Exhibit "A"

2026-4740-ZC

A certain parcel of land, lying and situated in Section 26, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 26, 27, 34 & 35, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 00 Degrees 30 Minutes 00 Seconds East a distance of 1576.56 feet to a point on the northerly right of way line of U.S. Highway 90 and the ***Point of Beginning.***

From the ***Point of Beginning*** *and leaving said run along said northerly right of way line of U.S. Highway 90 run North 01 Degrees 44 Minutes 59 Seconds West a distance of 699.53 feet) to a point; Thence run North 48 Degrees 52 Minutes 06 Seconds East a distance of 225.48 feet to a point; Thence run North 88 Degrees 00 Minutes 01 Seconds East a distance of 716.73 feet to a point in the West Pearl River; Thence run in the West Pearl River South 08 Degrees 55 Minutes 59 Seconds West a distance of 687.89 feet to point; Thence leaving the West Pearl River run along the northerly right of way line of U.S. Highway 90 South 79 Degrees 41 Minutes 53 Seconds West a distance of 360.13 feet to a point; Thence run along a curve to the left (counterclockwise) having a radius of 5879.65 feet, an arc length of 406.85 feet with a chord bearing of South 77 Degrees 32 Minutes 58 Seconds West a distance of 406.77 feet and back to* ***the Point of Beginning.***

Said parcel contains ***14.3 acres of land more or less****, lying and situated in Section 26, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

Administrative Comment

October 1, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4740-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 north side of US Highway 90, east of US Highway 190 E., Slidell; S26, T9S, R15E

Petitioner: Jeffery Rogers

Owner: Bernard Schneider and Wiliam Freeman

Size: 14.3 acres

Posted: August 13, 2026

Commission Hearing: September 1, 2026

Determination: Approved



Current Zoning

R-1 Rural Residential District & NC-2 Neighborhood Commercial District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Coastal Conservation

Flood Zone: Effective Flood Zone: A;

Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE 10' + 1' Freeboard = 11' FFE

FINDINGS

1. The applicant is requesting to rezone a 14.3-acre parcel from R-1 Rural Residential District & NC-2 Neighborhood Commercial District to HC-3 Highway Commercial District. The property is on the north side of US Highway 90, east of US Highway 190 E., Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
86-051A	Unknown	SA
09-2117	SA	R-1 Rural Residential District
09-2117	SA	NC-2 Neighborhood Commercial District

Site and Structure Provisions

2. The subject property is currently developed with an existing swamp tour business.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Undeveloped	R-1 Rural Residential District
South (across Hwy. 90)	Boat Launch	NC-2 Neighborhood Commercial District
East	The Pearl River	R-1 Rural Residential District and PF-2 Public Facilities
West	Undeveloped	R-1 Rural Residential District

3. As shown in Table 2, the subject property is abutting R-1 Rural Residential Zoning District to the north and west and the Pearl River to the east. The site is primarily flanked by undeveloped property with the exception of an existing boat launch across US Highway 90 which is zoned NC-2 Neighborhood Commercial District.

4. The purpose of the NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide goods and services to the residents of the neighborhood with minimal impact. The maximum building size permitted under the NC-2 Neighborhood Commercial District is 10,000 square feet. Permitted uses include the following:

    a. Animal services; Art studio; Bed and breakfast; Club or lodge; Community home*; Day care center, adult; Day care center, child; Day care home; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Garden supply and greenhouse; Medical facility, clinic; Office; Personal service establishment; Place of worship; Restaurant, delicatessen; Restaurant, dine-in without lounge; Retail establishment; Short term rental*; Stormwater retention or detention facility; Veterinary clinic, no outdoor kennels.

5. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-1 District.

    a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.

    b. Permitted uses: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.

6. The purpose of the proposed HC-3 Highway Commercial District is 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. Permitted uses include the following:

    a. Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge;

Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

7. If approved, the applicant could develop the 14.3 acres with any one of the aforementioned allowable uses. Any commercial development will require the site meet STP required general development standards including parking, landscaping, and drainage.

8. Per the petitioner's application, the purpose of the request is to allow for the site to be developed with a micro distillery, which is a permitted use within the HC-3 Highway Commercial District, subject to the following minimum standards:

    a. No brewery or distillery shall permit beer or spirit tasting and consumption without proper permitting from the parish and the state.
    b. Beer or spirit-related items. Items that may be used in connection with the serving, storing, or display of beer or spirits, or written material describing beer, spirits, food, or items of apparel displaying the name and/or logo of the specific brewery or distillery can be sold on site; other non-beer or non-spirit related items may not be sold.
    c. Sale, delivery, or shipment of beer or spirits manufactured by the permittee directly to a consumer in the state, licensed wholesalers, and out-of-state purchasers are permitted.
    d. The storage, warehousing, and wholesaling of beer or spirits is allowed on site.
    e. Special events and entertainment which consists of indoor live performances are permitted subject to compliance with requirements set out in Sec. 6-30 of the Code of Ordinances.
    f. On-site tasting rooms shall be subject to the use and parking standards of a bar and any limitations provided for in state law. The facilities may also include other uses such as a standard restaurant, bar, or live entertainment.
    g. Entertainment, Outdoor uses are permitted as an accessory use subject to compliance with the following regulations:
        i. Outdoor entertainment areas including patios, beer gardens, stages, or seating areas with speakers must be located at least 50 feet from any adjacent property line with a residential zoning classification or use.
        ii. If a greater distance is not feasible due to existing site constraints, a minimum 8 ft. high solid sound barrier wall must be installed. In addition, the Planning and Zoning Commission shall have authority to require additional sound barrier measurements through the Conditional Use process.
        iii. Outdoor speakers must be directional and oriented away from residential properties or uses.

Consistency with New Directions 2040

Coastal Conservation: areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, tidal wetlands and adjacent lands accommodating very low-intensity human land.

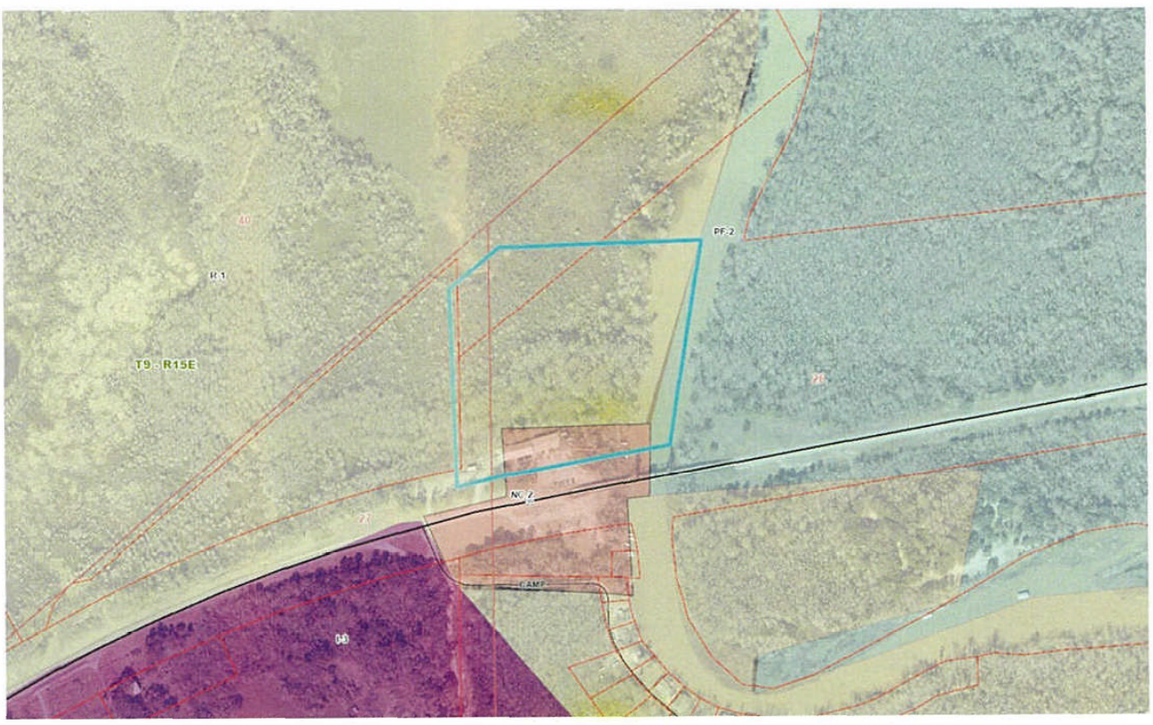
The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

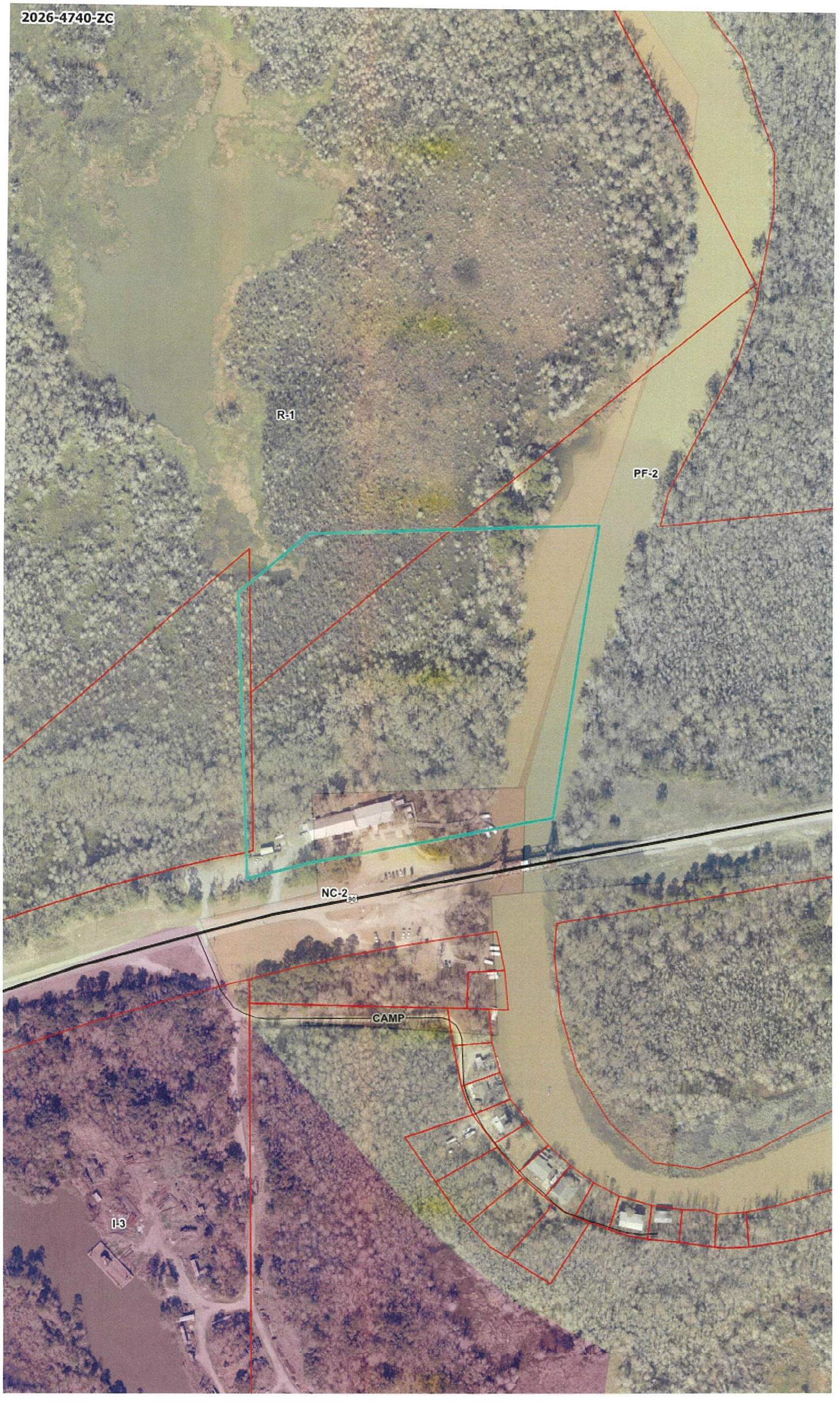
i. Goal 1:4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.

ii. Goal 2:5 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 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
iv. Strategy 3:2:2: Restrict development within proximity of critical and sensitive areas through appropriate designation of zoning.

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.

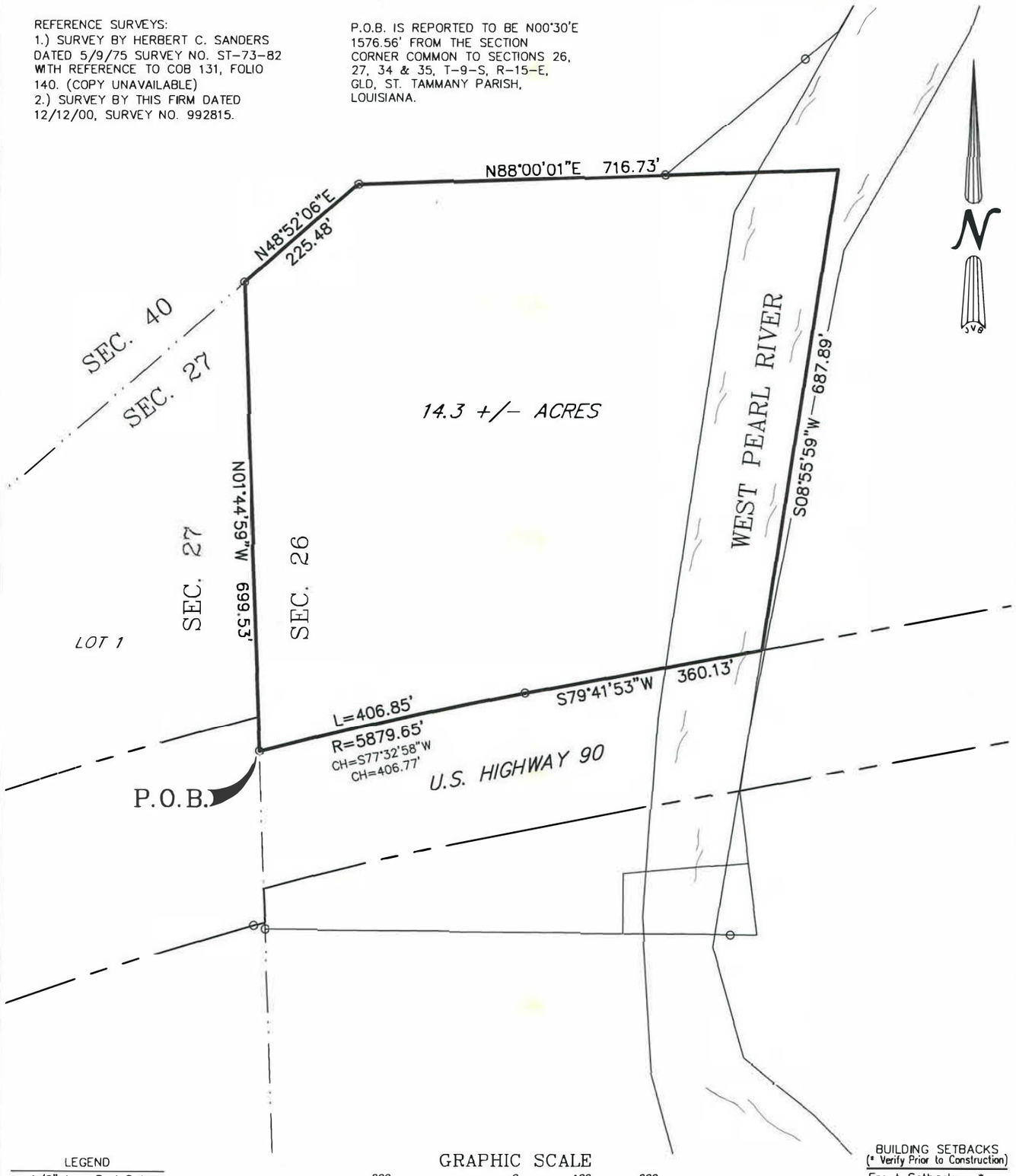



2026-4740-ZC
R-1
PF-2
NC-2
CAMP
I-3

2026-4740-ZC

REFERENCE SURVEYS:
1.) SURVEY BY HERBERT C. SANDERS DATED 5/9/75 SURVEY NO. ST-73-82 WITH REFERENCE TO COB 131, FOLIO 140. (COPY UNAVAILABLE)
2.) SURVEY BY THIS FIRM DATED 12/12/00, SURVEY NO. 992815.

P.O.B. IS REPORTED TO BE N00°30'E 1576.56' FROM THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35, T-9-S, R-15-E, GLD, ST. TAMMANY PARISH, LOUISIANA.



LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross

ADDRESS: U.S. HIGHWAY 90

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

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

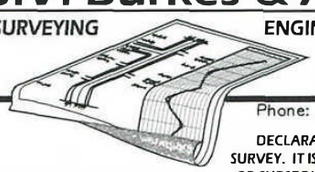
I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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 0575 d
F.I.R.M. Date 4/2/91
ZN: A10 B.F.E. 9'
* Verify prior to construction with Local Governing Body.

DRAWING NO.	DRAWN BY:	CHECKED BY:
20160592	JDL	WLS
DATE: 8/25/16	SCALE: 1" = 200'	

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

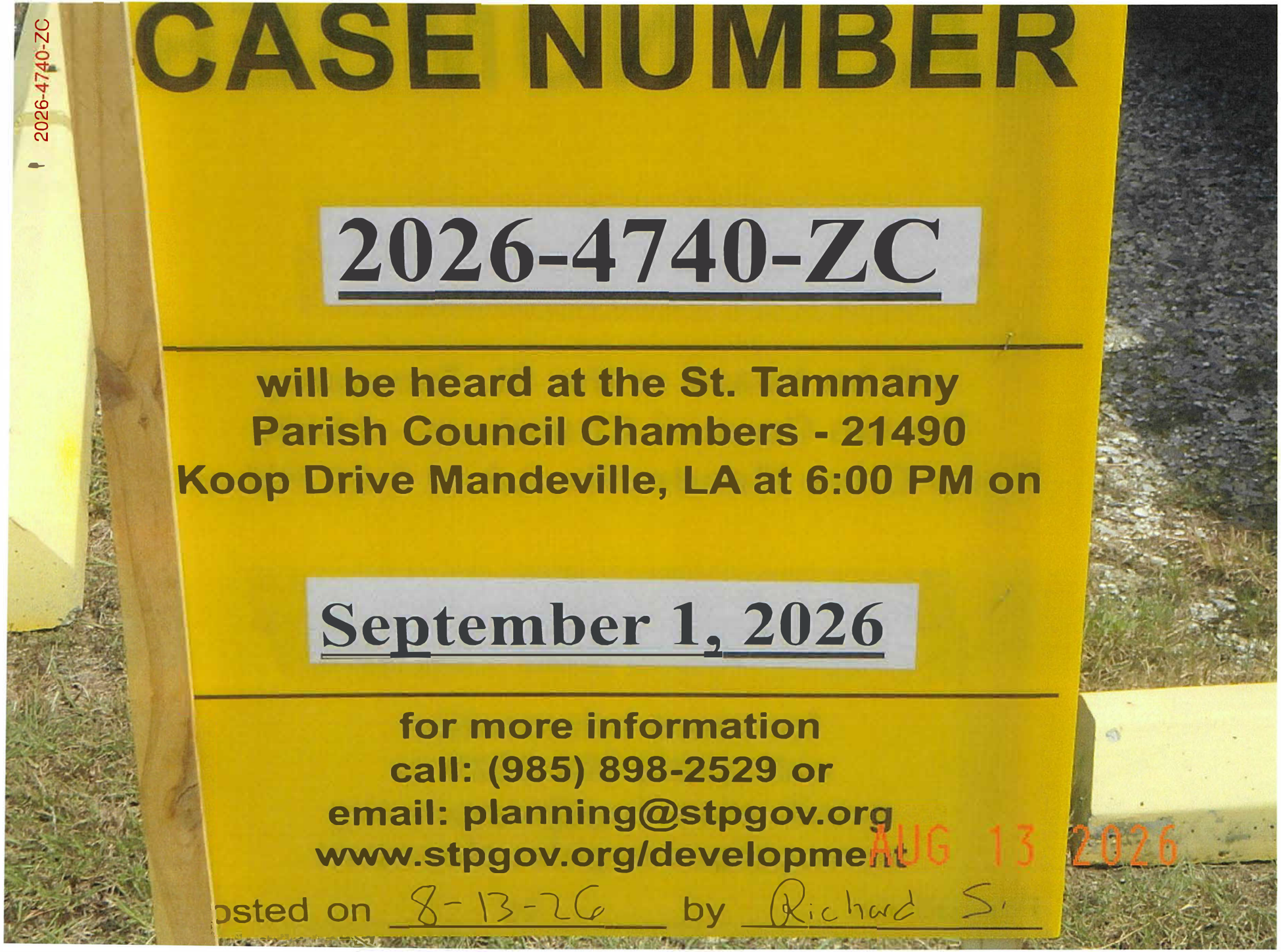


DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SKETCH MAP OF A 14.3+/- ACRE PARCEL OF LAND IN SECTION 26, T-9-S, R-15-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JEFF ROGERS

PATHFILE: \\JVB-SERVER\2016\BOUNDARY SURVEY\T09-R15\SEC. 26\20160592, 26-9-15, ROGERS.dwg


2026-4740-ZC
CASE NUMBER
2026-4740-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
AUG 13 2026
osted on 8-13-26 by Richard S.


2026-4740-ZC
HONEY ISLAND SWAMP
PUBLIC NOTICE
An application has been made to the Planning or Zoning Commission
CASE NUMBER
2026-4740-ZC
will be heard at the St. Tammany Parish Council Chambers - 21490 Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
AUG 13 2026