

EXHIBIT "A"

2026-4524-ZC

A certain parcel of land, lying and situated in Wildwood Farms Subdivision, Section 40, Township 6 South, Range 14 East, St. Tammany Parish, Louisiana and being more fully described as follows.

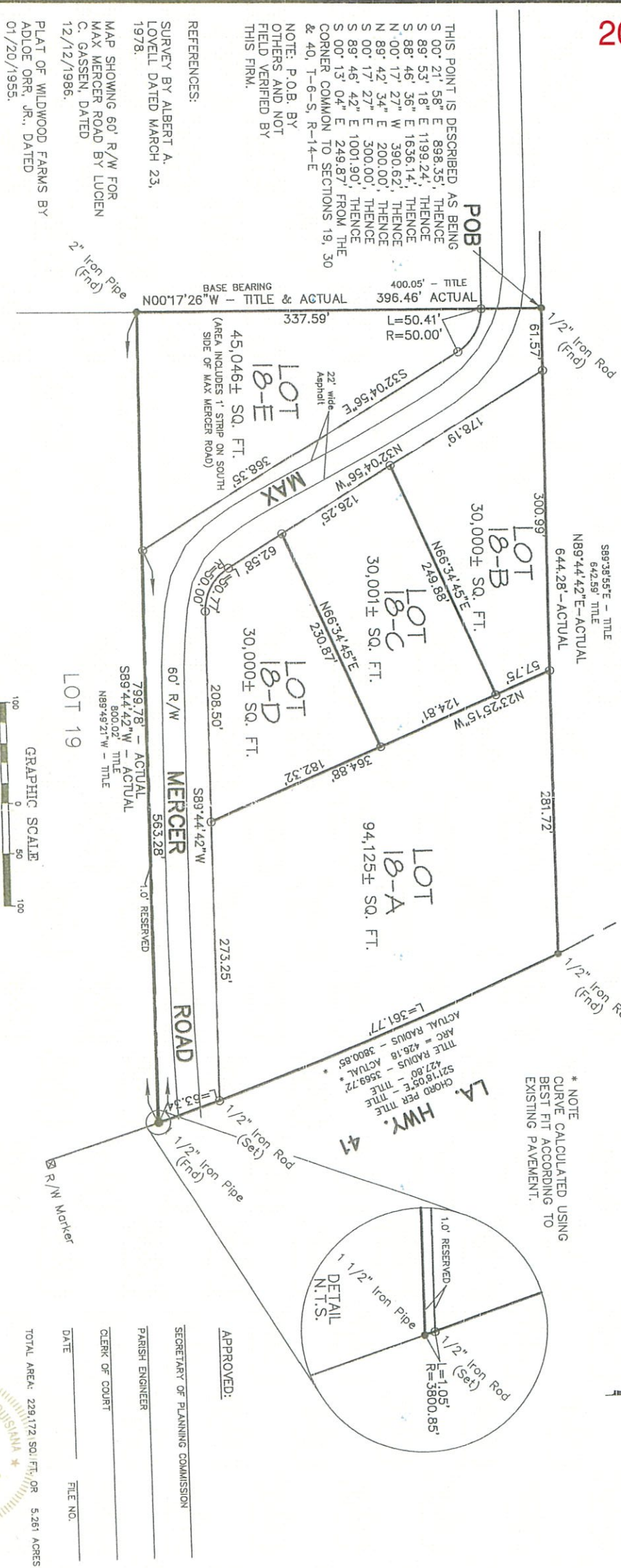
From the Corner common to Sections 19, 30 & 40, Township 6 South, Range 14 East, St. Tammany Parish, Louisiana run South 00 degrees 21 minutes 58 seconds East, 898.35 feet to a point; thence South 89 degrees 53 minutes 18 seconds East, 1199.24 feet to a point; thence South 88 degrees 46 minutes 36 seconds East, 1636.14 feet to a point; thence North 00 degrees 17 minutes 27 seconds West, 390.62 feet to a point; thence North 89 degrees 42 minutes 34 seconds East, 200.00 feet to a point; thence South 00 degrees 17 minutes 27 seconds East, 300.00 feet to a point; thence South 89 degrees 46 minutes 42 seconds East, 1001.90 feet to a point; thence South 00 degrees 13 minutes 04 seconds East, 249.87 feet to a point; thence North 89 degrees 44 minutes 42 seconds East, 362.56 feet to a 1/2" iron rod set and the Point of Beginning.

From the Point of Beginning continue North 89 degrees 44 minutes 42 seconds East, 281.72 feet to a 1/2" iron rod found on the westerly right of way line of Louisiana Highway 41; thence along said right of way line a Curve to the right a Radius of 3800.85 feet and a Arc Length of 361.77 feet (Chord: South 22 degrees 11 minutes 13 seconds East, 361.63 feet) to a 1/2" iron rod set; thence leaving said right of way line South 89 degrees 44 minutes 42 seconds West, 273.25 feet to a 1/2" iron rod set; thence North 23 degrees 25 minutes 15 seconds West, 364.88 feet back to the Point of Beginning.

Said parcel contains 94,125 Square Feet (more or less) As per a survey plat by J. V. Burkes & Associates, Inc. Dated April 8, 2004, Job No. 1040488

GUS BALDWIN ROAD side

LOT 17



GUS BALDWIN

PF-1

MARIE

D06IW01026

HC-2

41

MAX MERCER

L-1

THAD WRIGHT



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASSE NUMBER

2026-4524-ZC

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

03/09/2026

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

Posted on ozplanning.com by www.stp.gov.org

FEB 06 2026

2026-4524-ZC

Administrative Comment

April 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4524-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 Max Mercer Road and on the west side of LA Highway 41, Pearl River; S40, T6S, R14E; Ward 6, District 6

Posted: February 6, 2026

Petitioner: Susan Howell

Commission Hearing: March 9, 2026

Owner: Susan T. Howell, John W. Howell, Rebecca Howell, David R. Howell

Size: 2.160 acres

Determination: Approved



Current Zoning:

HC-2 (Highway Commercial District) & RO (Rural Overlay)

Requested Zoning:

L-1 (Large Lot Residential District) & RO (Rural Overlay)

Future Land Use: Rural & Agricultural

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:

FINDINGS

- The applicant is requesting to rezone 2.160 acres from HC-2 (Highway Commercial District) and RO (Rural Overlay) to L-1 (Large Lot Residential District) and RO (Rural Overlay). The property is located on the north side of Max Mercer Road and on the west side of LA Highway 41, Pearl River.

Zoning History

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	HC-2 (Highway Commercial District)

Site and Structure Provisions

- The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Fire District	PF (Public Facilities District)
South	Undeveloped	L 1 (large Lot Residential District) and RO (Rural Overlay)
East	Residential	L 1 (large Lot Residential District) and RO (Rural Overlay)
West	Residential	L 1 (large Lot Residential District) and RO (Rural Overlay)

- As seen in Table 2, subject property abuts PF-1 (Public Facilities District) to the north and residential properties zoned L-1 (Large Lot Residential District) to the south, east and west.
- 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.

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a. 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.

7. The purpose of the requested L-1 (Large Lot Residential District) is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development which are convenient to commercial uses. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.

- a. The minimum lot size within the L-1 Large Lot Residential District is 1 acre with a minimum lot width of 150'.
- b. Permitted uses include: Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*

8. Although single family residential dwellings are permitted within the existing Highway Commercial zoning classification, the purpose of this request is to allow the construction of a single-family residence on property zoned for residential use.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

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

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.3.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.

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