

**EXHIBIT "A"**

**2023-3437-ZC**

A CERTAIN LOT OR PARCEL OF GROUND, 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 St. Tammany Parish, Louisiana in Section 18, Township 8 South, Range 13 East, more fully described as follows, to-wit:

From the corner common to Sections 7, 8, 17 and 18, T8S, R13E go West 17.55 feet to a point; thence go South 00 degrees 21 minutes 54 seconds East 461.64 feet to the Point of Beginning; thence go South 00 degrees 21 minutes 54 seconds East 181.77 feet to a point; thence go South 89 degrees 48 minutes 47seconds West 258.16 feet to a point; thence go North 02 degrees 12 minutes 22seconds west 178.40 feet to a point; thence go North 89 degrees 02 minutes 07seconds East 263.90 feet to the Point of Beginning. Containing 1.079 acres, more or less.

Property further delineated per survey no. 940549 by J. V. Burkes S Associates, Inc., dated May 16, 1994, a copy of which is annexed to a previous act registered at CIN 909463 in the official records of St. Tammany Parish, Louisiana.

Improvements thereon bear the Municipal Number 28710 Krentel Road, Lacombe, Louisiana 70445.

AND

THAT CERTAIN TRACT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, appertaining, situated in the East Half, North Quarter of Section 18, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

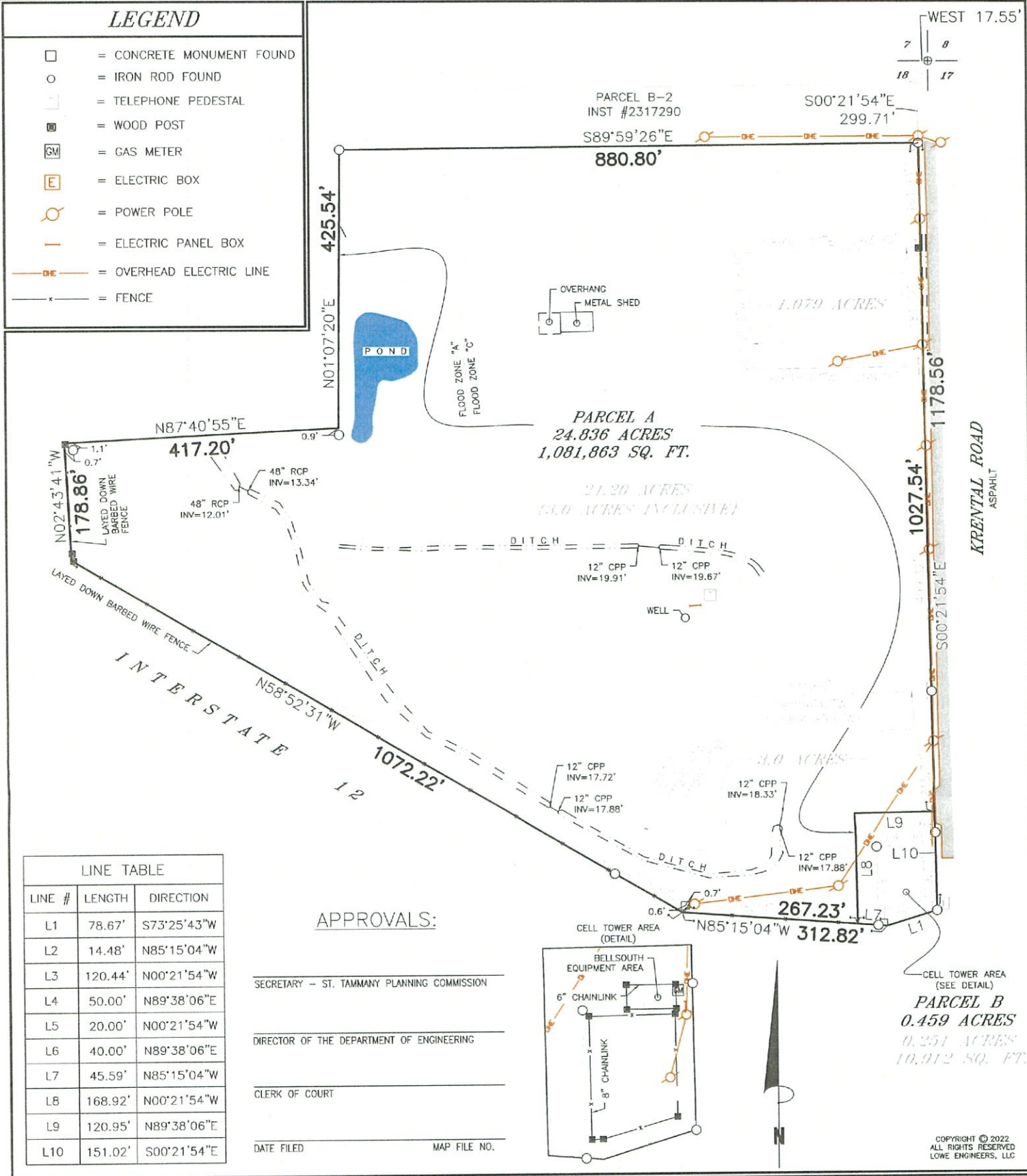
From the section corner common to section! 7, 8, 17 and 18 of Township 8 South, Range 13 East, run west along the section line common to Section 7 and 18 a distance of 17.55 feet to an iron stake set on the Western right of way of Krentel Road. Thence proceed South 00 degrees 21 minutes 54 seconds East along the Western right of way of Krentel Road a distance of 299.71 feet to a point, the point of beginning. Thence continue South 00 degrees 21 minutes 54 seconds East a distance of 1178.59 feet to a point and corner. Thence proceed South 73 degrees 25 minutes 43 seconds West a distance of 78.67 feet to a point. Thence proceed North 85 degrees 15 minutes 04 seconds West a distance of 312.82 feet to a point. Thence proceed North 58 degrees 52 minutes 31 seconds West a distance of 1072.22 feet to a point and corner. Thence proceed North 02 degrees 43 minutes 41 seconds West a distance of 178.86 feet to a point and corner. Thence proceed north 01 degrees 07 minutes 20 seconds East a distance of 425.54 feet to a point and corner. Thence proceed South 89 degrees 54 minutes 40 seconds (title) (59 minutes 26 seconds actual) East a distance of 880.80 feet to the point of beginning.

All as more fully shown on a plat of survey by Ivan K. Borgen, Registered Land Surveyor, Borgen Engineering, dated April 18, 1984.

Improvements thereon bear the Municipal Numbers 28710 & 28720 Krentel Road, Lacombe, LA 70445.

**LEGEND**

- = CONCRETE MONUMENT FOUND
- = IRON ROD FOUND
- ⊠ = TELEPHONE PEDESTAL
- = WOOD POST
- GM = GAS METER
- E = ELECTRIC BOX
- ⊕ = POWER POLE
- = ELECTRIC PANEL BOX
- DE— = OVERHEAD ELECTRIC LINE
- x— = FENCE



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

**REFERENCE SURVEY:** REFERENCE SURVEY: A SURVEY MAP OF A CERTAIN PARCEL OF LAND LOCATED IN SECTION 18 TOWNSHIP 8 SOUTH RANGE 13 EAST, FOR A. J. WARD, BY IVAN M. BORGES, DATED 4-18-84, RECORDED AS MAP #541487.

**BUILDING SETBACKS:**  
 FRONT: N/A  
 SIDE: N/A  
 SIDE STREET: N/A  
 REAR: N/A

**BASIS FOR BEARINGS/ANGLES:** THE REFERENCE SURVEY.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" & "C" with a Base Flood Elevation of "22" in accordance with Community Panel No. 225205 0365 ; Revised: OCTOBER 17, 1989

Survey No. 23-140192 Drawn by: SAC Scale: 1" = 200'  
 Date: 05-16-23 Revised:

A MINOR SUBDIVISION MAP OF  
**A 24.20 ACRE PARCEL OF LAND**  
 into  
**PARCEL A & B**  
 situated in  
**SECTION 18, TOWNSHIP 8 SOUTH, RANGE 13 EAST**  
 St. Tammany Parish, Louisiana  
 for  
**SIEVERDING CONSTRUCTION, LLC**

**LOWE ENGINEERS**

Professional Land Surveyors  
 Planners and Consultants  
 1011 NORTH CAUSEWAY BLVD., SUITE 34  
 MANDEVILLE, LA 70471  
 OFFICE NO. (985)845-1012  
 FAX NO. (985)845-1778  
 www.lowengineers.com  
 e-mail: MandevilleTeam@lowengineers.com

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

This Survey is Certified True and Correct By

John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 4423





A-3

7

A-2

8

KRENTTEL

BUILDERS

H-2

H1

HC-2

A-1A

T8 - R13E

PF-2

SWM-1

18

HC-3

AML

12W  
12E

17







Administrative Comment

September 7, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3437-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

- 6. The purpose of the existing 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.
- 7. The purpose of the proposed I-2 Industrial District is 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.
- 8. Table 3: Zoning Comparison

Zoning Comparison between I-1 & I-2 Industrial Districts		
Zoning Classification	Max Building Size	Allowable Uses:
Existing I-1 Industrial District	40,000 sq. ft.	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
Proposed I-2 Industrial District	200,000 sq. ft.	Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & 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.

- 9. The purpose of the applicant's request is to allow for the construction a future construction office and an associated outdoor storage yard. If approved, the applicant will have to comply with all applicable commercial requirements including drainage, parking, and landscaping.

Consistency with New Directions 2040

**Manufacturing and Logistics:** areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.

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



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MICHAEL B. COOPER  
PARISH PRESIDENT

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Ross Liner  
Director

- i. 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.
- ii. 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.

