

EXHIBIT "A"

2022-2806-ZC

A certain parcel of land, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the Quarter Section corner common to Sections 22 & 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 00 Degrees 37 Minutes 58 Seconds East a distance of 426.36 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 89 Degrees 56 Minutes 06 Seconds East a distance of 330.00 feet to a point; Thence run South 00 Degrees 37 Minutes 54 Seconds East a distance of 880.00 feet to a ½" iron rod set; Thence run North 89 Degrees 56 Minutes 06 Seconds West a distance of 330.00 feet to a ½" iron rod found; Thence run North 00 Degrees 37 Minutes 58 Seconds West a distance of 880.00 feet to point and back to **the Point of Beginning**.*

*Said parcel contains **6.666 acres of land more or less**, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

Case No.: 2022-2806-ZC

PETITIONER: Hickory Creek Developers, LLC – Eric Penton

OWNER: Hickory Creek Developers, LLC – Eric Penton

REQUESTED CHANGE: A-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District

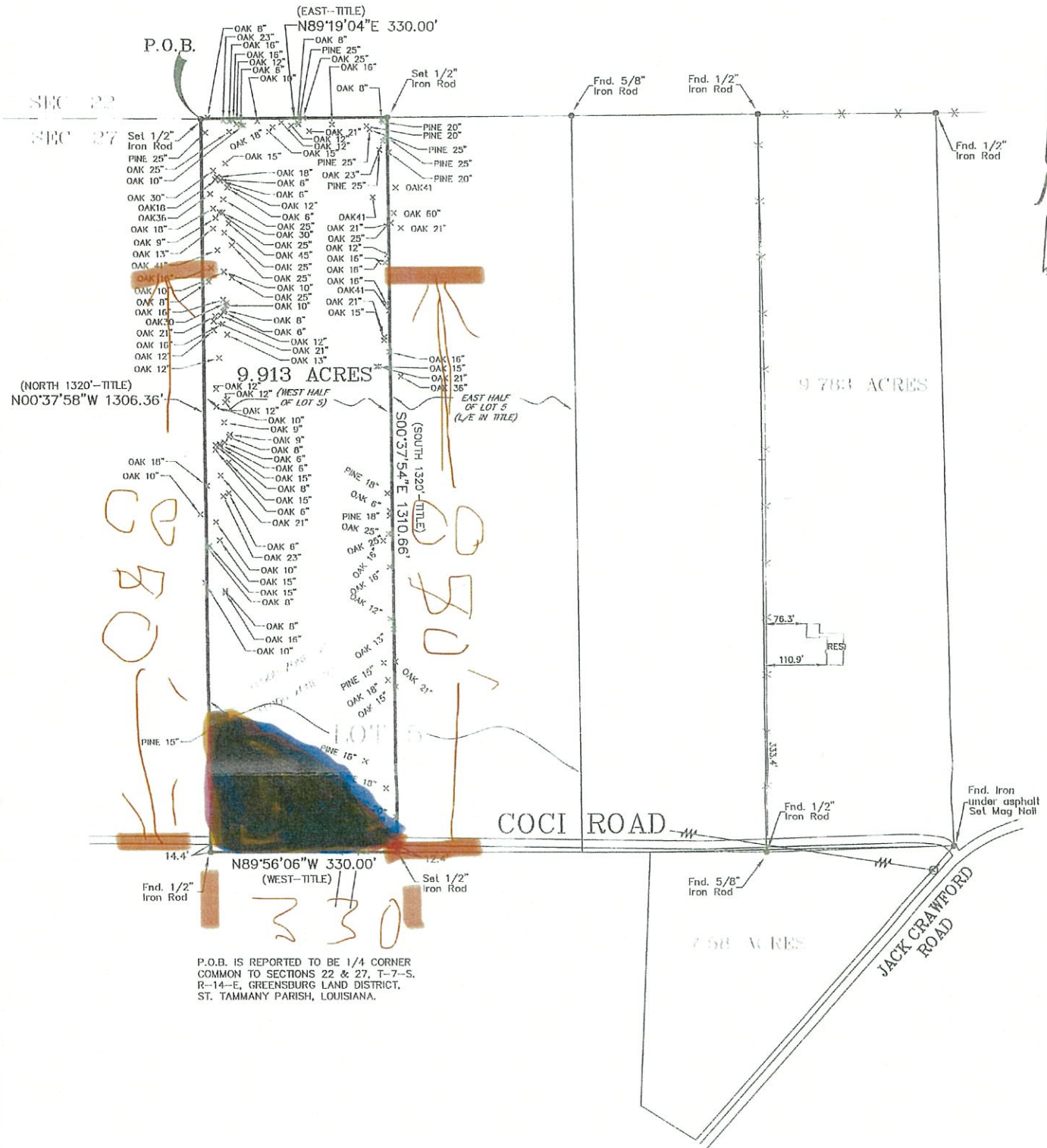
LOCATION: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6

SIZE: 6.666 acres



REFERENCE SURVEYS:
1.) A SURVEY BY THIS FIRM DATED
7/5/96, SURVEY NO. 961187.
2.) A SURVEY BY THIS FIRM DATED
10/9/17, SURVEY NO. 20170744.

BEARINGS SHOWN REFER TO THE LOUISIANA
STATE PLANE COORDINATE SYSTEM
(LOUISIANA SOUTH 1702).



LEGEND
O 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross
- - - Fence
- - - Power Line
⚡ Power Pole

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 INCH = 200 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

ADDRESS: COCCI ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN
ACTUAL GROUND SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS "D" SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0300.C
F.I.R.M. Date 10/17/89
Z.N. A.S.C. B.F.E. N/A
*Verify prior to construction with
Local Governing Body.

DRAWING NO.
20210711

DATE:
1/10/22

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL
CHECKED BY: DJP

SCALE:
1" = 200'

REVISED: TREE SURVEY 03/02/2022 (v1.1)

Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF THE WEST HALF
OF LOT 5 BEING 9.913 ACRES
IN SECTION 27, T-7-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: DAYSTAR BUILDERS

STATE OF LOUISIANA
DANIEL J. POCHÉ
Surveyor No. 2086
DANIEL J. POCHÉ
LA. REG. NO. 5066

A-4

22

A-2

HC-2

T7 - R14E

HC-2

HC-2
27

PF-1

WALKERS

COC1

A-4A

A-4A

I-2

A-2

HC-2

I-1

HC-2

HC-2

HC-2

A-2

LOU

JACK CRAWFORD

BOGALUSA HWY

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2806-ZC
Posted: April 20, 2022

Meeting Date: May 3, 2022
Determination: Denied

GENERAL INFORMATION

PETITIONER: Hickory Creek Developers, LLC – Eric Penton
OWNER: Hickory Creek Developers, LLC – Eric Penton
REQUESTED CHANGE: A-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District
LOCATION: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6
SIZE: 6.666 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Commercial	HC-2 Highway Commercial District, RO Rural Overlay and MHO Manufactured Housing Overlay
East	Industrial & Residential	I-2 Industrial District, A-4A Single-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	HC-2 Highway Commercial District, A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District. The site is located on the north side of Coci Road, west of Jack Crawford Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses that preserve the countryside and forests.

The subject property is currently part of a larger, undeveloped 9.913-acre tract which fronts Coci Road. The petitioned portion of the property is flanked by commercial development and a single-family residential development both zoned HC-2 to the south and west, residential and industrial development zoned I-2 Industrial District and A-4A Single-Family Residential to the east, and undeveloped land to the north. Roughly an acre of the subject property is zoned HC-2 Highway Commercial District which is to provide for the location of intense retail, office and service uses and the remaining portion is zoned A-2 Suburban District which allows single-family residential dwellings. A change in zoning will allow for highly intense industrial uses adjacent to existing industrial and commercial uses and a single-family dwelling.

The property is currently the subject of an after the fact land clearing violation (2022-1481-LC), the remediation of which will be determined based on the outcome of the rezoning petition.

TABLE 1: ZONING COMPARISON				
Zoning	Max Building Size	Max Height	Permitted Uses	Purpose
HC-2	40,000 sq. ft.	60 ft.	Banks; Convenience stores with gas; Drive-in restaurants; Liquor stores; Private Office over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions; Veterinary clinics; Parcel post delivery stations; Mini-warehouse; Commercial kennels; Outdoor storage yards comprised of 50% of land area; Lodging under 100 rooms; Auto repair and service facilities; Auto Sales; Outdoor Retail sales and storage yards; Portable storage containers; Outdoor display of pre-assembles building, pool and playground equipment	To provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
I-2	200,000 sq. ft.	45 ft.	Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.	To provide for the location of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.