

**EXHIBIT "A"**

**2024-3993-ZC**

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 17, Township 8 South, Range 13 East, Parish of St. Tammany, State of Louisiana and is described as follows:

Parcel 1, consisting of 6.806 Acres, as more fully shown on the Minor Subdivision Map of J. V. Burkes & Associates, Inc., Dwg. No. 20180546, dated August 10, 2018, recorded as Clerk of Court Map File No. 582ID, wherein Parcel I is more fully described as shown below:

From the Section Corner common to Sections 8, 9, 16 and 17, Township 8 South, Range 13 East, thence go South 00 degrees 01 minutes 20 seconds West a distance of 4042.49 feet to an iron; thence continue along the southern boundary of North Dixie Ranch Road, South 88 degrees 41 minutes 24 seconds West a distance of 459.76 feet to an iron, said iron serving as the Point of Beginning.

From the Point of Beginning, thence go South 00 degrees 01 minutes 20 seconds West a distance of 613.52 feet to an iron; thence go North 58 degrees 44 minutes 23 seconds West a distance of 1023.14 feet to an iron; thence go North 00 degrees 01 minutes 45 seconds East a distance of 76.95 feet to an iron; thence go South 82 degrees 36 minutes 37 seconds East a distance of 71.38 feet to an iron; thence go South 88 degrees 05 minutes 20 seconds East a distance of 63.58 feet; thence go North 88 degrees 41 minutes 24 seconds East a distance of 740.59 feet back to the Point of Beginning.

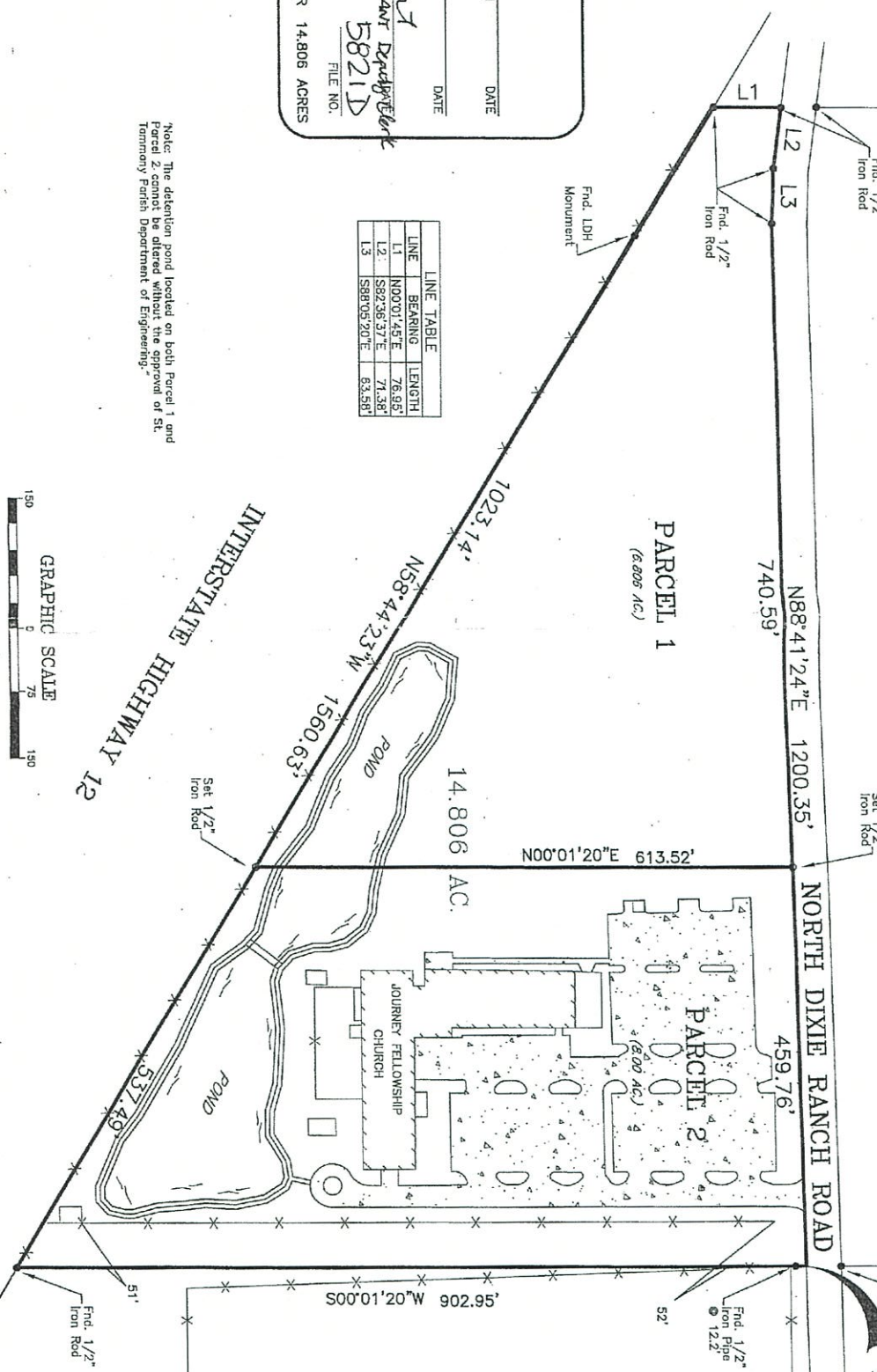
Being a portion of the same property acquired by Journey Fellowship Church, Inc. (formerly Harvest Assembly of God Church of Slidell) from Walter L. Sullivan, et al by act of Sale and Mortgage dated July 7, 2004, recorded as Instrument No. 1442828 of the official records of St. Tammany Parish, Louisiana.



**APPROVED:**  
 SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_  
 CLERK OF COURT STANT TRANCHANT DEPOSELIER  
 b2-20-2014 FILE NO. 5821D  
 TOTAL AREA: 644,949 SQ. FT. OR 14.806 ACRES



LINE	BEARING	LENGTH
L1	N00°01'45"E	76.95'
L2	S82°38'57"E	71.38'
L3	S88°09'20"E	83.58'



Note: The detention pond located on both Parcel 1 and Parcel 2 cannot be altered without the approval of St. Tammany Parish Department of Engineering.



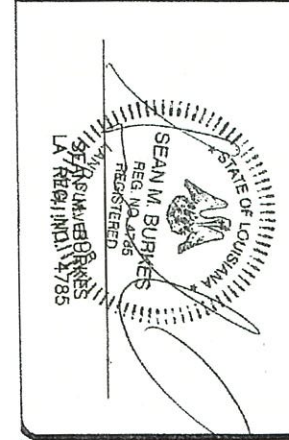
SCALE: 1" = 150'  
 DATE: 8/10/18  
 DRAWN BY: JDL  
 CHECKED BY: RMK  
 DWG. NO: 20180546  
 SHEET 1 OF 1

I certify that this plot 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. Encroachments Encroachments of record as shown on title option or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.  
 I have consulted the Flood Insurance Rate Maps and found the property is in \_\_\_\_\_ Flood Hazard Area.  
 F.I.R.M.: 228205 0385 C  
 DATE: 10/17/88  
 ZONE: C  
 B.F.E. = N/S  
 \* Verify prior to construction with local governing body.

**A MINOR SUBDIVISION MAP OF A 14.806 AC. PARCEL OF LAND INTO PARCELS 1 & 2 IN SECTION 17, T-8-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**  
 JOURNEY FELLOWSHIP CHURCH

P.O.B. IS S00°01'20"W 4042.48' FROM A 2" IRON PIPE FOUND AT THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16 & 17, T-8-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
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2024-3993-ZC





HC-3

L-2

L-2

N DIXIE RANCH RD

12E

12W

I-2

GC-1

GC-2

L-2

L-1



Administrative Comment

December 5, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3993-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the south of N Dixie Ranch Road, north of Interstate 12, Lacombe; S17, T8S, R13E; Ward 7, District 7  
**Council District:** 7

**Petitioner:** Jones-Fussell, L.L.P. - Jeffrey D. Schoen

**Posted:** October 8, 2024

**Owner:** Chillco, Inc.

**Commission Hearing:** November 6, 2024

**Size:** 6.806 acres

**Determination:** Approved

**Current Zoning**

GC-1 General Commercial District

**Requested Zoning**

I-2 Industrial District

**Future Land Use**

Mixed-Use

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**Elevation Requirements:**

FFE is 12" above crown of street elevation



**FINDINGS**

1. The applicant is requesting to rezone the 6.806-acre parcel from GC-1 General Commercial District I-2 Industrial District. The property is located on the south of N Dixie Ranch Road, north of Interstate 12, Lacombe.

*Zoning History*

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	GC-1 General Commercial District (formerly NC-5 Retail and Service District)

*Site and Structure Provisions*

3. The site is currently undeveloped.



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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Dixie Ranch Road)	Undeveloped	HC-3 Highway Commercial District
South (across Interstate 12)	Undeveloped	L-2 Large Lot Residential District
East	Industrial	I-2 Industrial District
West	Interstate 12	N/A

5. The subject site is flanked by property zoned as follows: to the north, across Dixie Ranch Road, is undeveloped land zoned HC-3 Highway Commercial District; to the south, across Interstate 12, there is also undeveloped land classified under the L-2 Large Lot Residential District; to the east, the zoned I-2 Industrial District; and to the south lies Interstate 12.

6. The adjacent site to the east was zoned I-2 Industrial District in 2019 under Council Ordinance 19-4043.

7. If the request to rezone to I-2 Industrial District is approved, the applicant could construct any of the following uses on-site:

Auto repair and service\*; Crematorium; Entertainment, indoor; Gas station; Office; Outdoor display of building, pool, and playground equipment; Radio and television studios and broadcasting stations; Recreation, commercial; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Beverage distilling; Book bindery; Cannery, fruit and vegetable; Cleaning and dyeing works; Contractor storage yard; Dairy products manufacturing; Excavation, commercial\*; Fabrication, structural; Food processing; Manufacturing, advanced; Manufacturing, artisan; Manufacturing, heavy; Manufacturing, light; Outdoor salvage yard; Outdoor storage yard; Petroleum product storage; Septage treatment facility\*; Warehouse; Welding shops; Well drilling services; Public utility facility; Electrical energy substation\*; Small wireless facility\*; Stormwater retention or detention facility\*; Tower, radio, telecommunications, television or microwave\*.

8. Per the petitioner's application, the reason for the request is to utilize the site for outdoor display of equipment for lease and/or sale.

Consistency with New Directions 2040

**Mixed-Use:** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.



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*Standards for Review (Sec. 200-3.1. G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

