East 110.43 feet to the South Right of Way of US Highway 190, and the North line of a 17.55 Acre Tract acquired from Robert Maurin III; Thence, along said Right of Way North 89 degrees 15 minutes 24 seconds East 665.30 feet; Thence, continuing along said Right of Way North 89 degrees 03 minutes 47 seconds East 470.11 feet to the Northeast Corner of said 17.55 Acre Tract, being located in Wainwright Road; Thence, along the East Liine of said 17.55 Acre Tract along Wainwright Road South 00 degrees 29 minutes 43 seconds East 350.63 feet; Thence, leaving Wainwright Road and continuing along the boundary of said 17.55 Acre Tract, North 89 degrees 56 minutes 45 seconds West 474.77 feet; Thence, continuing along said boundary South 00 degrees 16 minutes 56 seconds East 426.76 feet; Thence, continuing along said boundary North 84 degrees 36 minutes 57 seconds West 688.14 feet: Thence, continuing along said boundary North 85 degrees 51 minutes 16 seconds West 247.50 feet to the Southwest Corner of said 17.55 acre tract and the Southeast Corner of a 13.663 Acre Tract owned by the City of Hammond. which is located in Gahn Road; Thence, along the South Boundary of said 13.663 Acre Tract North 84 degrees 40 minutes 00 seconds West 843.98 feet to the center of Selser's Creek; Thence alond said boundary along Selser's Creek North 22 degrees 07 minutes 27 seconds West 617.02 feet to the Northwest Corner of said 13.663 Acre Tract on the South Right of Way of US Highway 190; Thence, along said Right of Way North 89 degrees 13 minutes 13 seconds East 38.15 feet; Thence, continuing along said Right of Way North 83 degrees 30 minutes 34 seconds East 100.50 feet; Thence, continuing along said Right of Way North 89 degrees 13 minutes 13 seconds East 533.75 feet; Thence, leaving the North line of said 13.663 Acre Tract and crossing said Right of Way North 00 degrees 06 minutes 47 seconds East 109.61 feet to the North Right of Way of

US Highway to the Southwest Corner of an 11.311 Acre Tract owned by the City of Hammond; Thence, along the West line of said 11.311 Acre Tract North 00 degrees 06 minutes 47 seconds West 996.00 feet to the Northwest Corner of said 11.311 Acre Tract, which is also the Southwest Corner of Lot 18 of Country Club Estates Subdivision; Thence, along the North line of said 11.311 Acre Tract and along the South boundary of Country Club Estates Subdivision South 45 degrees 34 minutes 35 seconds East 85.05 feet; Thence continuing along said Line and boundary South 52 degrees 33 minutes 58 seconds East 555.39 feet; Thence, continuing along said line and boundary North 89 degrees 39 minutes 28 seconds East 159.80 feet to the point of beginning, containing 45.913 Acres.

This description combines a 17.55 Acre Tract acquired from Robert Maurin III, a 1.695 Acre Tract acquired from Jamestown, Inc., a portion of the right of Way of US Highway 190, a 13.663 Acre Tract owned by the City of Hammond and an 11.311 Acre Tract owned by the City of Hammond.

This description derived from three surveys, 1) a Survey of an 11.311 Acre Tract for the City of Hammond by Mark T. Chemay, PLS, Robert Barrilleaux and Associates, Inc., dated April 21, 2020, 2) a Survey of a 13.633 Acre Tract for the City of Hammond by Mark T. Chemay, PLS, Robert Barrilleaux and Associates, Inc., dated April 21, 2020, and 3) a Survey of a Lot Line Revision Consolidating Tracts owned by Robert A. Maurin III and a Tract owned by Jamestown, Inc. by Mark T. Chemay, PLS, Robert Barrilleaux and Associates, Inc., dated May 6, 2019 and revised January 21, 2020. Bearings of this survey have been rotated to the Surveys 1 & 2 for conformity.



ANNEXATION by PETITION FORM

Louisiana, the lot(s) and/or parcel(s) described as follows:			•	ve, the undersigned, agree to the annexation in R8E as per survey by Mark T. Chemay dated April 21, 202		of the City of Hammi	ond, ransmor	Tungipuno
				NED PROPERTY ASS# 50	- may			
We designate, (if applicable) Mayor Pete Panepinto				405 N. Magnolia Street Hammond, LA 70401	as Chairman to	act for the signers of the	nis petition in	all matters.
(full name)				(residence address)				
Signature of Voter/Property Owner NOTE: A person who is unable to write must affix his mark, and the person circulating the petition shall affix the name of the incapacitated person in the presence of two witnesses who must also date and sign their names as witnesses to his mark.	Date of Signature	Ward District Precinct	Date of Birth	Physical Residence Address (include municipal street name, house/apartment #, road/highway and "911" address, and City or Town)	Name of voter typed or legibly printed.	Signature of person who witnessed and obtained voter's signature.	Date signature witnessed/ obtained	Assessment #
1 NO VOTERS					NA			5603005
6 7 8 9								
11								
12								
14								

OFFICE USE ONLY:

Signatures checked by: ______ # of Valid Signatures _____ # of Invalid Signatures

Assessment No. 5603005

Print Sheet

Taxpayer Name & Address

CITY OF HAMMOND

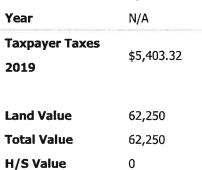
P O BOX 2788

HAMMOND LA, 70404

Freeze Applied	No	Year	N/A	
Homestead	No	Year	N/A	
Book & Page	739 pg 479	Taxpayer Taxes	\$5,403.32	
•		2019	, ,	
Transfer Date	07/31/1992			
Purchase Price	\$12,540.00	Land Value	62,250	

H/S Value

Taxpayer Value



0



Property Description

24.90A M/L 13.00A IN SEC 21 T6SR8E B739 P479-486-492 B190 P247XXXXXXX 9.70A AND 2.20A IN SEC 21 T6SR8E B190/247

Map Info

Map ID No.

21T6R80000114

Location

Ward	7Z=				
Physical Address	HIGHW	AY 190 EAST			
Subdivision	Lot	Block	Section	Township	Range
			21	T6S	R8F

Class Description

Assessment Value

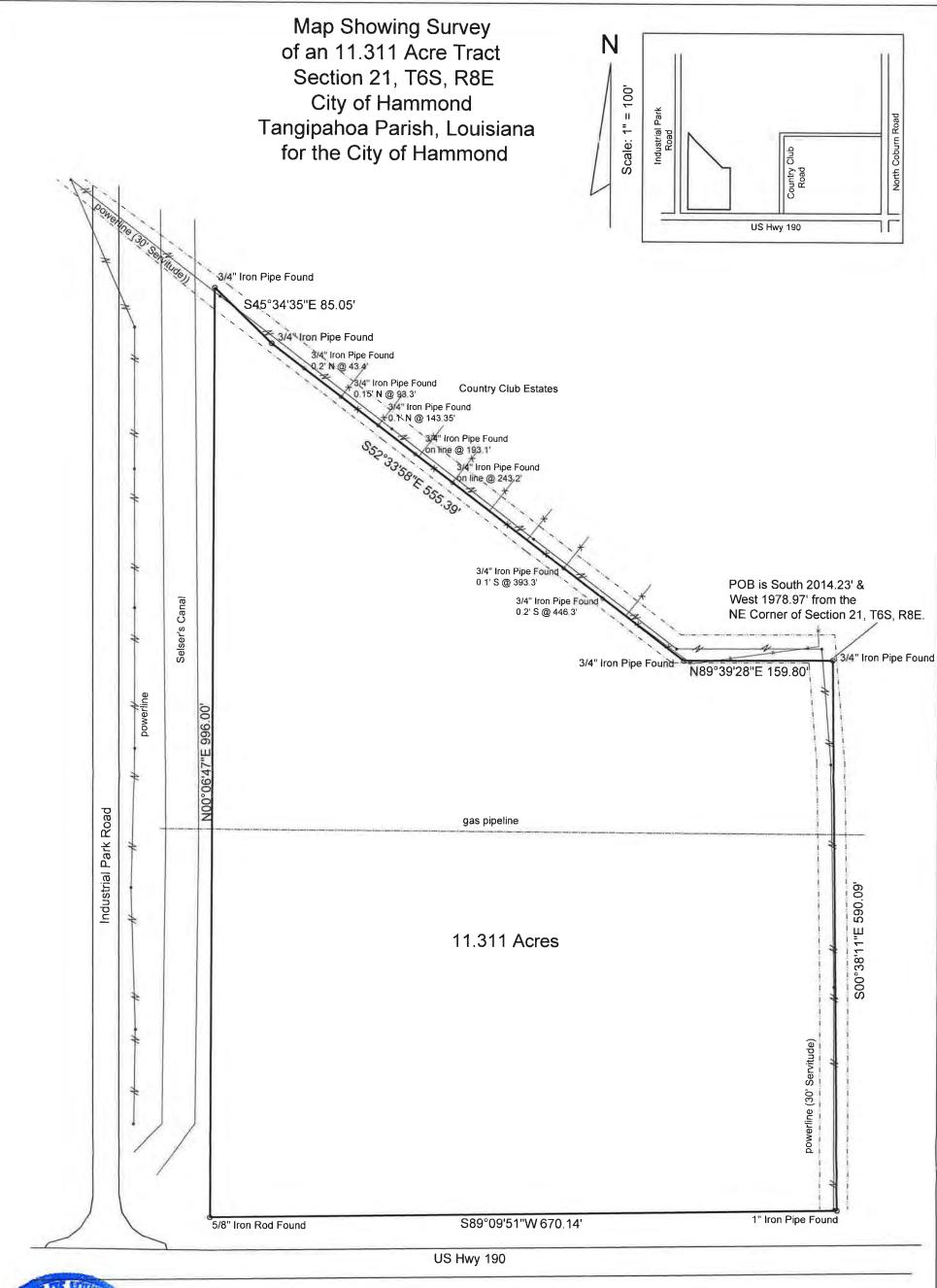
Туре	Qty	Units	H/S Credit	Tax Value	Market Value	Special Exemptions
RE	24.90	Α	0	62,250	622,500	None

Parish Taxes

Millage Description	Millage Rate	Тахрауег Тах	H/S Credit
ASSESSMENT DISTRICT	4.67	290.71	0.00
DRAINAGE DIST 1 MT.	4.96	308.76	0.00

		Totals	0.00
Millage Description		Millage Rate	Taxpayer Tax
City Taxes			
	Totals	5,403.32	0.00
SHERIFF'S OPERATIONAL	10.00	622.50	0.00
SCHOOL DISTRICT #100	4.06	252.74	0.0
PARISH ALIMONY-RURAL	3.06	190.49	0.0
MOSQUITO ABATEMENT	4.70	292.58	0.0
LIBRARY BOARD	3.00	186.75	0.0
LIBRARY BOARD	2.81	174.92	0.0
LAW ENFORCEMENT #1	7.81	486.17	0.0
HEALTH UNIT	4.00	249.00	0.0
GARBAGE DIST. 1 MAINT	10.00	622.50	0.0
FLORIDA PARISH JUVENILE DIST	2.75	171.19	0.0
FIRE PROTECTION DIST. 2	10.00	622.50	0.0
FIRE PROTECTION DIST 2	10.00	622.50	0.0
DRAINAGE DT.1 MT	4.98	310.01	0.0

Bookmark: http://www.tangiassessor.com/assessment 5603005.html | <u>Disclaimer</u> | 08/03/2020





Mark T. Chemay PLS 4560

4. 21. 2 · 20 April 21, 2020 Bearing Basis and POB Reference: Survey of Lease Tract 1 for the Louisiana Army National Guard at the Hammond Northshore Regional Airport by Mark T. Chemay, PLS, Robert Barrilleaux and Associates, Inc., December 5, 2005, revised January 19, 2006. Deed reference COB 739 pages 479, 486, 492 COB 190, page 247 and COB 281, page 255. Found monumentation held for boundary.

Robert Barrilleaux and Associates, Inc. Engineers-Land Surveyors

42333 Deluxe Plaza #8 Hammond, La. 70403 985-542-0391

Drawing: City of Hammond Airport Tracts Hwy 190 21-6-8

I certify that this map represents an actual ground survey made by me and conforms to the Standards of Practice for Property Boundary Surveys as defined in LAC 46:LXI Chapter 29 for a Class B Survey.

ANNEXATION by PETITION FORM

			•	ve, the undersigned, agree to the annexation i		_	, , , , , , , , , , , , , , , , , , , 	
Louisiana, the lot(s) and/or parcel(s) described as follows:	13.663 Act	res Section	21, 168,	1		es \$ 17.55		/ 1
VAC	ANT/UNIMI	PROVED	CITY OW	NED PROPERTY ASSA 5403005	Asst 224	8204) (ASSH	5134609)
We designate, (if applicable) Mayor Pete Panepinto				405 N. Magnolia Street Hammond, LA 70401	as Chairman to	act for the signers of th	is petition in	all matters.
(full name)				(residence address)				
Signature of Voter/Property Owner NOTE: A person who is unable to write must affix his mark, and the person circulating the petition shall affix the name of the incapacitated person in the presence of two witnesses who must also date and sign	Date of Signature		Date of Birth	Physical Residence Address (include municipal street name, house/apartment #, road/highway and "911" address, and City or Town)	legibly printed.	Signature of person who witnessed and obtained voter's signature.	Date signature witnessed/ obtained	Assessment #
their names as witnesses to his mark.				•				
1 NO VOTERS					NIA			5603005
2 (At Kanp 10 8/4/2020	1				NIA			2248204
3					NIA			5134609
4			-					
5								
6								
/								
8								
10								
11								
12								
13								
14								

Assessment Data Listing

Assessment No. 5603005

Print Sheet

Taxpayer Name & Address

CITY OF HAMMOND

P O BOX 2788

HAMMOND LA, 70404

1,111110110 11,701	0 1			
Freeze Applied	No	Year	N/A	
Homestead	No	Year	N/A	
Book & Page	739 pg 479	Taxpayer Taxes 2019	\$5,403.32	
Transfer Date	07/31/1992			
Purchase Price	\$12,540.00	Land Value	62,250	
		Total Value	62,250	

H/S Value

Taxpayer Value



Property Description

24.90A M/L 13.00A IN SEC 21 T6SR8E B739 P479-486-492 B190 P247XXXXXXX 9.70A AND 2.20A IN SEC 21 T6SR8E B190/247

0

0

Map Info

Map ID No.

21T6R80000114

Location

Ward	7ZF					
Physical Address	HIGHWA	HIGHWAY 190 EAST .				
Subdivision	Lot	Block	Section	Township	Range	
			21	T6S	R8E	

Class Description

Assessment Value

Туре	Qty	Units	H/S Credit	Tax Value	Market Value	Special Exemptions
RE	24.90	Α	0	62,250	622,500	None

Parish Taxes

Millage Description	Millage Rate	Taxpayer Tax	H/S Credit
ASSESSMENT DISTRICT	4.67	290.71	0.00
DRAINAGE DIST 1 MT.	4.96	308.76	0.00

.5			
DRAINAGE DT.1 MT	4.98	310.01	0.00
FIRE PROTECTION DIST 2	10.00	622.50	0.00
FIRE PROTECTION DIST. 2	10.00	622.50	0.00
FLORIDA PARISH JUVENILE DIST	2.75	171.19	0.00
GARBAGE DIST. 1 MAINT	10.00	622.50	0.00
HEALTH UNIT	4.00	249.00	0.00
LAW ENFORCEMENT #1	7.81	486.17	0.00
LIBRARY BOARD	2.81	174.92	0.00
LIBRARY BOARD	3.00	186.75	0.00
MOSQUITO ABATEMENT	4.70	292.58	0.00
PARISH ALIMONY-RURAL	3.06	190.49	0.00
SCHOOL DISTRICT #100	4.06	252.74	0.00
SHERIFF'S OPERATIONAL	10.00	622.50	0.00
	Totals	5,403.32	0.00

City Taxes

Millage Description	Millage Rate	Taxpayer Tax
	Totals	0.00

 $\textbf{Bookmark:} \ \text{http://www.tangiassessor.com/assessment 5603005.html} \ | \ \underline{\text{Disclaimer}} \ | \ 08/03/2020$

Assessment No. 2248204

Print Sheet

Taxpayer Name & Address

CITY OF HAMMOND

310 EAST CHARLES ST

HAMMOND, LA, 70401

Freeze Applied No Year N/A
Homestead No Year N/A
Taxpayer Taxes

Book & Page 1530 pg 315

2019

\$1,356.01

Transfer Date 01/29/2020

Purchase Price \$170,000.00 Land Value 4,250

Building Value 7,164
Total Value 11,414

H/S Value 0 **Taxpayer Value** 0

Property Description

1.70A IN NW1/4 OF SE1/4 OF SEC 21 T6SR8E B222 P181 B676 P249 B677 P206 B680 P317 B1134 P668 B1158 P73 B1227 P683 B1530 P315 MAP 1158/73 1530/315

Map Info

Map ID No.

21T6R80000087

Location

Ward

7ZF

Physical Address

19326 HIGHWAY 190 EAST.

Subdivision

Lot

Block

Township Range

21

Section

T6S

R8E

Class Description

Assessment Value

Туре	Qty	Units	H/S Credit	Tax Value	Market Value	Special Exemptions
RE	1.70	Α	0	4,250	42,500	None
RE	1.00	I	0	7,164	71,649	None

TypeYr BuiltSqft. LivingSqft. Non-LivingSqft. TotalResidential19652,094

Parish Taxes

Millage Description	Millage Rate	Taxpayer Tax	H/S Credit
ASSESSMENT DISTRICT	4.67	53.31	0.00
DRAINAGE DIST 1 MT.	4.96	56.61	0.00
DRAINAGE DT.1 MT	4.98	56.85	0.00
FIRE PROTECTION DIST 2	10.00	114.14	0.00
FIRE PROTECTION DIST. 2	10.00	114.14	0.00
FLORIDA PARISH JUVENILE DIST	2.75	31.39	0.00
GARBAGE DIST. 1 MAINT	10.00	114.14	0.00
HAMMOND ALTERNATE SCHOOL	3.00	34.24	0.00
HAMMOND MAGNET SCHOOLS TAX	15.00	171.21	0.00
HAMMOND REC. DIST.1	10.00	114.14	0.00
HEALTH UNIT	4.00	45.66	0.00
LAW ENFORCEMENT #1	7.81	89.14	0.00
LIBRARY BOARD	2.81	32.07	0.00
LIBRARY BOARD	3.00	34.24	0.00
MOSQUITO ABATEMENT	4.70	53.65	0.00
PARISH ALIMONY-RURAL	3.06	34.93	0.00
ROAD LIGHT DISTRICT 5	4.00	45.66	0.00
SCHOOL DISTRICT #100	4.06	46.35	0.00
SHERIFF'S OPERATIONAL	10.00	114.14	0.00
	Totals	1,356.01	0.00

City Taxes

Millage Description	Millage Rate	Taxpayer Tax
	Totals	0.00

Bookmark: http://www.tangiassessor.com/assessment 2248204.html | <u>Disclaimer</u> | 09/15/2020

Assessment Data Listing

Assessment No. 5134609

Print Sheet

Taxpayer Name & Address

CITY OF HAMMOND

310 CHARLES ST

HAMMOND, LA, 70401

Freeze AppliedNoYearN/AHomesteadNoYearN/A

Book & Page 1530 pg 310 Taxpayer Taxes \$750.47

Transfer Date 01/29/2020

Purchase Price \$1,130,000.00 Land Value 217

Building Value0Total Value217H/S Value0Taxpayer Value0



17.55A IN SEC 21 T6SR8E B664 P303 B668 P864 B897 P782 B940 P337 B944 P710 B954 P579 B1227 P289 B1529 P295 B1530 P310 MAP 668/866 1530/310

Map Info

Map ID No. 21T6R80000113

Location

Ward 7ZF

Physical Address HIGHWAY 190 EAST.

Subdivision Lot Block Section Township Range

21 T6S R8E

Class Description

Assessment Value

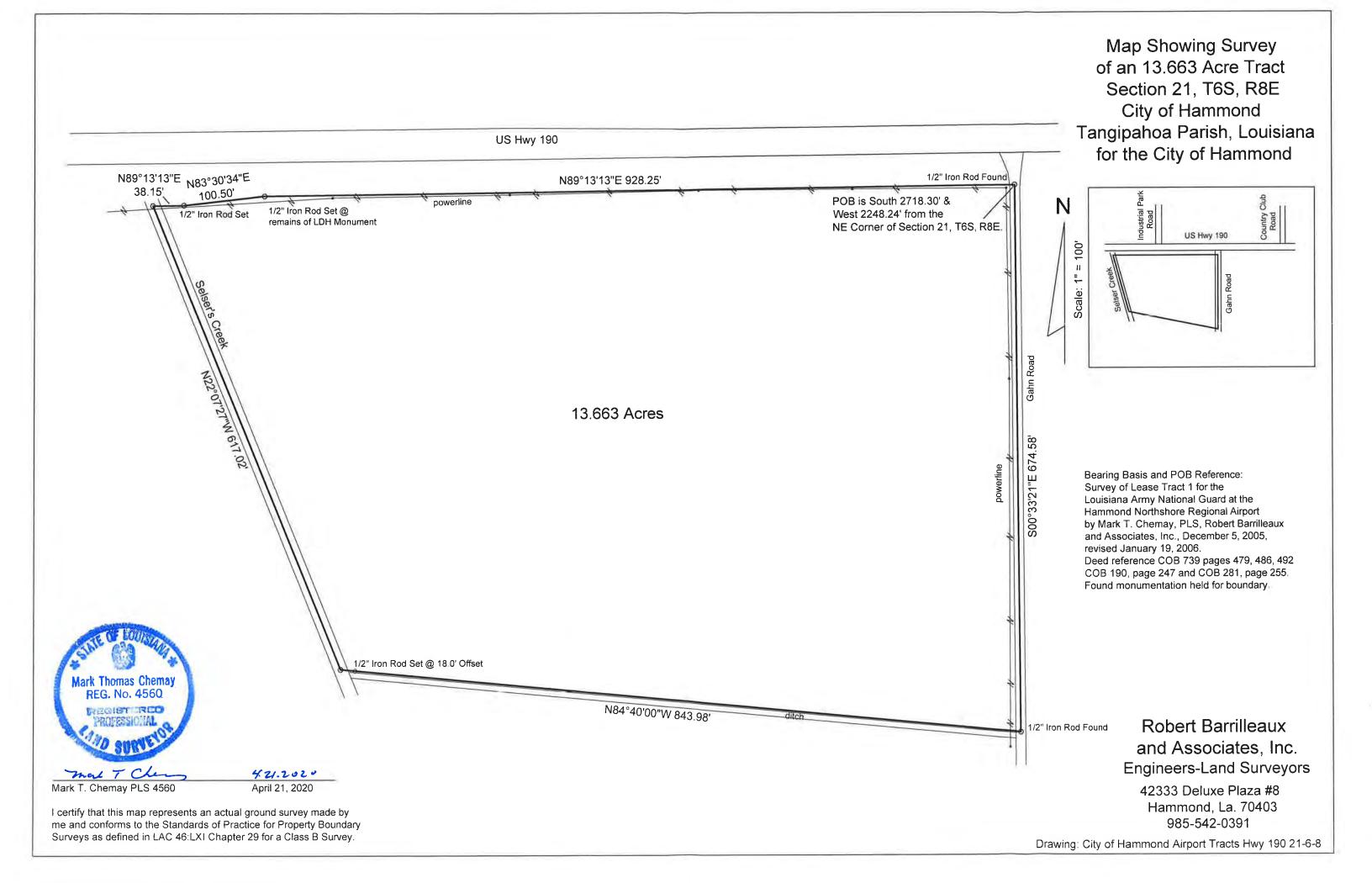
Туре	Qty	Units	H/S Credit	Tax Value	Market Value	Special Exemptions
RE	0.00		0	0	2,174	None
RE	17.55	Α	0	217	2,174	None

Parish Taxes

Millage Description Millage Rate Taxpayer Tax H/S Credit

4.00 4.06 10.00 Totals	25.27 25.65 63.17 750.47	0.00 0.00 0.00 Taxpayer Tax
4.06 10.00	25.65 63.17	0.00
4.06 10.00	25.65 63.17	0.00
4.06	25.65	0.0
4.00	25.27	0.0
3.06	19.33	0.0
4.70	29.69	0.0
3.00	18.95	0.0
2.81	17.75	0.0
7.81	49.34	0.0
4.00	25.27	0.0
10.00	63.17	0.0
15.00	94.76	0.0
3.00	18.95	0.0
10.00	63.17	0.0
2.75	17.37	0.0
10.00	63.17	0.0
10.00	63.17	0.0
4.98	31.46	0.0
4.96	31.33	0.0
	4.98 10.00 10.00 2.75 10.00 3.00 15.00 10.00 4.00 7.81 2.81 3.00 4.70	4.9631.334.9831.4610.0063.1710.0063.172.7517.3710.0063.173.0018.9515.0094.7610.0063.174.0025.277.8149.342.8117.753.0018.954.7029.69

 $\textbf{Bookmark:} \ \text{http://www.tangiassessor.com/assessment 5134609.html} \ | \ \underline{\text{Disclaimer}} \ | \ 09/15/2020$



Map Showing Survey of a Lot Line Revision
Consolidating Tracts Owned by Robert A. Maurin III
and a Tract Owned by Jamestown, Inc.
Section 21, T6S, R8E

Tangipahoa Parish, Louisiana

Mark Thomas Chemay

REG. No. 4560

REGISTERED

I certify that this map represents an actual ground survey

made by me and conforms to the Standards of Practice for Property Boundary Surveys as defined in LAC 46.LXI

Revised January 21, 2020

mut Ch

Mark T. Chemay PLS 4560

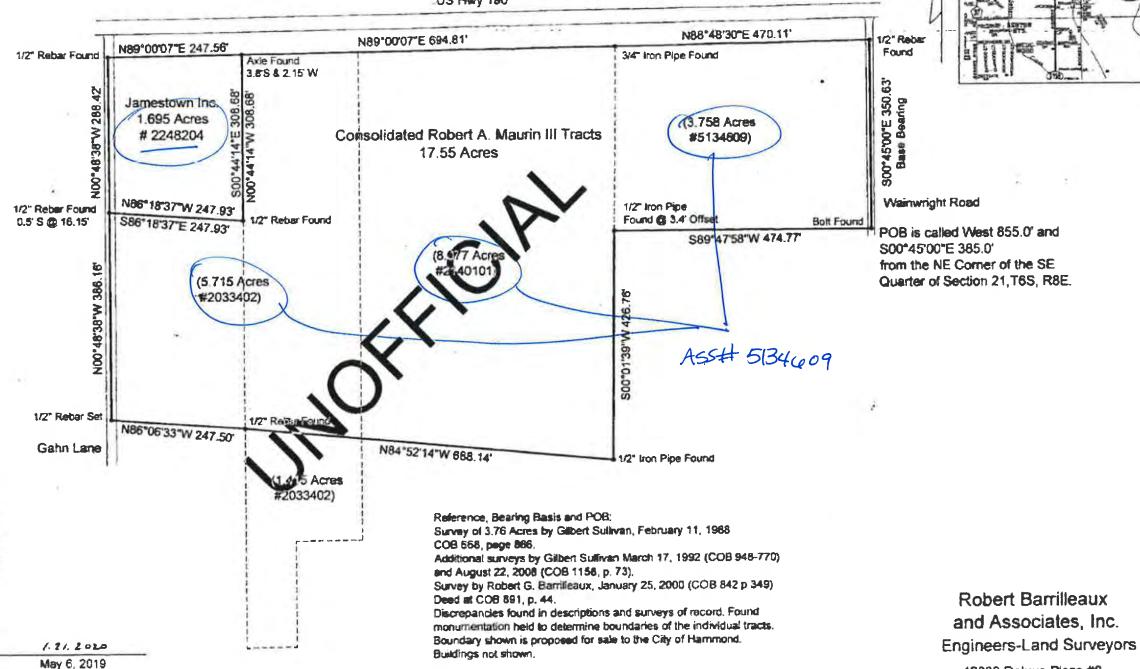
Chapter 29 for a Class C Survey

Tangipahoa Parish Planning Commission

APPROVED

APPROVE

US Hwy 190



Revised January 21, 2020 to add Parish signature block

42333 Deluxe Plaza #8 Hammond, La. 70403 985-542-0391

Drawing: Maurin-Cey of Hammond Ed Line Revision 21-6-8

