

EXHIBIT A

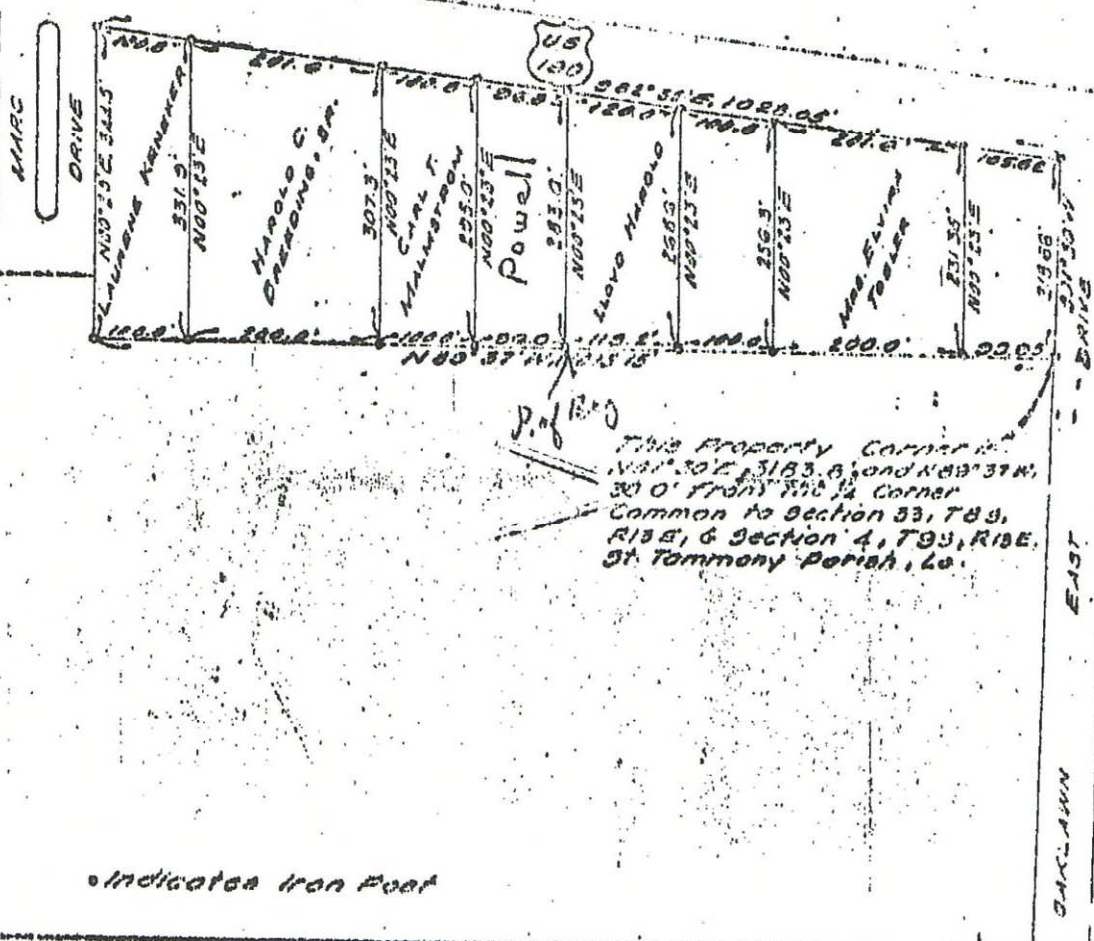
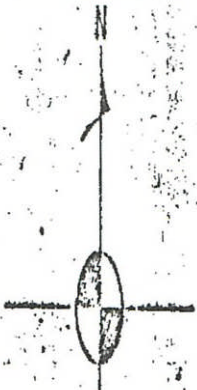
2025-4502-ZC

All that certain lot or parcel of ground, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Section 33, Township 8 South, Range 13 East, 7th Ward, St. Tammany Parish, Louisiana, and described as follows, to-wit: From the intersection of Marc Drive and U.S. Highway 190 on said Section 33, Township 8 South, Range 13 East, go along said U.S. Highway 190 being South 82 degrees, 30 min. East 500.0 feet to the point of beginning. Thence continue along said Highway being South 82 degrees, 30 minutes East 120 feet to an iron pipe; thence go South 0 degrees, 23 minutes West 269.1 feet to an iron pipe; thence go North 89 degrees, 37 minutes West 119.2 feet to an iron pipe; thence go North 0 degrees, 23 minutes East 282.0 feet to the point of beginning.

2025-4502-ZC

M.O. Thomas

UNABLE TO PROVIDE CLEAR
IMAGE DUE TO CONDITION OF
DOCUMENT ON FILE.



This Property Corner is
N41°30'E 3183.6' and N48°37'W
300.0' from the 1/4 corner
Common to Section 33, T8S,
R15E, & Section 4, T9S, R15E,
St. Tammany Parish, La.

• indicates iron post

OAKLAWN DEVELOPMENTS, INC.

Section 33, Township 8 South, Range 13 East, St.
Tammany Parish, Louisiana.

Belinda A. Berl

DATE: Feb. 10, 1984

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA



LILAC

LAVENDER

EMERALD

SHERWOOD

SHERWOOD

190

MARG

NC-2

HC-2

R-2

NINA

TRANSMITTER

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2025-4502-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

02/03/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 1-15-26 by J

JAN 15 2026 10:

March 5, 2026

Department of Planning and Development



ZONING STAFF REPORT
2025-4502-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 is located on the south side of US Highway 190, west of Transmitter Road, east of Marc Street Lacombe; S33, T8S, R13E; Ward 7, District 7

Petitioner: Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant **Posted:** January 15, 2026
Owner: Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant **Hearing:** February 3, 2026
Size: 1.30 acres **Determination:** Approved



Current Zoning:

NC-2 (Neighborhood Commercial District)
& RES-1 (Resilience Overlay District 1)

Requested Zoning:

HC-2 Highway Commercial District
& RES-1 (Resilience Overlay District 1)

Future Land Use: Residential Low Intensity

Flood Zone:

Effective Flood Zone B

Preliminary Flood Zone X

Critical Drainage: Yes

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone two 1.30-acre parcels from NC-2 (Neighborhood Commercial District) and RES-1 (Resilience Overlay District 1) to HC-2 (Highway Commercial District) RES-1 (Resilience Overlay District 1). The property is located on the south side of US Highway 190, west of Transmitter Road, east of Marc Street, Lacombe.

Zoning History

Table 1: Zoning history of Parcel		
Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA (Suburban Agricultural)
84-136B	Unknown	C-2 (Commercial)
09-2020	C-2	NC-2 (Neighborhood Commercial District)

Site and Structure Provisions

2. The easternmost parcel within the subject property is undeveloped and the westernmost parcel is currently developed with a commercial structure.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Developed	L-2 (Large Lot Residential District)
South	Undeveloped	R-2 (Rural Residential District)
East	Commercial	NC-2 (Neighborhood Commercial)
West	Undeveloped	NC-2 (Neighborhood Commercial)

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3. As shown in Table 2, the subject property is bordered by developed property zoned L-2 (Large Lot Residential District) to the north, undeveloped property zoned R-2 (Rural Residential District) to the south, and property zoned NC-2 (Neighborhood Commercial) to the east and west.
4. The purpose of the existing 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.

- a. The maximum building size permitted within the NC-2 District is 10,000 sq. ft. with a maximum lot coverage of 50% of the total area of the lot allowable. Permitted uses include the following:

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 purpose of RES-1 (Resilience Overlay District One) is to promote resilient building construction in areas prone to significant coastal or riverine flood risk. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.

Properties which maintain the RES-1(Resilience Overlay District One) zoning classification are subject to additional design standards including no fill standards, a requirement to raise all new construction 3' above BFE, and pier and beam construction.

6. The purpose of the proposed HC-2 (Highway Commercial District) is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish.

- a. The maximum building size permitted within the HC-2 District is 75,000 sq. ft. with a maximum lot coverage of 50% of the total area of the lot allowable. Permitted uses include the following:

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.

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7. If approved, the applicant could apply for a commercial building permit to develop the property with any of the allowable uses listed above.

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

- 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.

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.

Administrative Comment

March 5, 2026

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