

## EXHIBIT "A"

### 2023-3431-ZC

(1) That certain portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, State of Louisiana, in that Subdivision known as "Lake Gardens", designated on blueprint of survey by Adloe Orr, Jr., and Associates, dated June 14, 1954, copy of which is on file in Map #34, B & D, of the Conveyance Records, St. Tammany Parish, Louisiana, as Lots Three (31. Square Eleven fill, of Lake Gardens Subdivision as shown on a plan of survey by Adloe Orr, Jr., Surveyor, dated June 14, 1954 according to which said lot measures as follows:

Said Lot 3 commences at a distance one hundred (100') feet from the corner of Lucille and Albert Streets and measures thence fifty feet (50') front on Albert Street same width in the rear, by a depth of one hundred sixty-five (165') feet between equal and parallel lines.

LESS AND EXCEPT: A certain tract or parcel of ground, together with all improvements thereunto, rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, being a portion of Lot 3 of Square 11 of Lake Gardens Subdivision as per map of survey of said subdivision by Adloe Orr, Jr., and Associates dated June 14, 1954, a copy of the Conveyance Records of St. Tammany Parish, commence at a point marking the intersection of the North right of way line of Albert Street with the South right of way line of Lucille Street; run thence South 0 degrees 40 minutes 51 seconds East 100.04 feet along the said North right of way line of a point marking the Northeast corner of Lot 3; thence South 89 degrees 28 minutes 07 seconds West a distance of 60.88 feet along the line common to Lots 2 and 3 of said block and subdivision to the point of beginning.

From the Point of Beginning thence South 30 degrees 10 minutes 07 seconds West 47.41 feet; thence South 28 degrees 40 minutes 07 seconds West 10.14 feet; thence South 89 degrees 28 minutes 07 seconds West along the line common to Lots 3 and 4 of said block and subdivision a distance of 75.65 feet to a point marking the Southwest corner of said Lot 3; thence along the West boundary line of Lot 3 South 0 degrees 39 minutes 53 seconds East a distance of 50.02 feet; thence North 89 degrees 28 minutes 07 seconds East along the line common to Lots 2 and 3, 104.13 feet to the point of beginning, and containing 4,469.24 square feet, identified as Parcel No. 7-11 as shown on property survey map of the Pontchartrain Bridge-Slidell Highway, State Project No. 740-00-41, Federal aid Interstate Project No. 1-10-5(22)263, St. Tammany Parish, prepared by C. Stewart Simmons, Registered Land Surveyor, dated March 8, 1960, said map being filed in the office of the Department of Highways in the city of Baton Rouge, Louisiana.

Being the same property acquired by Eileen M. Hodge, et ux, by act of sale dated January 28, 1978, from Houston Bernard, et al, and recorded in COB 860, folio 764 of the official records of St. Tammany Parish, Louisiana.

(2) That portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining situated in Section 44, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, State of Louisiana, in that subdivision known as Lake Gardens, designated on blue print of survey by Adloe Orr, Jr., and Associates, dated June 14, 1954, copy of which is on file in the conveyance office of St. Tammany Parish, Louisiana, described as Lot Four (4). Square Eleven (11), Lake Gardens Subdivision, as shown on plan of survey by Adloe Orr, Jr., Surveyor, dated June 14, 1954, according to which said lot commences one hundred fifty (150') feet from the intersection of Lucille and Albert Streets and measures fifty (50') feet front on Albert Street the same width in the rear by a depth of one hundred sixty-five (165') feet between equal and parallel lines.

LESS AND EXCEPT: A certain piece or parcel of ground, together with all improvements thereon, rights, ways, privileges, servitudes, appurtenances and advantages, thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, being a part of Lot 4, Square 11, of Lake Gardens Subdivision as per Map of Survey of said subdivision by Adloe Orr, Jr., and Associates, dated June 14, 1954, a copy of which map is on file in Plat Book 3 at page 100 of the Conveyance Records of St. Tammany Parish, Louisiana, the boundary lines of which said piece or parcel of ground being more fully described as follows, to-wit:

Begin at a point located 150.06 feet South 0 degrees 40 minutes 51 seconds East 89.37 feet South 89 degrees 28 minutes 07 seconds West from the corner common to Lucille and Albert Streets; thence from the point of beginning proceed South 23 degrees 40 minutes 07 seconds West distance of 53.05 feet to a point in the Southwest corner of said Lot 4 and corner; thence proceed North 0 degrees 39 minutes 53 seconds East along the West boundary of said lot a distance of 50.02 feet to a point and corner; thence proceed North 89 degrees 28 minutes 07 seconds East along the common boundary line between said Lot 4 and Lot 3 of said subdivision a distance of 75.65 feet to the point of beginning, containing an area of 3,219.16 square feet, identified as Parcel No. 7-12 as shown on property survey map of the Pontchartrain Bridge, Slidell Highway, State Project No. 740-00-41, Federal Aid Interstate Project no. 1-10-5(22)263, St. Tammany Parish, prepared by C. Stewart Simmons, Registered Land Surveyor, dated March 8, 1960, said map being filed in the office of the Department of Highways in the City of Baton Rouge, Louisiana.

**2023-3431-ZC-CONT'D**

Being the same property acquired by Eileen Mulroy Hodge, etux, by act of sale, dated August 31, 1976, from George Piazza, etux, before Wendell E. Tanner, Notary Public, and recorded in COB 798, folio 608 of the official records of St. Tammany Parish, Louisiana.

(3) All those certain lots or parcels of land together with all the improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in Lake Gardens Subdivision, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Lots Numbers 5 and 6, lying East of Interstate Highway 10 (I-10) Service Road, all in Square 11 of said Lake Garden Subdivision, in accordance with the official plat of said subdivision of record in the office of the Clerk of Court of St. Tammany Parish, Louisiana, and plat of survey by Ivan M. Borgen, C.E., (Survey No. 690), dated September 29, 1972, a copy of which is annexed to COB 824, folio 636 of the official records of St. Tammany Parish, Louisiana.

Being the same property acquired by David D. Hodge, Jr., etux, by act of sale dated April 22, 1977, before Neil Alford, Notary Public, from Dapalljo, Inc., and recorded in COB 824, folio 636 of the official records of St. Tammany Parish.

(4) All those certain lots or parcels of land together with all the improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in Lake Gardens Subdivision, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

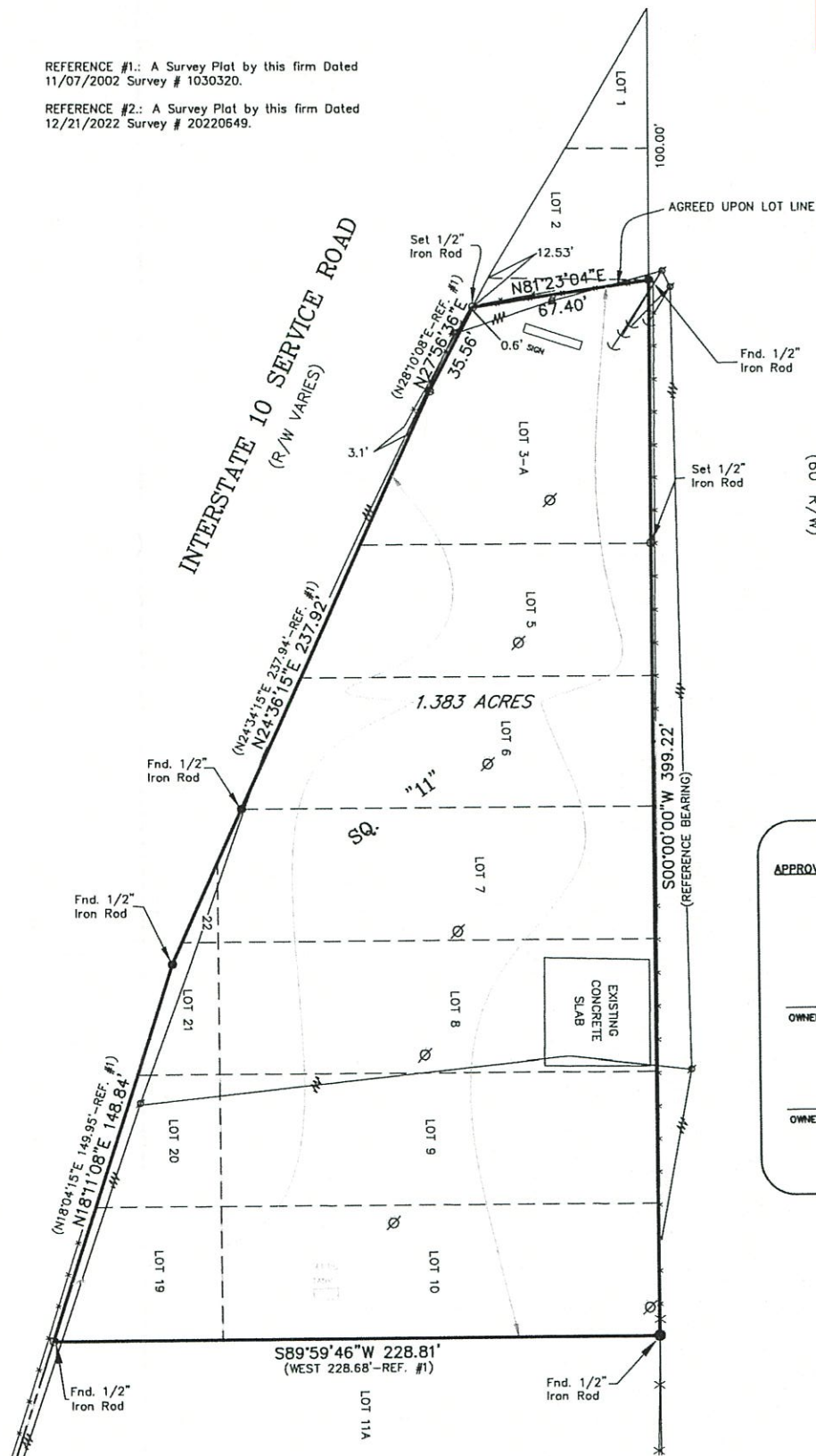
Lots Number 8 and that portion of Lots Numbers 7, 21 and 22, lying East of Interstate Highway 10 (I-10) Service Road, all in Square 11 of said Lake Gardens Subdivision, in accordance with the official plat of said subdivision of record in the office of the Clerk of Court of St. Tammany Parish, Louisiana, and plat of survey by Ivan M. Borgen, C.E., (Survey No. 690), dated September 29, 1972, a copy of which is annexed to COB 764, folio 344 of the official records of St. Tammany Parish, Louisiana.

(5) All those certain lots or parcel of land together with all the improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in Lake Gardens Subdivision, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Lots 9 and 10, and that portion of Lots 19, and 20, lying East of Interstate Highway 10 (I-10) Service Road, all in Square 11 of said Lake Gardens Subdivision, in accordance with the official plat of said subdivision of record in the office of the Clerk of Court of St. Tammany Parish, Louisiana, and plat of survey by Ivan M. Borgen, C.E., (Survey No. 690), dated September 29, 1972, a copy of which is attached to COB 1143, folio

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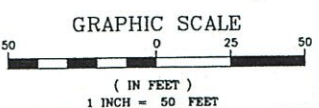
REFERENCE #1: A Survey Plat by this firm Dated 11/07/2002 Survey # 1030320.  
 REFERENCE #2: A Survey Plat by this firm Dated 12/21/2022 Survey # 20220649.



APPROVED LOT LINE AGREEMENT PER ADJOINING LAND OWNERS:

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_



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

ADDRESS: I-10 SERVICE 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 C 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 0595 D  
 F.I.R.M. Date 04/02/1991  
 ZN: A10 B.F.E. 10.0'  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO.  
 20230011

DATE:  
 03/02/2023

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL CHECKED BY: SBF  
 SCALE: 1" = 50'

REVISED:

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 PLAT OF  
 LOTS 3-A, 1 THRU 10, A PORTION OF LOTS 19-22,  
 SQUARE 11, LAKE GARDENS SUBDIVISION IN  
 SECTION 44, T-9-S, R-14-E,  
 GLD, ST. TAMMANY PARISH, LOUISIANA

SURVEYED BY:

CERTIFIED TO: CARL HODGE

S. BRETT FITZGERALD  
 LA. REG. No. 5018

HWY 433

23

VOTERS

RIGOLETS AV

CARUSO

HOWZE BEACH

FRANK J PICHON

LUCILLE

A-2

T9 - R14E

CLEVELAND

BROOKIER

ANNIE

VAULTZ

44

TAMMANY

HC-2

ALBERT

LAKEVIEW

OZONE

A-3



OAK

PINE

A-4A

PAUL

Slidell

I-4

A-1



**Administrative Comment**

**September 7, 2023**

**Department of Planning & Development**



**ZONING STAFF REPORT**  
2023-3431-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 east side of E. Howze Beach Road, the north side of Paul Street, and on the west side of Albert Street, being lot 3-A, lots 5 thru 10, a portion of Lots 19-22, Square 11, Lake Gardens Subdivision, being 288 E. Howze Beach Road, Slidell S44, T9S, R14E; Ward 9, District 13

**Council District:** 13

**Owner(s):** Carl Hodge, David D. Hodge, Daleen Ann Hodge Neal, Betty Jean Hodge, Sara Morgan

**Posted:** July 19, 2023

**Applicant:** Carl Hodge

**Commission Hearing:** August 1, 2023

**Size:** 1.383 acres

**Determination:** Approved



**Current Zoning**

HC-2 Highway Commercial District

**Requested Zoning**

I-1 Industrial District

**Future Land Use**

Commercial

**Flood Zone**

Effective Flood Zone A10

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

*Findings*

- The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to I-1 Industrial District. The site is located on the east side of E. Howze Beach Road, the north side of Paul Street, and on the west side of Albert Street, being lot 3-A, lots 5 thru 10, a portion of Lots 19-22, Square 11, Lake Gardens Subdivision, being 288 E. Howze Beach Road, Slidell

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
84-129A	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

*Compatibility or Suitability with Adjacent Area*

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Interstate 10 Right-of-Way	Interstate 10
South	Commercial (Car Dealership)	HC-2 Highway Commercial District
East	Residential	HC-2 Highway Commercial District
West	Interstate 10	Interstate 10

**Administrative Comment**

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PARISH PRESIDENT

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Ross Liner  
Director

3. The subject property consists of 1.383 acres which consists of Lots 3-A, 1-10, a portion of Lots 19-22, Square 11 of the Lake Gardens Subdivision. The site abuts Interstate 10 to the north and west, a car dealership zoned HC-2 Highway Commercial District to the south, and a residence zoned HC-2 Highway Commercial District to the east.
4. The site is currently cleared and undeveloped. From approximately 1998 (or prior) to 2017, the property was used as an uncompliant outdoor storage yard which is not permitted in the HC-2 Highway Commercial District.
5. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. The purpose of the requested I-1 Industrial District is to provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
6. Table 3: Zoning District Site and Structure Comparison

<b>Zoning District</b>	<b>Max. Density/Building Size</b>	<b>Allowable Uses</b>	<b>Purpose</b>
HC-2 Highway Commercial District (Existing)	The maximum building size in the HC-2 District shall be 40,000 sq. ft.  The maximum lot coverage shall not exceed 50% of the total area of the lot.	All uses permitted in the HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post-delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Portable containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.	To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
I-1 Industrial District (Proposed)	Maximum building size shall be 40,000 sq. ft.  The maximum lot coverage shall not exceed 50% of the total area of the lot.	Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium	To provide for the location of industrial uses 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.

Administrative Comment

September 7, 2023

Department of Planning & Development



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7. The purpose of the applicant's request is to apply for building permits for the construction of an outdoor storage facility.
8. If approved, the applicant will have to comply with all applicable Parish requirements pertaining to parking, landscaping and drainage, as well as all stipulations regarding outdoor storage.

*Consistency with New Directions 2040*

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

1. 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. Goal 5.2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
  - iii. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

Administrative Comment

September 7, 2023

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