

EXHIBIT A

2022-3135-ZC

Located in Section 18 Township 6 South, Range 13 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Section 17, 18, 19 & 20 Township 6 South Range 13 East. St. Tammany Parish, Louisiana run North 00 degrees 06 minutes West, 361.87feet; thence North 00 degrees 06 minutes 52 seconds West, 958.67feet; thence South 89 degrees 58 minutes 37 seconds West, 399.45feet to the Point of Beginning.

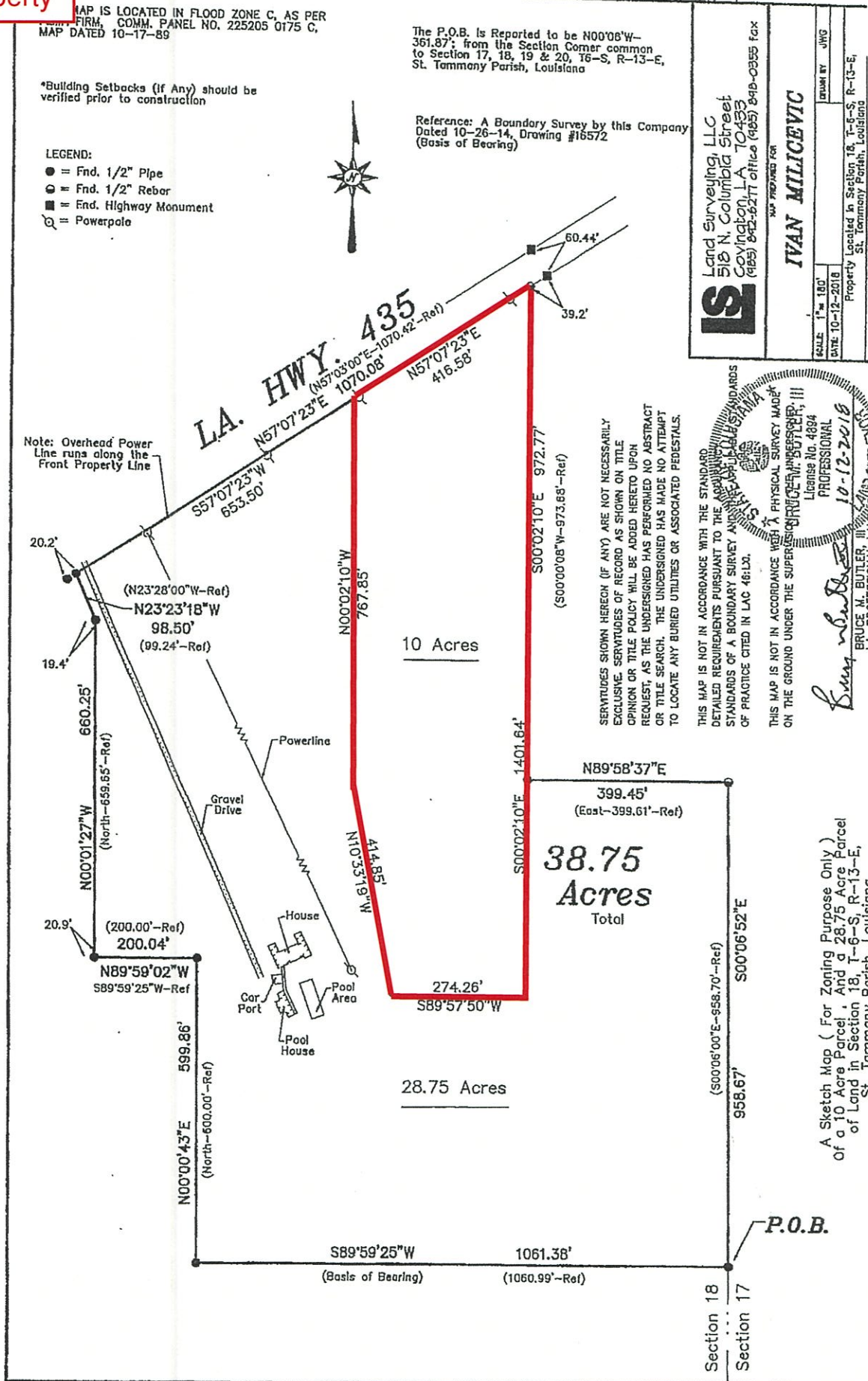
From the Point of Beginning run South 00 degrees 02 minutes 10 seconds East, 428.87 feet to a point; thence South 89 degrees 57 minutes 50 seconds West, 274.26 feet to a point; thence North 10 degrees 33 minutes 19 seconds West, 414.85 feet to a point; thence North 00 degrees 02 minutes 10 seconds West, 767.85 feet to a point; thence North 57 degrees 07 minutes 23 seconds East, 416.58 feet to a point; thence South 00 degrees 02 minutes 10 seconds East, 972.77 feet back to the Point of Beginning.

This tract contains 10 Acres as per sketch map prepared by this firm dated October 12, 2018 Map Number 16572A.

2022-3135-ZC

Subject Property

2018-1275-ZC





A-2

18

T6 - R13E

435

MERRIMEADE

HC-3

HC-3

17

A-1A

WHITE OAKS

A-1

19

A-1

20

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
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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 south side of LA Highway 435, east of Merrimeade Lane and west of White Oaks Road, being 28484 Hwy 435 Abita Springs; S18, T6S, R13E; Ward 6, District 6
Owner: Ivan Milicevic **Council District:** 6
Applicant: Ivan Milicevic **Posted:** December 8, 2022
Size: 10 acres **Commission Hearing:** January 3, 2023
Determination: Denied



Current Zoning
HC-3 Highway Commercial District
Requested Zoning
HC-3 Highway Commercial District
Entertainment Overlay
Future Land Use
Rural & Agriculture
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from HC-3 Highway Commercial District to HC-3 Highway Commercial District and Entertainment Overlay. The site is located on the south side of LA Highway 435, east of Merrimeade Lane and west of White Oaks Road, being 28484 Hwy 435, Abita Springs.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown – Comprehensive Rezoning	A-1 Suburban District
19-4029	A-1 Suburban District	HC-3 Highway Commercial District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-2 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

3. The subject property is currently developed with an entertainment/wedding venue that is permissible under the HC-3 Highway Commercial District classification. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and single-family residentially zoned property. Because this property does not have a buffer in-between the subject property and the adjacent

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single-family residentially zoned parcels, the applicant has applied for the current request to rezone the property to obtain the Entertainment Overlay.

4. The purpose of the Entertainment Overlay is to accommodate a limited number of entertainment based uses required to obtain a permit for the sale of beverages of high alcoholic content, other than beer and wine, in a limited geographic area, adjacent to residentially zoned neighborhood, to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.
5. If approved, the applicant would be permitted to apply for a liquor license with the St. Tammany Parish Sheriff's Office as well as with the Louisiana ATC Office to serve/sell higher alcohol content on-site.

Consistency with New Directions 2040

Rural & Agriculture: 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.

