



# Staff Report

## Annexation

Case #: Z-2020-09-00086

### Attachments:

Staff Report, Survey, Application, Assessor Certification, ROV Certification, Annexation petition, Assessor Map & Assessment Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, November 5, 2020

City Council Introduction: Tuesday, December 22, 2020

City Council Final: Tuesday, January 12, 2020

### City Council Request (Ordinance):

Introduction for an Ordinance to annex 16.889 acres (parcel#16TR800000033) requested by Hudson Industrial Park LLC located at the NE Corner of Industrial Park Rd and Shelton Rd. in accordance with survey by George D. Sullivan, Zone as I-L, and to be placed in City Council District #1 (Z-2020-09-00086) Recommended approval by the Zoning Commission

### Site Information:

**Location (Address):** TEMP ADD 2 Industrial Park Rd

**Council District:** City Council District 1

**Existing Zoning:** N/A

**Future Land Use:** Industrial

**Existing Land Use:** Undeveloped

### Site Description:

Located on the NE Corner of Industrial Park Rd and Shelton Rd. Property

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Undeveloped/RS-8
South	I-H C-H
West	Airport
East	No zoning outside city limits

### Additional Information:

Property is currently outside city limits, a portion has been cleared and a portion is heavy wooded. This property is located east of the Hammond Airport, and has a drainage canal (L-11) running through the property. This property is proposed to be used for drainage/storm water retention for a development to the north.

### Commission Recommendation:

**Motion:** Recommend approval

**For:** Jeff Smith, Jimmy Meyer, Kylan Douglas, Matthew Sandifer

**Against:** NONE

**Abstain:** NONE

**Absent:** William Travis

### Ordinance to Read:

WHEREAS on November 5, 2020 the Zoning Commission held a public hearing and recommended approval for an annexation request for 16.889 acres (parcel#16TR800000033) requested by Hudson Industrial Park LLC located at the NE corner of Industrial Park Rd and Shelton Rd. in accordance with survey by George D. Sullivan, to be Zoned I-L, and to be placed in City Council District #1 (Z-2020-09-00086)

NOW THEREFORE BE IT ORDAINED, that the Hammond City Council accepts 16.889 acres into the City Limits of Hammond in accordance with survey by George D. Sullivan, the property to be Zoned as I-L, and to be placed in City Council District #1.

PLAT OF SURVEY OF LAND  
SECTION 16 T6S R8E  
CITY OF HAMMOND  
TANGIPAHOA PARISH

SCALE 1" = 200'

VICINITY MAP

VINEYARD ROAD

SUBJECT  
PROPERTY  
O  
WEST SHELTON ROAD  
INDUSTRIAL PARK ROAD

HIGHWAY 190

HIGHWAY 190

A CERTAIN PARCEL OF LAND BEING  
LOCATED IN SECTION 16 T6S R8E;  
TANGIPAHOA PARISH, BEING FURTHER  
DESCRIBED AS BEGINNING AT A POINT  
S89°43'21"W 1962.82' OF THE S/E  
CORNER OF THE N/E QUARTER  
OF SECTION 16 T6S R8E.  
THENCE S89°43'21"W 653.52'  
TO A 1/2" IRON ROD;  
THENCE N01°34'27"E 1320.68'  
TO A 1" IRON PIPE;  
THENCE N89°25'45"E 466.29'  
TO A 1" IRON PIPE;  
THENCE S00°09'33"E 660.03'  
TO A 1" IRON PIPE;  
THENCE N89°13'56"E 134.17'  
TO A 1" IRON PIPE;  
THENCE S01°17'38"E 663.60' BACK  
TO THE POINT OF BEGINNING, CONTAINING  
16.889 ACRES AS PER SURVEY OF  
GEORGE D. SULLIVAN RPLS  
AND BEING DATED 09/17/2018.

INDUSTRIAL PARK ROAD

FOUND  
1" IRON PIPE

N89°25'45"E  
466.29'

FOUND  
1" IRON PIPE

16.889  
ACRES

\* REFERENCE  
BEARING  
S00°09'33"E  
660.03'

N89°13'56"E  
134.17'

FOUND  
1" IRON PIPE

FOUND  
1" IRON PIPE

N01°34'27"E  
1320.68'

ZONE "A" FLOOD PRONE

ZONE "X" NOT FLOOD PRONE

ZONE "A" FLOOD PRONE

ZONE "X" NOT FLOOD PRONE

ZONE "A" FLOOD PRONE

ZONE "A" FLOOD PRONE

S01°17'38"E  
663.60'

POB is:  
S89°43'21"W 1962.82' OF THE S/E  
CORNER OF THE N/E QUARTER  
OF SECTION 16 T6S R8E.

FOUND  
5/8" IRON ROD

S89°43'21"W  
653.52'

CHISELED CROSS IN  
CONCRETE HEADWALL  
@ 10.87' OFFSET

S89°43'21"W  
1962.82'

FOUND  
R/R SPIKE  
S/E CORNER OF  
N/E QUARTER OF  
SECTION 16 T6S R8E

WEST SHELTON ROAD

INDUSTRIAL PARK ROAD

GEORGE D. SULLIVAN RPLS  
LIC. NO. 4683  
24378 HIGHWAY 40  
LORANGER, LA. 70446  
985-969-4304

REFERENCE SURVEY

ROY C EDWARDS RLS DATED: 04/22/1992  
COB: 0735 PAGE: 703

REFERENCE BEARING AS SHOWN:

ROY C EDWARDS RLS DATED: 04/22/1992  
COB: 0735 PAGE: 703

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL  
GROUND SURVEY MADE UNDER MY DIRECTION AND  
SUPERVISION AND CONFORMS WITH THE REQUIREMENTS  
FOR THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS  
AS FOUND IN ADMINISTRATIVE CODE TITLE 46, CHAPTER 25  
FOR A CLASS "C" SURVEY

GEORGE D. SULLIVAN  
License No. 04683  
PROFESSIONAL

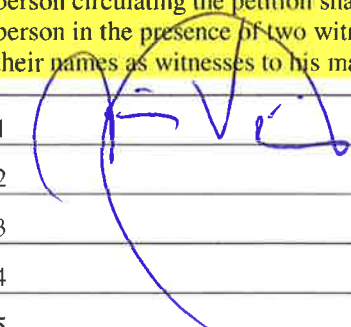

09/17/2018

ANNEXATION by PETITION FORM

In accordance with Louisiana R.S. 33:171, et seq., we, the undersigned, agree to the annexation into and making a part of the City of Hammond, Parish of Tangipahoa, Louisiana, the lot(s) and/or parcel(s) described as follows: 16.89A IN SEC 16 T6SR8E INDUSTRIAL PARK ROAD Assessment#6399304 Map ID No. 16T6R80000033

Vacant/Undeveloped Property

We designate, (if applicable) Hudson Industrial Park LLC 227 Highway 21 Madisonville, LA 70447 as Chairman to act for the signers of this 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 #
	10/2/2020	6Z	8/14/67	227 Highway 21 Madisonville, LA 70447	Tania Vining		10.2.2020	6399304

APPLICATION FOR ANNEXATION/DE-ANNEXATION

CITY OF HAMMOND

219 E. Robert St., HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX: (985) 277-5638

FILING DATE:   /   /   PERMIT#

The next Zoning Commission Meeting will be held on **November 5, 2020**, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Commission must be filed with the City according to the deadline schedule.

This Application for: ☒ ANNEXATION & INITIAL ZONING  
☐ DE-ANNEXATION

REZONING FEE: ☐ Single Lot \$120.00   ☒ Block or Area \$250.00 (Fees are not refundable based on decisions)

PARCEL# **16T6R80000033**

SITE ADDRESS: **Industrial Park Road**  
STREET # & STREET NAME

Legal Description or Survey **16.389 acres in Sec 16 T6S R8E**

PROPERTY OWNER NAME: **Hudson Industrial Park LLC**  
First Name MI Last Name

Owner Address: **227 Highway 21 Madisonville, LA 70447**  
Street Name/Street Number City State Zip

Telephone: (   )   or Cell #: (   )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: **John M. Dubreuil**  
First Name MI Last Name

COMPANY NAME: **Daigle Fisse & Kessenich** ☐ Owner ☒ Other

Applicant Mailing Address: **227 Highway 21 Madisonville LA 70447**  
Street Name/Street Number City State Zip

Applicant Telephone: ( **985** ) **871-0800** or Cell #: ( **985** ) **778-8329**

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING IS: RS-11, RS-8, RS-5, RS-3, RM-2, RM-3, RS-11.A, MX-N, MX-C, MX-CBD  
**Outside City Limits** C-N, C-H, C-R, I-L, I-H, S-1, S-2, I, RP, SC, PUD, S-3

**No Zoning**

REQUESTED ZONING IS: RS-11, RS-8, RS-5, RS-3, RM-2, RM-3, RS-11.A, MX-N, MX-C, MX-CBD  
C-N, C-H, C-R, **I-L** I-H, S-1, S-2, I, RP, SC, PUD, S-3

REASON FOR REZONING: **Annexation**

SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a **N/A** District to a **I-L** District. I/We fully understand and agree to abide by the zoning restrictions for a **I-L** District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

X **APPLICANT SIGNATURE** **10-2-2020**  
DATE

X **OWNER SIGNATURE** **10/2/2020**  
DATE

X **CITY PLANNER**   
DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*

AMOUNT PAID \$   CHECK#   CASH ☐ DATE PAID   /   /

\*\*\*\*\*

NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED



# Joaquin "JR." Matheu

Tangipahoa Parish Assessor

October 7, 2020

Honorable Pete Panepinto  
Mayor, City of Hammond  
310 East Charles St.  
Hammond, La. 70401

RE: City of Hammond- Proposed Annexation  
Industrial Park Road/Shelton Road (Assessment #6399304)

## ANNEXATION CERTIFICATION

I, Brady Sledge, Chief Deputy Assessor for the Parish of Tangipahoa, State of Louisiana, do hereby certify that there are no resident property owners for the below described property to be annexed.

**16.89 acres located in Section 16 T6SR8E per survey by George D. Sullivan dated 9-17-2018.**

I further certify that the Petition for Annexation has been signed by the owners of the property to be annexed.

Signed in Amite, Louisiana this 7<sup>th</sup> day of October 2020

Brady Sledge, CLDA  
Chief Deputy Assessor  
Tangipahoa Parish





**PARISH OF TANGIPAHOA**  
**REGISTRAR OF VOTERS**

**ANDI L. MATHEU**  
Registrar

**SAREPETHA "CISSY" CUTRER**  
Chief Deputy Registrar

**MARGARET I. SIBLEY**  
Confidential Assistant

**P. O. Box 895 • Amite, LA 70422**

Thursday, October 8, 2020

**TangiVotes.com**  
**GeauxVote.com**

 [facebook.com/TangiROV](https://facebook.com/TangiROV)  
 [Instagram.com/TangiVotes](https://Instagram.com/TangiVotes)

Tracie Schillace  
City of Hammond Planning Coordinator  
219 E. Robert Street  
Hammond, LA 70401

In Re: Proposed Annexation for the assessment # 6399304

***ANNEXATION CERTIFICATE***

I, Andi L. Matheu, Registrar of Voters for the Parish of Tangipahoa, State of Louisiana, do hereby certify that there are 0 registered voters within the below described area to be annexed:

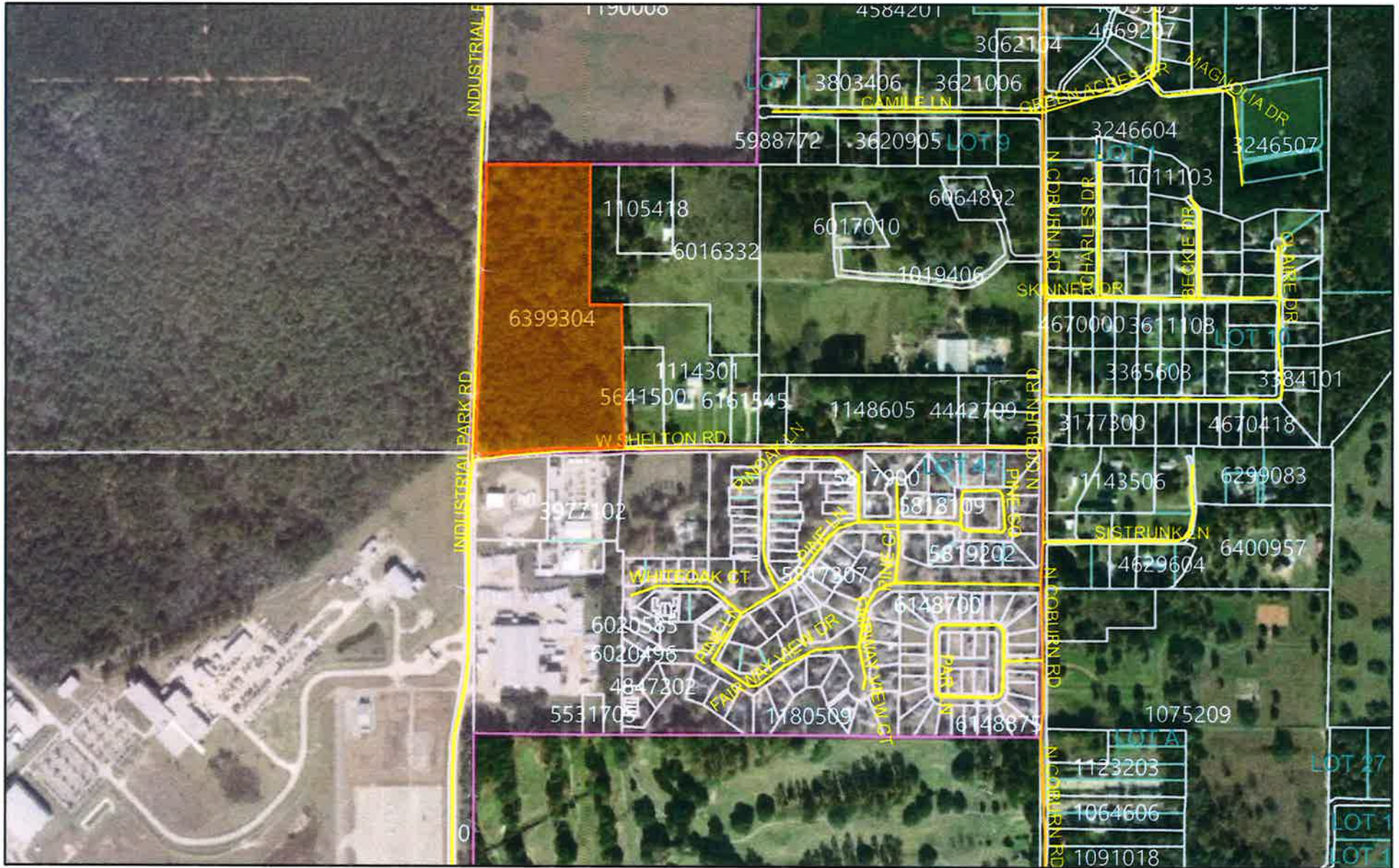
16.89 in Sec 16-6-8 Industrial Park Rd & Shelton Rd.

I further certify that the Petition for Annexation has been signed and witnessed by the owners; or a designee in assent of each nonresident property owner, of the owners of the property to be annexed.

Signed in Amite, Louisiana this 8th day of October, 2020.

Andi L. Mathéu  
Registrar of Voters  
Tangipahoa Parish

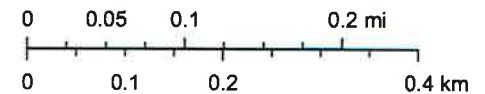
# ArcGIS Web Map



10/8/2020, 9:59:48 AM

- Search by Assessment Number \_Query result
- Local Street
- City Limits
- Minor Collector
- Lots
- Parcels

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

ArcGIS Web AppBuilder  
USDA FSA, GeoEye, Maxar |



**Assessment No. 6399304**[Print Sheet](#)**Taxpayer Name & Address**

HUDSON INDUSTRIAL PARK LLC  
 227 HIGHWAY 21  
 MADISONVILLE LA, 70447



<b>Freeze Applied</b>	No	<b>Year</b>	N/A
<b>Homestead</b>	No	<b>Year</b>	N/A
<b>Book &amp; Page</b>	1493 pg 384	<b>Taxpayer Taxes 2019</b>	\$3,383.41
<b>Transfer Date</b>	11/13/2018		
<b>Purchase Price</b>	\$750,000.00	<b>Land Value</b>	33,780
		<b>Total Value</b>	33,780
		<b>H/S Value</b>	0
		<b>Taxpayer Value</b>	33,780

**Property Description**

16.89A IN SEC 16 T6SR8E B1352 P849 B1493 P384 MAP 1493/384

**Map Info**

**Map ID No.** 16T6R80000033

**Location**

<b>Ward</b>	6Z
<b>Physical Address</b>	INDUSTRIAL PARK ROAD .
<b>Subdivision</b>	<b>Lot</b> <b>Block</b> <b>Section</b> <b>Township</b> <b>Range</b>
	16 T6S R8E

**Class Description****Assessment Value**

Type	Qty	Units	H/S Credit	Tax Value	Market Value	Special Exemptions
RE	16.89	A	0	33,780	337,800	None

**Parish Taxes**

Millage Description	Millage Rate	Taxpayer Tax	H/S Credit
ASSESSMENT DISTRICT	4.67	157.75	0.00
FIRE PROTECTION DIST 2	10.00	337.80	0.00
FIRE PROTECTION DIST. 2	10.00	337.80	0.00
FLORIDA PARISH JUVENILE DIST	2.75	92.90	0.00
GARBAGE DIST. 1 MAINT	10.00	337.80	0.00
HAMMOND ALTERNATE SCHOOL	3.00	101.34	0.00
HAMMOND MAGNET SCHOOLS TAX	15.00	506.70	0.00



HAMMOND REC. DIST.1	10.00	337.80	0.00
HEALTH UNIT	4.00	135.12	0.00
LAW ENFORCEMENT #1	7.81	263.82	0.00
LIBRARY BOARD	2.81	94.92	0.00
LIBRARY BOARD	3.00	101.34	0.00
PARISH ALIMONY-RURAL	3.06	103.37	0.00
SCHOOL DISTRICT #100	4.06	137.15	0.00
SHERIFF'S OPERATIONAL	10.00	337.80	0.00
<b>Totals</b>		<b>3,383.41</b>	<b>0.00</b>

### City Taxes

Millage Description	Millage Rate	Taxpayer Tax
	<b>Totals</b>	<b>0.00</b>

**Bookmark:** [http://www.tangiassessor.com/assessment 6399304.html](http://www.tangiassessor.com/assessment%206399304.html) | [Disclaimer](#) | 10/08/2020



# LAND USE NEAR AIRPORTS

## Reference Information:

Memorandum by Dover, Khol & Partners

FAA Land Use Compatibility and Airports

FAA Noise and Compatible Land Uses

FAA & APA Partnering for Airport Land Use Compatibility

FAA Aviation Safety and Noise Abatement Act 1979

Hammond Airport Flight Path Maps



## **LA RS 33:109.1 – Relationship between local master plans and the plans of the state and other political subdivision**

Whenever a parish or municipal planning commission has adopted a master plan, state agencies and departments shall consider such adopted master plan before undertaking any activity or action which would affect the adopted elements of the master plan.

**Comprehensive Master Plan was adopted in 2011. This plan is a guidance for the Commission and City Council to use when evaluation development proposals and considering the rezoning or annexation of land.**

### **Chapter 2: Land Use**

Control Growth Around the Airport: The expansion of residential development around airport should be limited to avoid conflicts. Development around the airport should be carefully considered to provide for useful and compatible land uses that will create a diversified and more stable economy for Hammond.

### **Chapter 4: Transportation & Infrastructure**

Objective 4.8- Increase the capacity of Hammond Northshore Regional Airport to serve as an economic and transportation center through continued economic development partnerships and protection of approach zones from incompatible residential encroachment

Policy 4.8.1 – Identify land adjacent to the airport facilities that present opportunities for expansion and complimentary commercial and industrial development.

Policy 4.8.3 – Develop a coordinated land use, infrastructure, financing and airport facilities plan to increase airport related economic activity.

### **Chapter 5: Housing**

Objective 5.9 – Limit expansion of residential around the airport.

Policy 5.9.1 – Consider adopting an airport overlay zone or aviation easements to prevent the need for buy-outs of properties as the airport increases in size and capacity.

# FEDERAL AVIATION ADMINISTRATION

**Decisions on zoning should consider the impacts that aviation brings to communities.**

## **Federal Policies on Airport Noise - Aviation Noise Abatement Policy**

-Aviation Noise Abatement Policy states that state & local governments, local elected officials, and airport proprietors are responsible in the abatement of aircraft noise. The primary legal obligation to address the airport noise problem always has been and remains a local responsibility.

- Federal Government reduces noise exposure by controlling the source of noise, so must local government by assuring compatible land uses in areas surrounding the airport.

-Planning & Acting in coordination, each of these parties should move toward the goal of confining aircraft noise exposure levels.

-Action Plans should include a program to ensure maximum land use compatibility with airport operations by encouraging local governments to adopt and enforce zoning or other land use controls.

-State and Local governments are directly and uniquely responsible for ensuring that land use planning, zoning, and land development activities in areas surrounding airports are consistent with the objective of ensuring land use that is compatible with present and projected aircraft noise exposure in the area.

## Legal Responsibilities of State and Local Governments

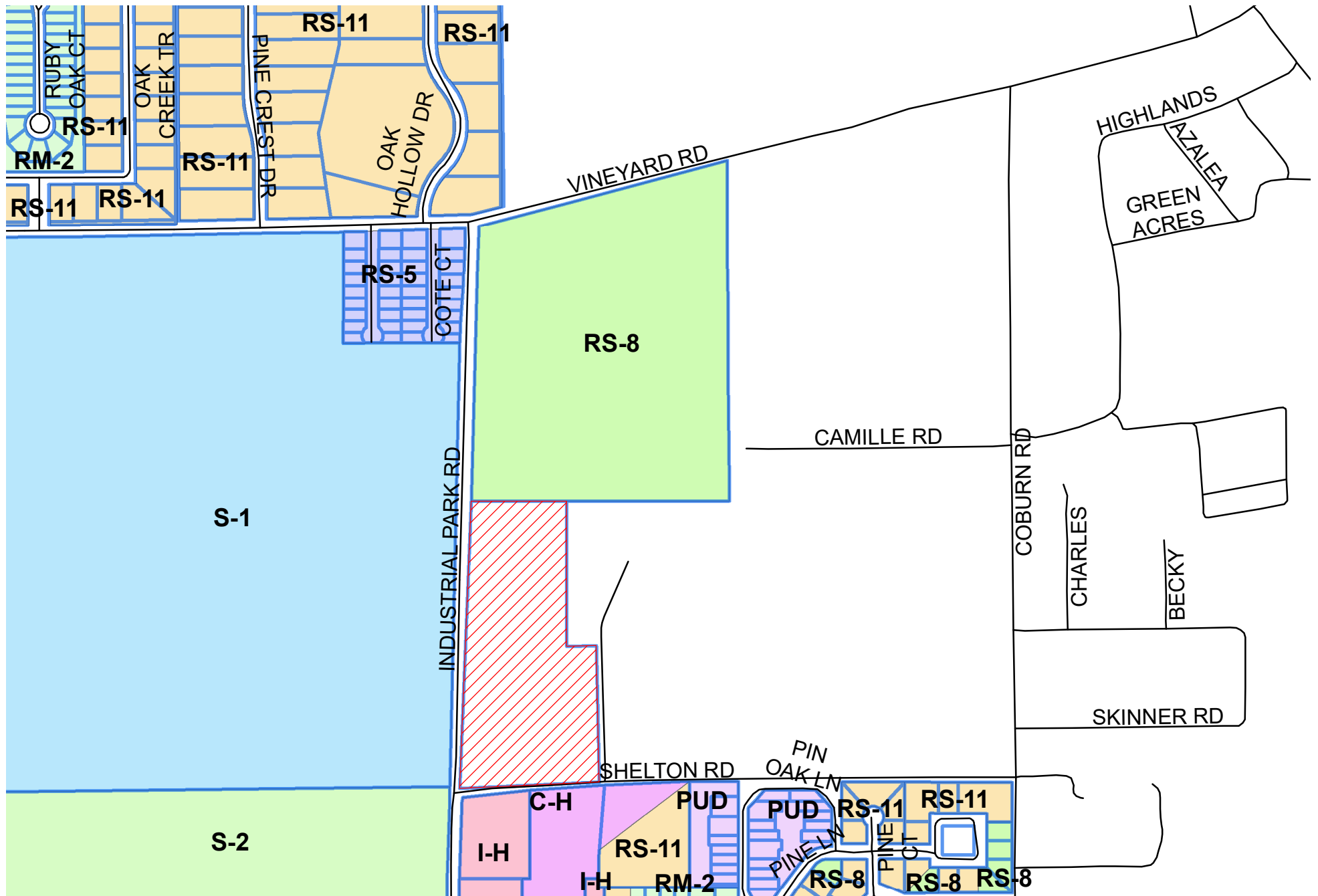
-There remains a critical role for local authorities in protecting their citizens from unwanted aircraft noise, principally through their powers of land use control. Control of land use around airports to insure that only compatible development may occur in noise-impacted areas is a key tool in limited the number of citizens exposed to noise impacts, and it remains exclusively in the control of state and local governments.

-Local Governments have a legal authority to impose appropriate land use controls through zoning.



## Federal Response

-The Supreme Court concluded that airport owners are liable for aircraft noise damages. Without effective land use planning, the implementation of land use plans and zoning, this could increase the owners liability including purchasing of land.

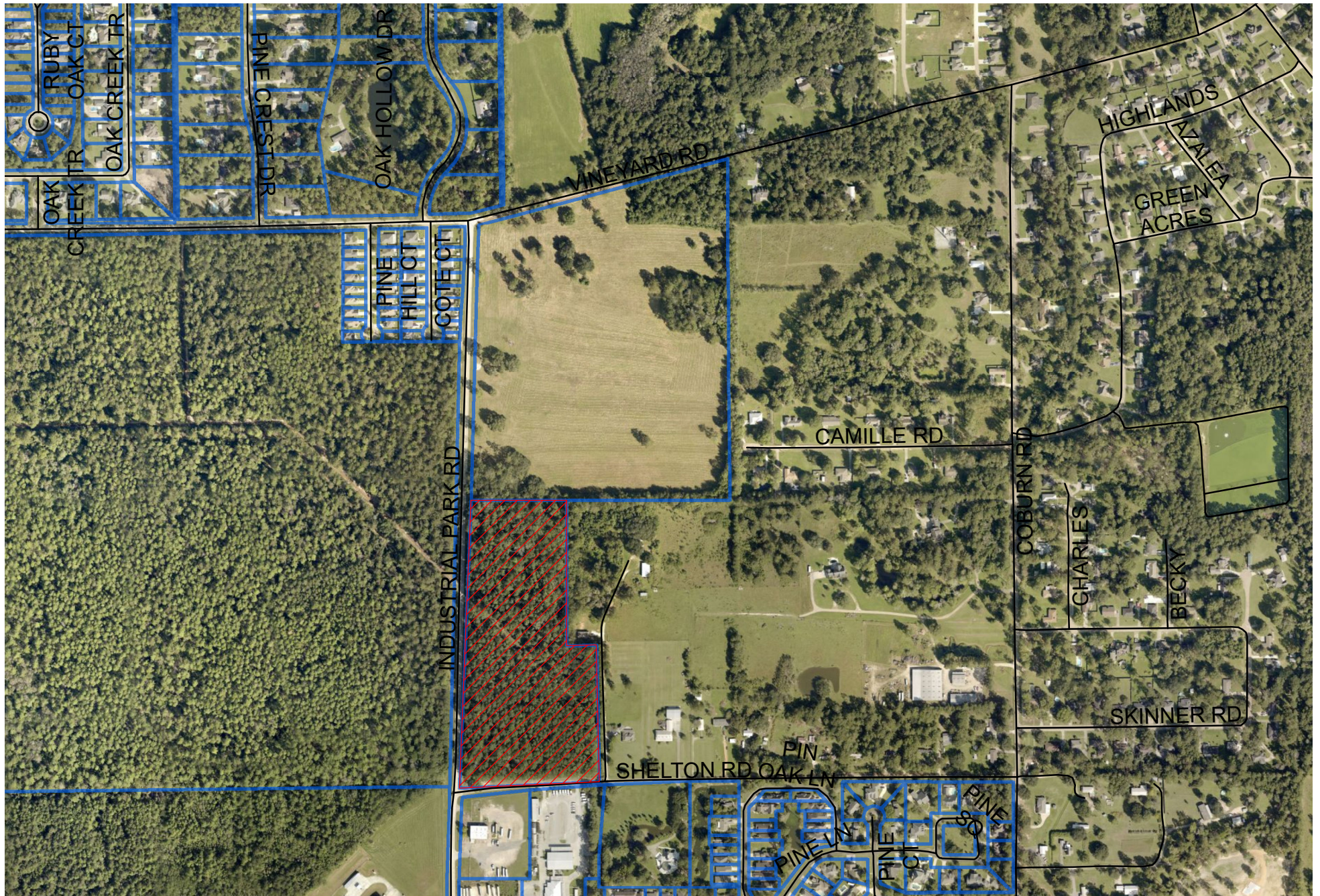


Annexation  
 16.889 Acres NE Corner of Industrial Park Rd @ Shelton Rd  
 Z-2020-09-00086

**Legend**


Case Parcel





Annexation  
 16.889 Acres NE Corner of Industrial Park Rd @ Shelton Rd  
 Z-2020-09-00086

**Legend**

 Case Parcel