

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

MAP IS LOCATED IN FLOOD ZONE C, AS PER FIRM, COMM. PANEL NO. 225205 0175 C, MAP DATED 10-17-89

The P.O.B. is Reported to be N00°08'W-361.87' from the Section Corner common to Section 17, 18, 19 & 20, T-6-S, R-13-E, St. Tammany Parish, Louisiana

*Building Setbacks (if Any) should be verified prior to construction

LEGEND:

- = Fnd. 1/2" Pipe
- = Fnd. 1/2" Rebar
- = Fnd. Highway Monument
- ⊕ = Powerpole

Reference: A Boundary Survey by this Company Dated 10-26-14, Drawing #16572 (Basis of Bearing)



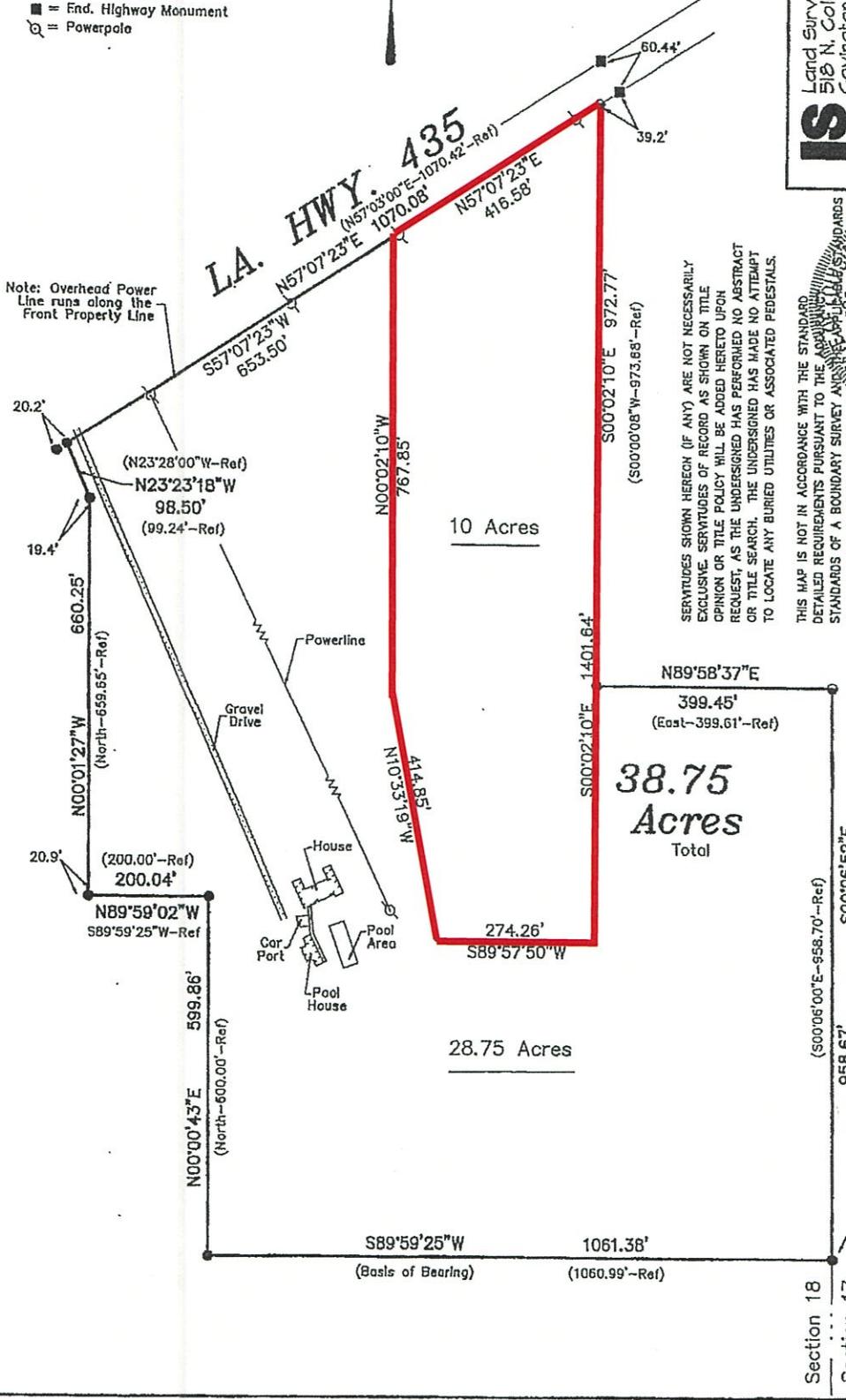
LS Land Surveying, LLC
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IYAN MILICEVIC

MAP PREPARED FOR

DATE: 10-12-2018
SCALE: 1" = 150'
PROPERTY LOCATED IN SECTION 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana

Note: Overhead Power Line runs along the Front Property Line



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE SURVEYING STANDARDS OF PRACTICE CITED IN LAC 48:150.

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BRUCE M. BUTLER, III
PROFESSIONAL
License No. 4884
10-12-2018

A Sketch Map (For Zoning Purpose Only) of a 10 Acre Parcel, And a 28.75 Acre Parcel of Land in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana

Section 18
Section 17

A-2

18

T6 - R13E

435

MERRIMEADE

HC-3

17

A-1A

HC-3

WHITE OAKS

A-1

19

A-1

20



ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3135-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 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.

