Exhibit "A"

2026-4807-ZC

A CERTIAN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, appurtenances thereunto belonging or in anywise appertaining thereto, situated in Square 5 of Live Oak Hills in Section 18, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, wherein subject property is more particularly described as follows, to-wit:

1. Lot 13-B of Square 5 of Live Oak Hills, St. Tammany Parish, Louisiana; and

2. Lot 14-B of Square 5 of Live Oak Hills, St. Tammany Parish, Louisiana,

Said lots collectively fronting in the aggregate of 200 feet along the northerly boundary of La. Hwy. 22, with a depth between parallel lines of 273.60 feet (westerly boundary) and 275.01 feet (easterly boundary), with a northerly boundary of 199.78 feet.

All as more fully shown on the surveys for:
1. Lot 13-B: Survey of Land Surveying LLC, No. 19366, dated May 8, 2019; and
2. Lot 14-B: Survey of John G. Cummings and Associates, Job No. 14215, dated August 11, 2014.

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4807-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 LA Highway 22 W., south of Mary Street, and west of Highway 1085, Madisonville; S18, T7S, R10E; Ward 1, District 4

Petitioner: Jeffrey D. Scheon

Owner: Bedford & Thompson Holdings Co. LLC.

Size: 1.3 acres

Posted: September 14, 2026

Commission Hearing: October 6, 2026

Determination: Approved



Current Zoning:

L-2 (Large Lot Residential District)

Requested Zoning:

HC-2 (Highway Commercial District)

Future Land Use:

Mixed Use and Residential – Medium Intensity

Flood Zone:

Effective Flood Zone: C; Preliminary Flood Zone: X; Non-CDA

Elevation Requirements:

FFE IS 12" above the crown of street

FINDINGS

1. The request consists of a zoning change of 1.3-acres from a L-2 Large Lot Residential District to HC-2 Highway Commercial District. The property is located on the north side of LA Highway 22 W., south of Mary Street, and west of Highway 1085, Madisonville

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	**Prior Classification**	**Amended Classification**
09-2116	Unknown	L-2 (Large Lot Residential District)

Site and Structure Provisions

2. The property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Residential	L-2 (Large Lot Residential District)
South	Undeveloped/Developed	NC-2 (Neighborhood Commercial District) & S-1 (Suburban Residential District)
East	Undeveloped	L-2 (Large Lot Residential District)
West	Residential	L-2 (Large Lot Residential District)

3. As shown in Table 2, the subject site abuts developed and undeveloped properties to the north, east and the west which are zoned L-2 Large Lot Residential District and developed and undeveloped properties which are zoned NC-2 Neighborhood Commercial District and S-1 Suburban Residential District to the south.

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4. The property's existing L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
    a. The L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.

5. The purpose of the requested HC-2 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:

    a. Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial, institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, 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, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, 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 establishment

6. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

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.

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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

i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
iii. 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.

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4807-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

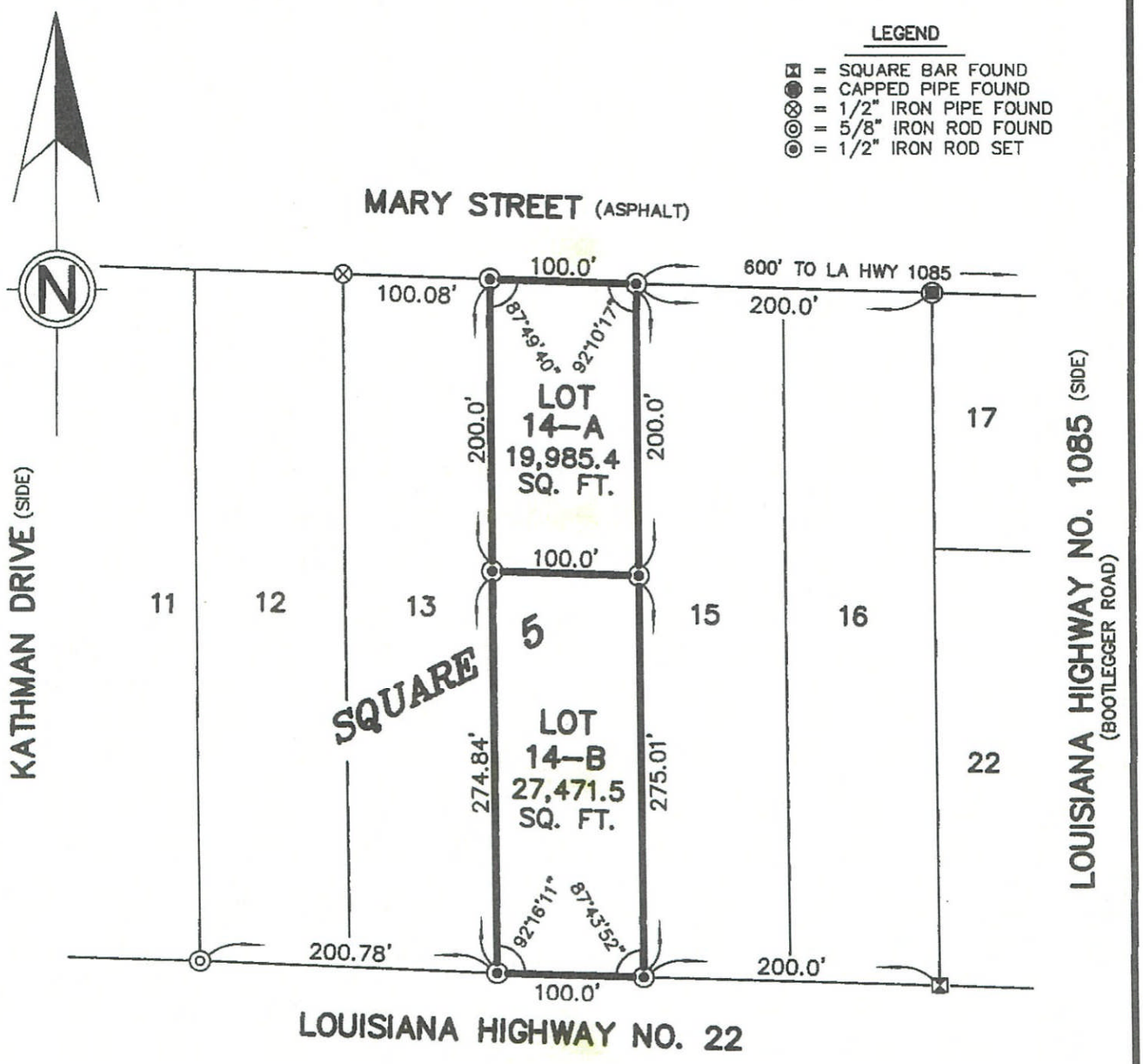
PLANNING & DEVELOPMENT
Ross Liner
Director

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 conditions, 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.



2026-4807-ZC



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0215 C, dated April 2, 1991.

2. Building Setback Lines must be verifed by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Live Oak Hills Subdivision by Robert A. Berlin, Surveyor, dated July 2, 1962, revised October 5, 1962, filed St. Tammany Parish Clerk of Court Map File No. 109A.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

A RESUBDIVISION OF LOT 14, INTO LOTS 14-A & 14-B, SQUARE 5, LIVE OAK HILLS SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING
Ron Keller

SECRETARY/PARISH PLANNING COMMISSION

Dep. Shana Hess
CLERK OF COURT

9-15-2014 — DATE FILED

5297B — FILE NO.

(985) 892-1549 — FAX (985) 892-9250

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVENUE — COVINGTON, LA 70433

PLAT PREPARED FOR: Mike Cambre

SHOWING A SURVEY OF: A RESUBDIVISION OF LOT 14, SQUARE 5, LIVE OAK HILLS SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
LAND SURVEYOR

SCALE:	JOB NO.	DATE:	REVISED:
1" = 100'	14215	8-11-2014	


2026-4807-ZC
L-2
HC-1
HC-2
22
1085
NC-2
L-1
S-1


2026-4807-ZC
PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4807-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
October 6, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
SEP 14 2026